



31796 Coast Highway—Fire Station No. 4  
Relocation Project  
SCH No. 2022090383

Final Initial Study – Mitigated Negative Declaration

*prepared by*

**City of Laguna Beach**

505 Forest Avenue  
Laguna Beach, California 92651  
Contact: Ken Domer, Assistant City Manager

*prepared with the assistance of*

**Rincon Consultants, Inc.**

250 East 1st Street, Suite 1400  
Los Angeles, California 90012

**November 2022**



**RINCON CONSULTANTS, INC.**

Environmental Scientists | Planners | Engineers

[rinconconsultants.com](http://rinconconsultants.com)

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- Appendix B Cultural Resources Assessment
- Appendix C Energy Use Calculations
- Appendix D Phase I Environmental Site Assessment
- Appendix E Noise and Vibration Calculations
- Appendix F Response to Comments on the Draft IS-MND

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# Initial Study

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## 1. Project Title

31796 Coast Highway—Fire Station 4 Relocation Project

## 2. Lead Agency Name and Address

City of Laguna Beach  
505 Forest Avenue  
Laguna Beach, California 92651

## 3. Contact Person

Ken Domer, Assistant City Manager  
City of Laguna Beach  
505 Forest Avenue  
Laguna Beach, California 92651  
(949) 497-0754  
kdomer@lagunabeachcity.net

## 4. Project Location

The project site is located at 31786 and 31796 Coast Highway in Laguna Beach, California. The project site encompasses approximately 0.4 acre (17,447 square feet [sf]) and includes three parcels that are identified as Assessor Parcel Numbers (APNs) 056-105-04, -07, and -35. Figure 1 depicts the project site in relationship to the region and Figure 2 shows the project site in its neighborhood context.

## 5. General Plan Designation and Zoning



The project site is within the Local Business Professional Zone (LBP) General Plan land use designation, which provides for a mixture of limited commercial development, office-professional uses, and mixed-use residential development to serve the needs of the local population. The site is zoned South Laguna Village Commercial (SLV), which permits retail, office, and restaurant uses. The SLV site development standards are established in Laguna Beach Municipal Code (LBMC) Section 25.25.008, Property Development Standards.



**Figure 1 Regional Location**



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-  Project Location
-  City of Laguna Beach

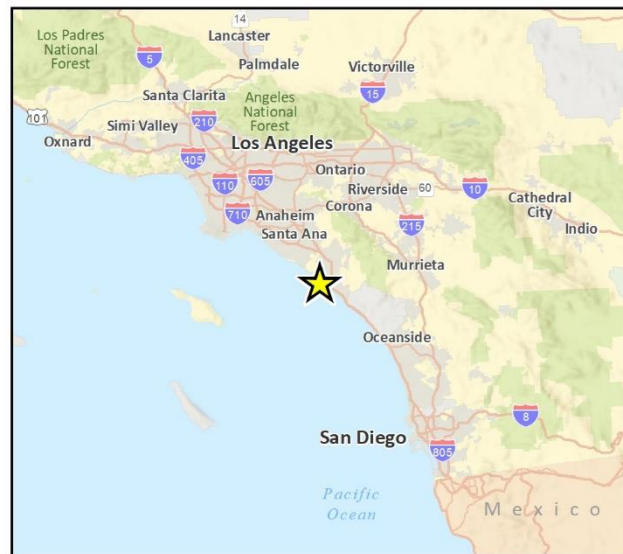


Fig 1 Regional Location

Figure 2 Project Location



## 6. Regional Setting

The City of Laguna Beach is a coastal city in southern Orange County. It is located approximately 20 miles southeast of the City of Santa Ana, and 10 miles southeast of John Wayne International Airport. Laguna Beach is surrounded by Crystal Cove State Park and Laguna Coast Wilderness Park within the unincorporated County of Orange to the north, Aliso and Wood Canyons Wilderness Park within unincorporated County of Orange, and the Cities of Laguna Woods, Aliso Viejo, and Laguna Niguel to the east, the City of Dana Point to the south, and the Pacific Ocean to the west. Regional access to the project site is available from Coast Highway, Interstate 405 (I-405), Interstate 5 (I-5) and California State Route 73 (SR-73) via Crown Valley Parkway. Local vehicular access to the project site is available by Coast Highway and Laguna Canyon Road. The project site is also accessible via Orange County Transportation Authority (OCTA) bus route 1 and the Laguna Beach Trolley Short Coastal and Long Coastal routes (summer service only), with the nearest bus stops located approximately 420 feet south of the project site on Coast Highway.

## 7. Project Site and Surrounding Land Uses

The project site consists of an approximately 3,000-sf, single-story dental office and an approximately 9,300-sf paved parking lot. The existing building was constructed in the late 1960s and initially was used as a restaurant. In 1999, the building was converted to a dental office. The project site is in an urbanized area, primarily characterized by single-family residential houses with some commercial uses along Coast Highway. The project site is bound by a single-family residential building to the north that is currently owned and in use as a temporary construction office by the South Coast Water District (SCWD) and a SCWD property that is under construction as part of the South Coast Water District Tunnel Stabilization and Sewer Pipeline Replacement Project, Virginia Way (beyond which are single-family residences) to the east, Coast Highway (beyond which are single-family residences) to the west, and 5th Avenue (beyond which is vacant land and single-family residential uses to the south) (City of Laguna Beach 2020). In addition, the Pacific Ocean is located approximately 550 feet west of the project site.

## 8. Description of Project

The City of Laguna Beach’s Administrative Policy Manual, Chapter Five, General Policy 5-17, which was last revised in 2007, provides procedures for the City to follow in the acquisition of real property for City use/ownership, etc. In part, Section 5, Environmental Review, notes that acquisition of real property by a public agency is a “project” within the meaning of the California Environmental Quality Act (CEQA) and may be subject to certain exemptions. Further, the policy advises the Community Development Department should be consulted to ensure that the appropriate environmental review is conducted, and that any necessary environmental documentation is completed prior to a decision to acquire the parcel or as a condition of escrow and thus contingent on completion. Therefore, this Initial Study is being prepared to support the City’s potential acquisition of the real property located at 31786 and 31796 Coast Highway, Laguna Beach, California.

The property would be purchased with the future intent of providing a replacement fire station for the existing Fire Station No. 4 located at 31646 2nd Avenue, approximately 650 feet to the northeast of the project site. The existing station has seismic integrity issues and is not adequately

sized to meet the modern needs of the fire department and the National Fire Protection Association (NFPA) standards for fire station design. Thus, there is a need to construct a replacement station in order to adequately serve the fire safety needs of the South Laguna area. If a replacement fire station is developed on the site, the station could include living quarters, three apparatus bays, and an exterior public restroom within an approximately 9,250 sf, two-story (26 feet including roof) building. A surface parking lot would provide 10 parking spaces, including one van-accessible ADA-compliant space, for personnel and visitor use. One parking space would be equipped with an electric vehicle (EV) charger. Secured bicycle parking facilities would be available for fire station employees on site. There would be three full-time fire fighters and two ambulance operators at the station, and additional sleeping area would be provided for surge staffing in case of emergencies. The fire station would include an emergency backup generator, which would be brought over from the existing Fire Station No. 4 to the new station.

The station would include two driveways, one on Coast Highway and one on 5th Avenue. The Coast Highway driveway would provide employee vehicle ingress and egress (right turn only egress) and fire engine and paramedic truck ingress. Fire engines and paramedic trucks would exit the site via the 5th Avenue driveway. Fire station priority signal lighting would be added on Coast Highway. The proposed fire station would include a five-foot side yard and front yard setbacks on 5th Avenue and Virginia Way, consistent with the SLV zoning requirements. A three-foot side yard setback would be included on the northern property boundary adjacent to the SCWD property. A ten-foot highway dedication would be added to the 31786 Coast Highway property frontage to align with the existing ten-foot highway dedication on the 31796 Coast Highway property frontage. Table 1 provides details of the conceptual fire station. Figure 3 and Figure 4 provide the conceptual site plan and building sections and Figure 5.

**Table 1 Fire Station Conceptual Details**

<b>Building</b>	
Living Quarters (sf)	6,472
Apparatus Bay (sf)	2,778
<b>Total Building Size (sf)</b>	<b>9,250</b>
Height	2-story (26 ft including roof)
<b>Parking, Open Space, and Landscaping</b>	
Parking Spaces	10 (including 1 ADA space and 1 EV charging space)
Landscaped area (sf)	2,230
Open Space (sf)	1,000
<b>Setbacks</b>	
Side Yard (ft)	5 (5th Avenue); 3 (northern property boundary)
Front Yard (ft)	5 (Virginia Way)
Highway (ft)	5 feet (post 10-ft dedication along Coast Highway)

sf = square feet; ft = feet

Currently, the SLV zone does not designate a fire station as a permitted use; however, uses not listed can be approved by the Planning Commission pursuant to LBMC 25.10.006. Therefore, the development of a replacement Fire Station 4 would require a Conditional Use Permit, Design Review and Coastal Development Permit approval. A Lot Line Adjustment is also required to merge the lots.

Figure 3 Conceptual Site Plan

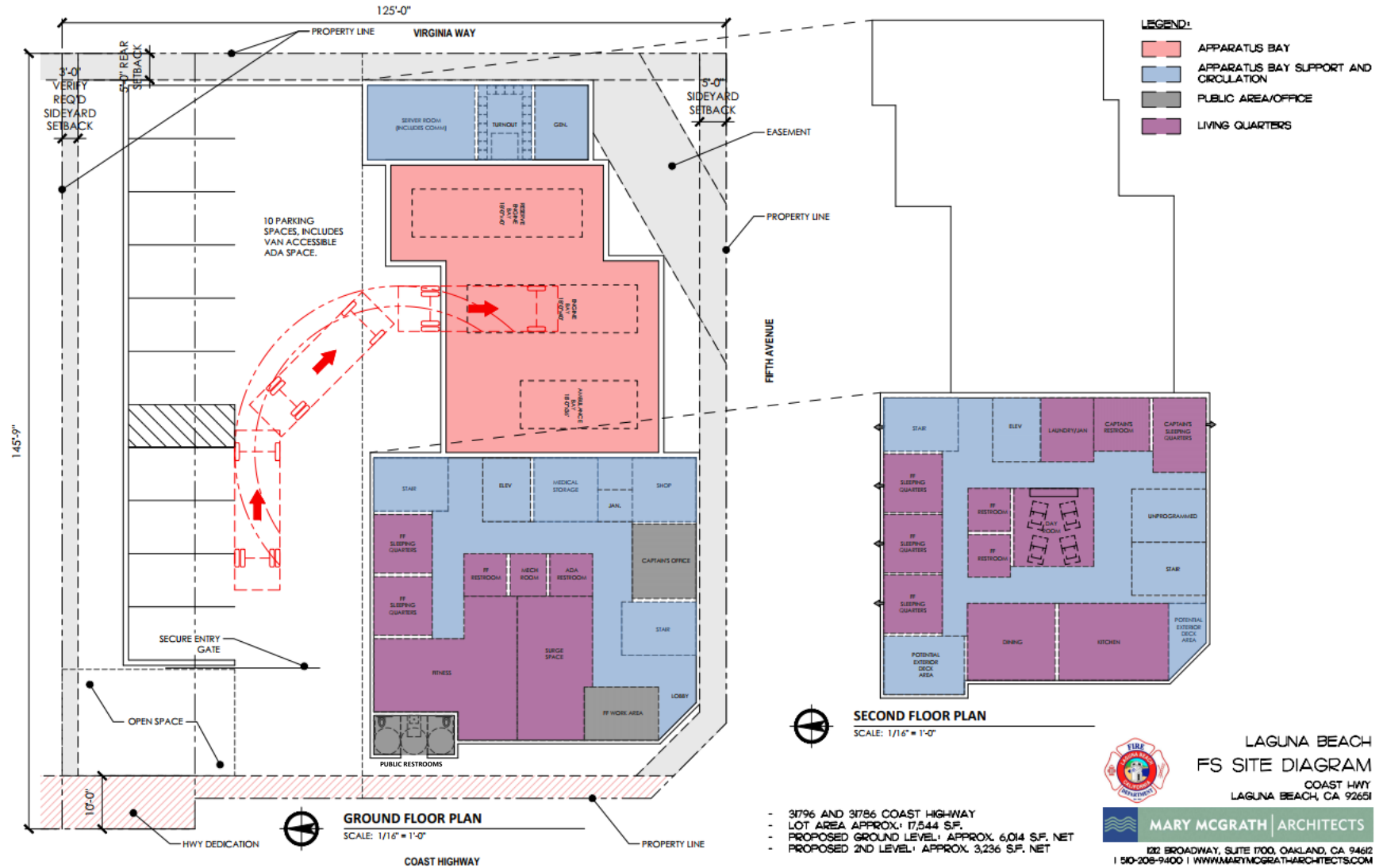
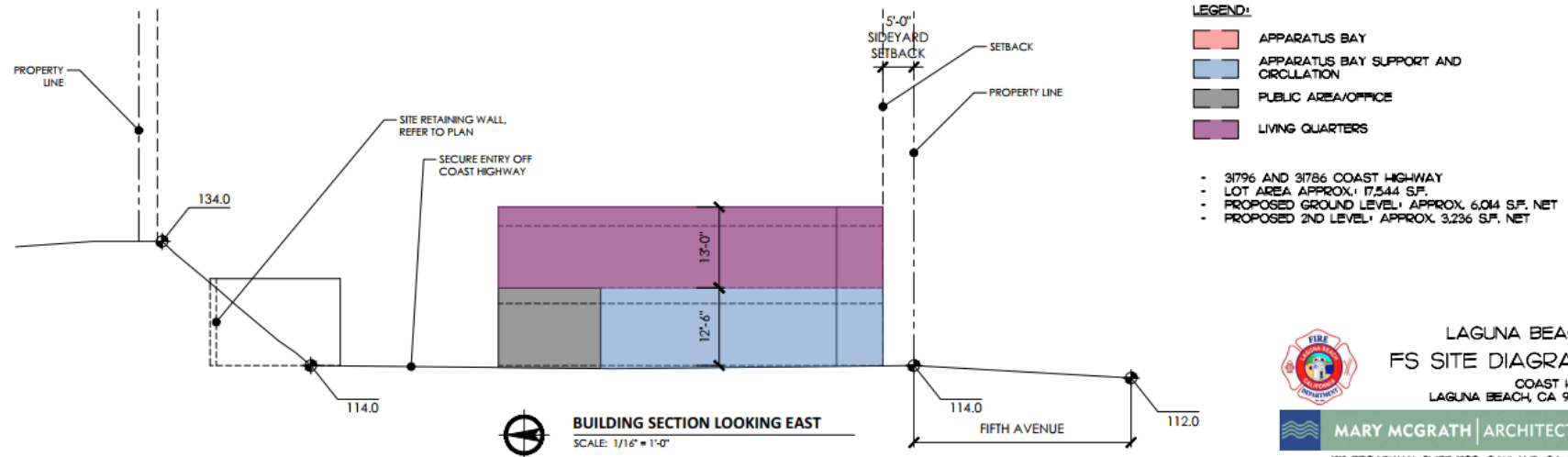
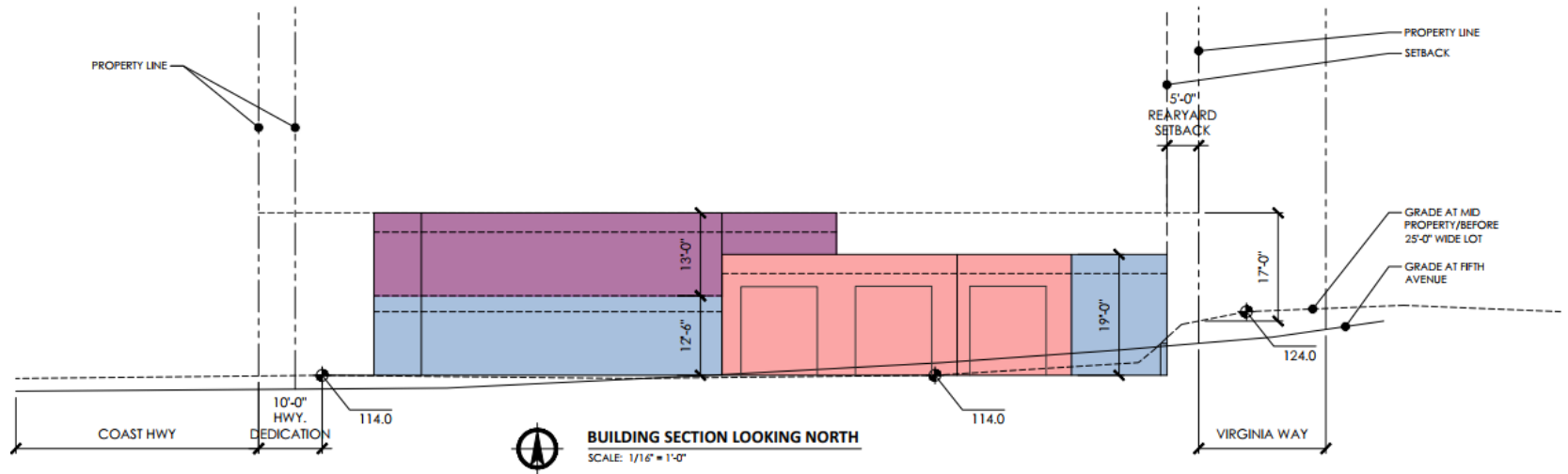


Figure 4 Conceptual Building Sections



LAGUNA BEACH  
FS SITE DIAGRAM  
COAST HWY  
LAGUNA BEACH, CA 92651

MARY MCGRATH ARCHITECTS

102 BROADWAY, SUITE 1700, OAKLAND, CA 94612  
1 510-208-9400 | WWW.MARYMCGRATHARCHITECTS.COM

**Figure 5 Conceptual Site Circulation Plan**



As previously stated, the purpose of the City’s administrative policy is to delineate those steps that should be followed by the staff to ensure that the acquisition of real property is handled in accordance with applicable laws and regulations, including conformance with CEQA. Because it is considered a project for the purposes of CEQA, the document includes analysis of the potential development of a fire station on the site. Detailed, final plans for the fire station would be determined in the future and additional environmental analysis would be completed at that time as required.

## **Project Construction**

Construction of the project is anticipated to occur over an approximately one-year period that would commence in or after February 2025. Construction would include demolition, site preparation, grading, building construction, asphalt paving and architectural. The maximum depth of excavation would be approximately 14 feet below ground surface for installation of a retaining wall in the northwestern portion of the property. Approximately 663 cubic yards (cy) of soil would be removed and exported offsite during grading. Soil would be disposed of at another construction site accepting suitable soil or one of the 16 construction and debris diversion facilities located in Orange County, such as the Waste Management Sunset Environmental Transfer Station located approximately 20 miles (driving distance) from the project site. Construction equipment staging would occur at the existing Fire Station No. 4 parking lot or at the vacant property across from the project site at 31822 Coast Highway.

## 9. Required Approvals

Project entitlements include a conditional use permit and Coastal Development Permit, as well as Design Review approval by the Planning Commission and a lot line adjustment to merge the project site parcels. The project would also require permits from the California Department of Transportation (Caltrans) for the addition of a driveway and fire station priority lighting on Coast Highway.

## 10. Other Public Agencies Whose Approval is Required

Caltrans approvals for the Coast Highway driveway and fire station priority lighting on Coast Highway would be required.

## 11. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code (PRC) Section 21080.3.1?

As part of the process of identifying cultural resources issues in or near the project site, the City sent letters inviting tribes to consult with the City on August 4, 2022. The City requested a response within 30 days of receipt as specified by Assembly Bill (AB) 52. Two responses were received. Details regarding the AB 52 consultation for the proposed project are provided in Section 18, *Tribal Cultural Resources*.



## Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

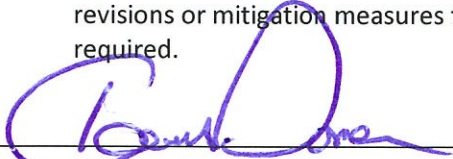
- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics           | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                                   |
| <input checked="" type="checkbox"/> Biological Resources | <input checked=""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

## Determination

Based on this initial evaluation:

- I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the project could have a significant effect on the environment, because all potential 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 project, nothing further is required.



---

Signature

Ken Domer

---

Printed Name

10-25-2022

---

Date

Assistant City Manager

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Title

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# Environmental Checklist

## 1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

Except as provided in PRC Section 21099, would the project:

a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. In non-urbanized areas, 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 a 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For purposes of determining significance under CEQA, scenic resources are the visible natural and cultural features of the landscape that contribute to the public’s enjoyment of the environment. A scenic vista is defined as a public viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Public views are those that are experienced from a publicly accessible vantage point, such as a roadway or public park. Scenic vistas can be officially designated by public agencies. The California Department of Transportation (Caltrans) manages the California State Scenic Highway Program, which designates state scenic highways. Scenic highways are highways located in areas of natural beauty. A scenic highway becomes officially designated when the local governing body applies to and is approved by Caltrans for scenic highway designation and adopts a Corridor Protection Program that preserves the scenic quality of the land that is visible from the highway right of way (Caltrans 2022a).

## Aesthetic Setting

### *Scenic Resources*

According to the City's Landscape and Scenic Highways Element, aesthetic resources in the city predominantly consist of the San Joaquin Hills that surround the city, the Pacific Ocean to the west, and the Aliso and Laguna Creeks. Public views of these resources are primarily available from Coast Highway, Laguna Canyon Road, other local roads, and public areas such as parks, beaches, and trails (Laguna Beach 2018a). The Laguna Beach Landscape and Scenic Highways Resources Document (LSHRD), which was adopted along with the Landscape and Scenic Highways General Plan Element, provides guidelines for the preservation and enhancement of the city's landscape and scenic streets (Laguna Beach 2018b). According to the LSHRD, the project site is within the South Laguna Village neighborhood, which is a low-lying coastal neighborhood characterized by a rustic theme (e.g., informal street edges, wooden houses and fences, and naturalistic landscaping are common). Public scenic vistas in the neighborhood include views of Aliso Peak and surrounding hillsides to the north from Coast Highway (Laguna Beach 2018b). The Pacific Ocean is located approximately 550 feet west of the site; however, the LSHRD notes that views of the ocean from this area are limited to occasional glimpses between structures due to existing residential development along Coast Highway (Laguna Beach 2018b).

### *Scenic Highways*

The California Scenic Highway System indicates that no existing or proposed state scenic highways are located in the vicinity of the project site (Caltrans 2022b). However, the stretch of Coast Highway that runs through Laguna Beach is eligible for designation as a state scenic highway (Laguna Beach 2018a). According to the City's Landscape and Scenic Highways Element, the City intends to eventually implement a Corridor Protection Plan for Coast Highway (Laguna Beach 2018a). The LSHRD classifies the Coast Highway into zones and provides landscaping and streetscape improvement recommendations for each zone (Laguna Beach 2018b). The project site is within LSHRD Zone K of the Coast Highway (Laguna Beach 2018b).

### *Light and Glare*

The project site consists of a dental office and surface parking lot, which include outdoor and safety lighting under current conditions. In addition, the project site is in a built-out, urban environment with adjacent residential and commercial uses with sources light and glare. Primary sources of light are associated with vehicles traveling along Coast Highway, street and parking area lighting, and existing commercial and residential buildings, including building-mounted lighting. Glare is generally a result of reflections off of pavement, vehicle windows and chrome, and building materials that include reflective glass and other shiny materials. Potential impacts from light and glare are directly related to the level of urbanization in the vicinity of the project site and the design of the proposed replacement fire station.

#### *a. Would the project have a substantial adverse effect on a scenic vista?*

The project site is located adjacent to Coast Highway in an area of Laguna Beach primarily developed with commercial, single-family residential, and scattered multi-family residential uses. Views from the project site include one- and two-story residential and commercial uses, Coast Highway, and intermittent glimpses of the ocean to the west and hillsides to the north and east. As discussed above, scenic views in the project vicinity are available from Coast Highway and primarily

consist of intermittent views of Aliso Peak and the surrounding San Joaquin Hills to the north/northeast and the ocean to the west. Views of the hillsides and coastline from the project site and vicinity are limited due to intervening development in the area, including single-family residences to the west and east of Coast Highway (Laguna Beach 2018b).

The project would result in the construction of a 9,250-sf, two-story fire station on a developed 0.4-acre site, which is in line with the site massing and building heights of existing residential and commercial development in the vicinity. The project would not substantially block views of Aliso Peak and the San Joaquin Hills to the north/northeast due to the relatively low height of the proposed project and existing development surrounding the project site. As discussed above, views of the Pacific Ocean to the west are limited by site topography and existing structures west of the project site. Therefore, the proposed project would not have a significant impact on views of these scenic vistas in the project vicinity. Impacts would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

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

The California Scenic Highway System indicates that no existing or proposed state scenic highways are located in the vicinity of the project site (Caltrans 2022b). The nearest designated state scenic highway is State Route 74, located approximately 5 miles southeast of the project site in Orange County. However, Coast Highway is eligible for listing as a state scenic highway (Laguna Beach 2018a). There are no designated historic buildings located on the project site, as further discussed in Section 5, *Cultural Resources*, and the site does not contain natural vegetation or landscape features that contribute to the scenic quality of the Coast Highway corridor. In addition, the project would not substantially block views of scenic vistas in the vicinity, as discussed under Checklist Item 1a., above. The project would require the removal of two ornamental trees and the existing structure on the site, but would not otherwise affect any rock outcroppings, historic buildings, or other identified scenic resources within a state scenic highway.

The proposed fire station would incorporate rustic elements that align with the surrounding South Laguna Village neighborhood and the landscaping recommendations of the LSHRD for projects in Zone K of the Coast Highway, such as the planting of enhanced landscaping along the edge of the property adjacent to Coast Highway. Therefore, because the project is not located adjacent to a designated state scenic highway, would not damage scenic resources, and would incorporate the recommendations of the LSHRD to the extent practicable, the project would not result in substantial damage to scenic resources in a state scenic highway. Impacts would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

- c. Would the project, in non-urbanized areas, 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 a 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?*

As shown in Figure 2, the project site is located in an urbanized, commercial and residential area of Laguna Beach. Land uses to the north of the project site include commercial development along the Coast Highway with neighborhood-serving businesses and residences to the east, west, and south.

Implementation of the proposed project would change the visual character of the project site by introducing a new structure. The project would result in the construction of a 9,250-sf, two-story fire station on a developed 0.4-acre site. According to LBMC Section 25.18.008, Property Development Standards, the maximum allowable building height in the project area is two-stories and up to 27-feet from the upper curb elevation (excluding the roof). The proposed fire station would be a maximum of 26 feet in height, which is in line with existing residential and commercial development in the vicinity and would not exceed the City's building height standards. The proposed setbacks, landscaping, open space, and fencing and walls would also comply with the requirements established in LBMC Section 25.18.008, Property Development Standards. In addition, the project would incorporate the design and landscaping recommendations of the LSHRD for the South Laguna Village neighborhood and Zone K of the Coast Highway to the extent feasible.

Project entitlements include a conditional use permit, Coastal Development Permit, and discretionary review and approval of the building by the Planning Commission. Design review by the City would ensure that the project would align with regulations governing scenic quality. Upon approval of the project, the addition of the two-story fire station would not degrade the existing visual character or quality of the site and its immediate surroundings and would be consistent with the City's envisioned visual character and quality of the project site. Additionally, the project would include Mitigation Measure AES-1, which would reduce temporary construction impacts by screening public views of construction equipment during construction of the project. With implementation of mitigation, impacts would be less than significant.

## **Mitigation Measure**

### *AES-1 Construction Staging Areas*

Construction equipment staging areas shall be located, to the greatest extent feasible, away from nearby existing residential uses, and utilize appropriate screening (i.e., temporary fencing with opaque material) to shield public views of construction equipment and material. Prior to issuance of a grading permit, the City Engineer shall verify that staging areas are identified on final grading/development plans and that appropriate perimeter screening is included as a construction specification.

### **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

- d. Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

The project site is located in an urbanized area with existing sources of light and glare, including the existing commercial structure and parking lot on the project site. Construction of the project would introduce short-term construction vehicles and equipment that could result in new sources of light and glare on the project site. However, pursuant to LBMC Section 7.25.080, Construction Activity Noise Regulations, construction activities are prohibited between the hours of 7:00 p.m. and 7:30 a.m. on weekdays, and no construction activities are permitted on weekends and Federal holidays. These limits would reduce impacts from vehicle headlamps and any associated impacts to nighttime views during construction. Since proposed construction would be required to adhere to the timing restrictions laid out in the LBMC, no construction would occur at night when light would potentially be required. Any lighting or glare generated during construction would be temporary and minimal, and construction would have a less than significant impact.

Operation of the project would not substantially increase lighting and glare in the surrounding area relative to existing levels. The project site lies in an urban area that includes single- and multi-family residences and commercial buildings. Operation of the project would include the use of nighttime security lighting, indoor lights, and fire station priority signal lighting on Coast Highway to indicate that engines are leaving the station. Lighting fixtures would be aimed downwards, shielded, and generally contained in the project site, and would not create a substantial source of light or glare. Therefore, project impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**



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# 2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC Section 12220(g)); timberland (as defined by PRC Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Agricultural and Forestry Resources Setting

There are no existing agricultural or forestry operations on the project site or in its vicinity. Additionally, there are no Williamson Act contracted lands. Lastly, the project is not located near a designated forestland or timber production zone.

- a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The project site is designated by the City of Laguna Beach’s General Plan as Local Business Professional Zone (LBP) and zoned South Laguna Village Commercial (SLV), which permit local-

servicing commercial uses such as restaurants and retail (Laguna Beach 2012). The project site is not zoned for agricultural use and is not under a Williamson Act contract (DOC 2021a). Therefore, the project would have no impact with respect to agricultural zoning or Williamson Act contracts.

**NO IMPACT**

- c. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*

The project site is designated by the City of Laguna Beach’s General Plan as Local Business Professional Zone (LBP) and zoned SLV, which permit local-serving commercial uses such as restaurants and retail (Laguna Beach 2012). Therefore, the project would not conflict with zoning for forest land, timberland, or Timberland Production as the project site is not zoned for any of these uses. No impact would occur.

**NO IMPACT**

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

The project site does not contain forest land or timberland. In addition, neither the project site nor the surrounding area is zoned for forest land or timberland. Accordingly, the project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

**NO IMPACT**

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

The project would involve the acquisition of a property for the development of a replacement fire station in an urban area of Laguna Beach. There is no farmland or forest land in the vicinity of the project site. Therefore, the project would not result in the conversion of farmland to non-agricultural use or forest land to non-forest use.

**NO IMPACT**

### 3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Air Quality Setting

##### *Air Quality Standards and Attainment*

The project site is in the South Coast Air Basin (Basin), which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. The Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). As the local air quality management agency, the SCAQMD is required to monitor air pollutant levels to ensure that state and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards.

Depending on whether the standards are met or exceeded, the Basin is classified as being in “attainment” or “nonattainment.” Under state law, air districts are required to prepare a plan for air quality improvement for pollutants for which the district is in non-compliance. The SCAQMD is in non-attainment for the federal standards for ozone and PM<sub>2.5</sub> (particulate matter up to 2.5 microns in size) and the state standards for ozone, PM<sub>10</sub> (particulate matter up to 10 microns in size), and PM<sub>2.5</sub>. The Los Angeles County portion of the Basin is also designated non-attainment for lead (SCAQMD 2016). The Basin is designated unclassifiable or in attainment for all other federal and state standards. The health effects associated with criteria pollutants for which the Basin is in non-attainment are described in Table 2.

**Table 2 Health Effects Associated with Non-Attainment Criteria Pollutants**

Pollutant	Adverse Effects
Ozone	(1) Short-term exposures: (a) pulmonary function decrements and localized lung edema in humans and animals and (b) risk to public health implied by alterations in pulmonary morphology and host defense in animals; (2) long-term exposures: risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (3) vegetation damage; and (4) property damage.
Suspended particulate matter (PM <sub>2.5</sub> and PM <sub>10</sub> )	(1) Excess deaths from short-term and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease (including asthma). <sup>1</sup>
Lead	(1) Short-term overexposures: lead poisoning can cause (a) anemia, (b) weakness, (c) kidney damage, and (d) brain damage; and (2) long-term exposures: long-term exposure to lead increases risk for (a) high blood pressure, (b) heart disease, (c) kidney failure, and (d) reduced fertility.

<sup>1</sup> More detailed discussion on the health effects associated with exposure to suspended particulate matter can be found in the following documents: United States Environmental Protection Agency (U.S. EPA), Air Quality Criteria for Particulate Matter, October 2004.

Sources: U.S. EPA 2022a, 2022b, and 2022c

## Regulatory Setting

### *Air Quality Management*

Under state law, the SCAQMD is required to prepare a plan for air quality improvement for pollutants for which the Basin is in non-compliance. The SCAQMD administers the Air Quality Management Plan (AQMP) for the Basin, which is a comprehensive document outlining an air pollution control program for attaining all California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). The most recently adopted AQMP is the 2016 AQMP, which was adopted by the SCAQMD Governing Board on March 3, 2017. The 2016 AQMP represents a new approach, focusing on available, proven, and cost-effective alternatives to traditional strategies while seeking to further multiple goals in partnership with other entities promoting reductions in greenhouse gases (GHGs) and toxic risk as well as achieve efficiencies in energy use, transportation, and goods movement (SCAQMD 2017). The 2016 AQMP incorporates new scientific data and notable regulatory actions that have occurred since adoption of the 2012 AQMP, including the approval of the new federal 8-hour ozone standard of 0.070 parts per million (ppm) that was finalized in 2015.

The Final 2016 AQMP addresses several state and federal planning requirements and incorporates new scientific information, primarily in the form of updated emissions inventories, ambient measurements, and meteorological air quality models. The Southern California Association of Governments’ (SCAG) projections for socioeconomic data (e.g., population, housing, employment by industry) and transportation activities from the 2016 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) are integrated into the 2016 AQMP. The 2016 AQMP builds upon the approaches taken in the 2012 AQMP for the attainment of federal PM and ozone standards and highlights the significant amount of reductions to be achieved. It emphasizes the need for interagency planning to identify additional strategies to achieve reductions within the timeframes allowed under the federal Clean Air Act, especially in the area of mobile sources. The

2016 AQMP also includes a discussion of emerging issues and opportunities, such as fugitive toxic particulate emissions, zero-emission mobile source control strategies, and the interacting dynamics among climate, energy, and air pollution. The AQMP also demonstrates strategies for attainment of the new federal 8-hour ozone standard and vehicle miles traveled (VMT) emissions offsets, pursuant to recent U.S. EPA requirements (SCAQMD 2017).

*Air Emission Thresholds*

CEQA Guidelines Section 15064.7 provides that, when available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make determinations of significance. These thresholds are designed such that a project that would not exceed the adopted thresholds would not have an individually or cumulatively significant impact on the Basin’s air quality. Therefore, a project that does not exceed these SCAQMD thresholds would result in a less than significant impact. This Initial Study conforms to the methodologies recommended in the SCAQMD’s *CEQA Air Quality Handbook* (1993) and supplemental guidance provided by the SCAQMD, including recommended thresholds for emissions associated with both construction and operation of the project (SCAQMD 2019).

Table 3 presents the significance thresholds for construction and operational-related criteria air pollutant and precursor emissions being used for the purposes of this analysis. These represent the levels at which a project’s individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the Basin’s existing air quality conditions. For the purposes of this analysis, the proposed project would result in a significant impact if construction or operational emissions would exceed any of the thresholds shown in Table 3.

**Table 3 SCAQMD Regional Significance Thresholds**

Construction Thresholds	Operational Thresholds
75 pounds per day of VOC <sup>1</sup>	55 pounds per day of VOC
100 pounds per day of NO <sub>x</sub>	55 pounds per day of NO <sub>x</sub>
550 pounds per day of CO	550 pounds per day of CO
150 pounds per day of SO <sub>x</sub>	150 pounds per day of SO <sub>x</sub>
150 pounds per day of PM <sub>10</sub>	150 pounds per day of PM <sub>10</sub>
55 pounds per day of PM <sub>2.5</sub>	55 pounds per day of PM <sub>2.5</sub>

VOC: volatile organic compound; NO<sub>x</sub>: nitrogen oxides; CO: carbon monoxide; SO<sub>x</sub>: sulfur oxides; PM<sub>10</sub>: particulate matter measuring 10 microns in diameter or less; PM<sub>2.5</sub>: particulate matter measuring 2.5 microns in diameter or less

<sup>1</sup> The California Air Resources Board (CARB) defines VOC and reactive organic gas (ROG) similarly as, “any compound of carbon excluding carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate,” with the exception that VOC are compounds that participate in atmospheric photochemical reactions. For the purposes of this analysis, ROG and VOC are considered comparable in terms of mass emissions, and the term VOC is used in this analysis.

Source: SCAQMD 2019

*Localized Significance Thresholds*

In addition to the above regional thresholds, the SCAQMD has developed Localized Significance Thresholds (LSTs) in response to the Governing Board’s Environmental Justice Enhancement Initiative (1-4), which was prepared to update the *CEQA Air Quality Handbook* (1993). LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities and have been developed for NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most

stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), distance to the sensitive receptor, and project size. LSTs have been developed for emissions generated in construction areas up to five acres in size. However, LSTs only apply to emissions in a fixed stationary location and are not applicable to mobile sources, such as cars on a roadway (SCAQMD 2008a). As such, LSTs are typically applied only to construction emissions because most operational emissions are associated with project-generated vehicle trips.

LSTs are provided for project sites of one acre, two acres, and five acres and for receptors at distances of 82 to 1,640 feet from the project disturbance boundary (SCAQMD 2009). The project site is less than one acre; accordingly, this analysis uses LSTs for construction on a site that is one acre. For the purposes of a conservative analysis of potential air quality impacts, this section assumes that the building immediately to the north of the project site that is currently serving as a SCWD construction office could be converted to residential use prior to construction of the proposed project. Therefore, construction activity would occur within 25 feet of the closest sensitive receptor. According to SCAQMD’s *Final LST Methodology* (2008a) projects with boundaries located closer than 82 feet to the nearest receptor should use the LSTs for receptors located at 82 feet. Therefore, the analysis below uses the LST values for 82 feet.

The project is located in SRA-20 (Central Orange County Coastal). LSTs for construction in SRA-20 on a one-acre site with a receptor 82 feet away are shown in Table 4.

**Table 4 SCAQMD LSTs for Construction Emissions**

Pollutant	Allowable Emissions from a 0.23-acre Site in SRA-20 for a Receptor 82 Feet Away
Gradual conversion of NO <sub>x</sub> to NO <sub>2</sub>	92
CO	647
PM <sub>10</sub>	4
PM <sub>2.5</sub>	3

SRA: source receptor area; NO<sub>x</sub>: nitrogen oxides; NO<sub>2</sub>: nitrogen dioxide; CO: carbon monoxide; PM<sub>10</sub>: particulate matter measuring 10 microns in diameter or less; PM<sub>2.5</sub>: particulate matter measuring 2.5 microns in diameter or less  
 Source: SCAQMD 2009

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

A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding forecasts used in the development of the AQMP. The 2016 AQMP incorporates local city general plans and the SCAG’s 2016 RTP/SCS socioeconomic forecast projections of regional population, housing, and employment growth. As such, projects that propose development that is consistent with the growth anticipated by SCAG’s growth projections and/or the General Plan would not conflict with SCAQMD AQMP.

The 2016 RTP/SCS estimates no population increase within the city between 2012 (23,100 people) and 2040 (SCAG 2016). The project would not include housing and, therefore, would not directly contribute to population growth within the city. The project would be a replacement structure for the existing Fire Station No. 4 and would not generate increased employment that could lead to indirect population growth. Therefore, the project would not substantially increase the city’s population either directly or indirectly and would not conflict with or obstruct implementation of the applicable air quality plan. No impacts would occur.

## NO IMPACT

- b. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

Consistent with CEQA Guidelines Section 15064(h)(3), SCAQMD's approach for assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and state Clean Air Acts. If the project's mass regional emissions do not exceed the applicable SCAQMD thresholds, then the project's criteria pollutant emissions would not be cumulatively considerable.

As discussed under *Air Quality Standards and Attainment*, the Basin has been designated as a federal nonattainment area for O<sub>3</sub> and PM<sub>2.5</sub> and a state nonattainment area for ozone, PM<sub>10</sub>, and PM<sub>2.5</sub>. The Los Angeles County portion of the Basin is also designated as a federal and state nonattainment area for lead. However, the proposed project is not located within Los Angeles County and does not include any stationary sources of lead emissions. Therefore, implementation of the project would not result in substantial emissions of lead and this pollutant is not discussed further in this analysis. The Basin is designated unclassifiable or in attainment for all other federal and state standards.

The following analysis evaluates air pollutant emissions generated by project construction and operation compared to the regional significance thresholds established by the SCAQMD in the *CEQA Air Quality Handbook* (1993). Construction and operational air pollutant emissions were modeled using the California Emissions Estimator Model (CalEEMod), version 2020.4.0. CalEEMod modeling results are available in Appendix A of this document.

## Construction Emissions

Project construction would primarily generate temporary criteria pollutant emissions from construction equipment operation onsite, construction worker vehicle trips to and from the site, and export of materials offsite. Construction input data for CalEEMod include but are not limited to: (1) the anticipated start and finish dates of construction activity; (2) inventories of construction equipment to be used; (3) areas to be excavated and graded; and (4) volumes of materials to be exported from and imported to the project site. The analysis assessed maximum daily emissions from individual construction activities, including demolition, site preparation, grading, building construction, paving, and architectural coating. Construction phase length was based on applicant-provided information, and CalEEMod defaults were utilized for the construction equipment list. Emissions modeling accounts for compliance with SCAQMD Rule 403, which regulates fugitive dust emissions during the project's demolition, grading, and construction activities to minimize emissions of PM<sub>10</sub> and PM<sub>2.5</sub>, and SCAQMD Rule 1113, which regulates VOC content of architectural coatings to minimize emissions of VOCs during construction activities.

Table 5 summarizes the estimated maximum daily emissions of pollutants during construction. Construction emissions would not exceed SCAQMD regional thresholds. Therefore, emissions from project construction would be adequately controlled by existing regulations, and the project would not result in substantial air pollutant emissions. Because air pollutant emissions generated by project construction would not exceed the SCAQMD's regional significance thresholds, project construction would not contribute substantially to an existing or projected air quality violation for which the region is in nonattainment. Impacts from construction emissions would be less than significant.



**Table 5 Construction Emissions**

Construction Phase	Estimated Maximum Daily Emissions (lbs/day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
2025	3	12	17	<1	3	2
2026	3	12	17	<1	1	1
SCAQMD Regional Thresholds	75	100	550	150	150	55
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

lbs: pounds; VOC: volatile organic compounds; NO<sub>x</sub>: nitrogen oxides; CO: carbon monoxide; SO<sub>x</sub>: sulfur oxides; PM<sub>10</sub>: particulate matter measuring 10 microns in diameter or less; PM<sub>2.5</sub>: particulate matter measuring 2.5 microns in diameter or less

Notes: See Appendix A for modeling results. Some numbers may not add up precisely due to rounding considerations. Maximum onsite emissions are the highest emissions that would occur on the project site from onsite sources, such as heavy construction equipment and architectural coatings, and excludes offsite emissions from sources such as construction worker vehicle trips and haul truck trips.

### Operational Emissions

Long-term emissions associated with project operation, as shown in Table 6, would include emissions from natural gas use (energy sources) and landscape maintenance equipment, consumer products, and architectural coating associated with onsite development (area sources). As discussed above under *Description of Project*, the proposed project would be a replacement structure for the existing Fire Station No. 4 located approximately 650 feet to the northeast of the project site. There would be no change in the number of crewmembers or trucks operating out of the replacement station. Therefore, from a regional pollutant emissions perspective, there would be no net increase in emissions associated with mobile sources. Consequently, no operational trips were included in the CalEEMod model.

**Table 6 Operational Emissions**

Emission Source	Maximum Daily Emissions (lbs/day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile <sup>1</sup>	<1	<1	<1	<1	<1	<1
Total Project Emissions	<1	<1	<1	<1	<1	<1
SCAQMD Regional Thresholds	55	55	550	150	150	55
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

lbs: pounds; VOC: volatile organic compounds; NO<sub>x</sub>: nitrogen oxides; CO: carbon monoxide; SO<sub>x</sub>: sulfur oxides; PM<sub>10</sub>: particulate matter measuring 10 microns in diameter or less; PM<sub>2.5</sub>: particulate matter measuring 2.5 microns in diameter or less

<sup>1</sup> From a regional pollutant emissions perspective, there would be no net increase in emissions associated with mobile sources due to project implementation.

Notes: See Appendix A for modeling results. Some numbers may not add up precisely due to rounding considerations.

As indicated in Table 6, emissions during operation of the project would not exceed SCAQMD thresholds for criteria pollutants. Furthermore, the operational emissions estimates provided in Table 6 represent a conservative estimate as the existing emissions associated with Fire Station No.

4, which would cease upon completion of the project, are not considered. Therefore, impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

c. *Would the project expose sensitive receptors to substantial pollutant concentrations?*

**Sensitive Receptors**

The California Air Resources Board (CARB) and the Office of Environmental Health Hazard Assessment (OEHHA) have identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65 years of age, children under 14, infants (including in utero in the third trimester of pregnancy), and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis (CARB 2005; OEHHA 2015). Accordingly, some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved and are referred to as sensitive receptors. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. For the purposes of a conservative analysis, this section considers the building immediately to the north of the project site the closest sensitive receptor.

**Criteria Pollutants**

LSTs were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. To address the issue of localized pollutants, the SCAQMD adopted LSTs that demonstrate whether a project would cause or contribute to localized air quality impacts. Table 7 summarizes the estimated onsite maximum daily emissions of criteria pollutants associated with construction of the proposed project. As shown below, VOC, NO<sub>x</sub>, CO, SO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions would not exceed SCAQMD LSTs. Therefore, the project would not expose local sensitive receptors to substantial pollutant concentrations from onsite activities during construction. Impacts would be less than significant.

**Table 7 Localized Project Construction Emissions**

Construction Phase	Estimated Maximum Daily Emissions (lbs/day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum Onsite Emissions	3	12	16	<1	3	1
Local Significance Thresholds (LSTs) (onsite only)	N/A	92	647	N/A	4	3
<b>Threshold Exceeded?</b>	<b>N/A</b>	<b>No</b>	<b>No</b>	<b>N/A</b>	<b>No</b>	<b>No</b>

lbs: pounds; VOC: volatile organic compounds; NO<sub>x</sub>: nitrogen oxides; CO: carbon monoxide; SO<sub>x</sub>: sulfur oxides; PM<sub>10</sub>: particulate matter measuring 10 microns in diameter or less; PM<sub>2.5</sub>: particulate matter measuring 2.5 microns in diameter or less

Notes: See Appendix A for modeling results. Some numbers may not add up precisely due to rounding considerations. Maximum onsite emissions are the highest emissions that would occur on the project site from onsite sources, such as heavy construction equipment and architectural coatings, and excludes offsite emissions from sources such as construction worker vehicle trips and haul truck trips.

### Local Carbon Monoxide Hot Spots

A carbon monoxide (CO) hotspot is a localized concentration of CO that is above a CO ambient air quality standard. Localized CO hotspots can occur at intersections with heavy peak hour traffic. Specifically, hotspots can be created at intersections where traffic levels are sufficiently high such that the local CO concentration exceeds the federal 1-hour standard of 35.0 ppm or the federal and state 8-hour standard of 9.0 ppm (CARB 2016).

A detailed CO analysis was conducted during the preparation of SCAQMD’s 2003 AQMP. The locations selected for microscale modeling in the 2003 AQMP included high average daily traffic (ADT) intersections in the Basin, which were those expected to experience the highest CO concentrations. The highest CO concentration estimated was at the intersection of Wilshire Boulevard and Veteran Avenue on the west side of Los Angeles near I-405. The concentration of CO at this intersection was 4.6 ppm, which is well below the state and federal standards. The Wilshire Boulevard/Veteran Avenue intersection has an annual average daily traffic (AADT) of approximately 100,000 vehicles per day (SCAQMD 2003).

According to the latest Caltrans traffic counts on Coast Highway, the primary roadway by which the project site is accessed, the AADT along Coast Highway in the project vicinity is 37,900 (Caltrans 2020a). The project site would not generate a substantial number of new daily vehicle trips on Coast Highway, as it would be a replacement structure for the existing Fire Station No.4 located approximately 650 feet to the northeast of the project site, which is also primarily accessed by Coast Highway. Daily traffic on Coast Highway in the vicinity of the project site is much less than the 100,000-vehicle count on the Wilshire Boulevard/Veteran Avenue intersection, which experiences CO concentrations well below the NAAQS and CAAQS for CO. Furthermore, due to stricter vehicle emissions standards in newer cars and new technology that increases fuel economy, CO emission factors under future land use conditions would be lower than those under existing conditions. Because the proposed project would not result in increased vehicle trips and associated CO emissions, project-generated local mobile-source CO emissions would not result in or substantially contribute to concentrations that exceed the 1-hour or 8-hour CO standard. Therefore, no impact related to local CO hotspots would occur.

## Toxic Air Contaminants

TACs are defined by California law as air pollutants that may cause or contribute to an increase in mortality or an increase in serious illness, or which may pose a present or potential hazard to human health. The following subsections discuss the project's potential to result in impacts related to TAC emissions during construction and operation.

### *Construction*

Construction-related activities would result in temporary project-generated emissions of diesel particulate matter (DPM) exhaust emissions from off-road, heavy-duty diesel equipment for site preparation, grading, building construction, and other construction activities. DPM was identified as a TAC by CARB in 1998. The potential cancer risk from the inhalation of DPM (discussed in the following paragraphs) outweighs the potential non-cancer health impacts (CARB 2021) and is therefore the focus of this analysis.

Generation of DPM from construction projects typically occurs in a single area for a short period. Construction of the proposed project would occur over approximately 23 months. The dose to which the receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the extent of exposure that person has with the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for the Maximally Exposed Individual. The risks estimated for a Maximally Exposed Individual are higher if a fixed exposure occurs over a longer period of time. According to the California Office of Environmental Health Hazard Assessment, health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 70-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the project. Thus, the duration of proposed construction activities (i.e., 23 months) is approximately six percent of the total exposure period used for 30-year health risk calculations. Current models and methodologies for conducting health-risk assessments are associated with longer-term exposure periods of 9, 30, and 70 years, which do not correlate well with the temporary and highly variable nature of construction activities, resulting in difficulties in producing accurate estimates of health risk (Bay Area Air Quality Management District 2017).

The maximum PM<sub>10</sub> and PM<sub>2.5</sub> emissions would occur during grading activities. These activities would last for approximately 24 days. PM emissions would decrease for the remaining construction period because construction activities such as building construction and architectural coating would require less intensive construction equipment. While the maximum DPM emissions associated with demolition, site preparation, and grading activities would only occur for a portion of the overall construction period, these activities represent the worst-case condition for the total construction period. This would represent less than one percent of the total 30-year exposure period for health risk calculation. Given the aforementioned discussion, DPM generated by project construction would not create conditions where the probability is greater than one in one million of contracting cancer for the Maximally Exposed Individual or to generate ground-level concentrations of non-carcinogenic TACs that exceed a Hazard Index greater than one for the Maximally Exposed Individual. Therefore, project construction would not expose sensitive receptors to substantial TAC concentrations, and impacts would be less than significant.

### Operation

CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (CARB 2005) provides recommendations regarding the siting of new sensitive land uses near potential sources of air toxic emissions (e.g., freeways, distribution centers, rail yards, ports, refineries, chrome plating facilities, dry cleaners, and gasoline dispensing facilities). SCAQMD adopted similar recommendations in its *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning* (2005). Together, CARB and SCAQMD guidelines recommend siting distances both for the development of sensitive land uses in proximity to TAC sources and for the addition of new TAC sources in proximity to existing sensitive land uses.

The proposed use is not considered a land use that generates substantial TAC emissions based on review of the air toxic sources listed in SCAQMD's and CARB's guidelines. The fire station would include an emergency backup generator on site which would require monthly testing for a period of 15 minutes, for a total of three hours of use annually. This would be the same generator currently in operation at the existing fire station and would therefore not represent a new source to the region. It is expected that quantities of hazardous TACs generated on-site (e.g., cleaning solvents, paints, landscape pesticides, etc.) for the proposed fire station would be below thresholds warranting further study under the California Accidental Release Program. Because the project would not include substantial TAC sources and is consistent with CARB and SCAQMD guidelines, it would not result in the exposure of off-site sensitive receptors to significant amounts of carcinogenic or toxic air contaminants. Impacts would be less than significant.

### LESS THAN SIGNIFICANT IMPACT

- d. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

The occurrence and severity of potential odor impacts depends on numerous factors. The nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of the receiving location, each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

Odors would be potentially generated from vehicles and equipment exhaust emissions during construction of the project. Potential odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and VOC emissions from architectural coatings. Such odors would disperse rapidly from the project site, generally occur at magnitudes that would not affect substantial numbers of people and would be limited to the temporary construction period. Furthermore, construction would be required to comply with SCAQMD Rule 402, which regulates nuisance odors. Impacts associated with odors during construction would be temporary and less than significant.

With respect to operation, the SCAQMD's *CEQA Air Quality Handbook* (1993) identifies land uses associated with odor complaints as agricultural uses, wastewater treatment plants, chemical and food processing plants, composting, refineries, landfills, dairies, and fiberglass molding. Fire stations are not identified on this list. Odors would be potentially generated from fire engines and paramedic trucks and the occasional testing of the backup generator; however, such odors would only be generated intermittently, would disperse rapidly from the project site, and would generally occur at magnitudes that would not affect substantial numbers of people. In addition, solid waste generated by the proposed onsite uses would be collected by a contracted waste hauler, ensuring

that odors resulting from onsite waste would be managed and collected in a manner to prevent the proliferation of odors. Therefore, the proposed project would not generate objectionable odors affecting a substantial number of people, and no impact would occur.

**LESS THAN SIGNIFICANT IMPACT**

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# 4 Biological Resources

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



## Biological Resource Setting

The analysis presented in this section is based on a review of available technical information on biological resources in the project vicinity and a reconnaissance-level biological survey of the project site. A Rincon biologist conducted a reconnaissance field survey for the proposed project on July 25, 2022. The purpose of the field survey was to document the existing biological conditions at the project site, including plant and wildlife species, vegetation communities, and presence/absence of jurisdictional waters and wetlands. The analysis also included a database and literature review of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB; CDFW 2022a), CDFW Biogeographic Information and Observation System (BIOS; CDFW 2022b), California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants (CNPS 2022), U.S. Fish and Wildlife Service (USFWS) Critical Habitat Portal (USFWS 2022a), USFWS Information for Planning and Consultation (IPaC; USFWS 2022b), United States Geological Survey (USGS) National Hydrography Dataset (NHD; USGS 2022), and the USFWS National Wetlands Inventory (NWI; USFWS 2022c).

The approximately 0.5-acre project site occurs in a developed residential neighborhood of Laguna Beach on the east side of Coast Highway in a primarily urbanized landscape. The Pacific Ocean is approximately 550 feet west of the project site.

### Soils

The soils within the project site are mapped as Modjeska gravelly loam, 15 to 30 percent slopes (United States Department of Agriculture [USDA] 2022). However, based on aerial imagery, the site and surrounding area were developed prior to 1985. As a result of past disturbance, total site development, and ornamental vegetation, surficial soils on the project site are assumed to contain artificial fill.

### Vegetation

Vegetation communities and land cover types found on the project site were classified according to the *Manual of California Vegetation, Second Edition* (Sawyer et al. 2009) and include laurel sumac scrub, ornamental, and developed (Figure 6).

#### LAUREL SUMAC SCRUB

A small patch of this vegetation community was present in the northern portion of the project site along a steep slope. Laurel sumac (*Malosma laurina*) was co-dominant in the shrub layer with California buckwheat (*Eriogonum fasciculatum*). The herbaceous layer comprised bare ground and fountain grass (*Pennisetum* sp.). This land cover type is not ranked sensitive by CDFW (CDFW 2022c) or the City of Laguna LCP.

#### ORNAMENTAL

The remainder of the vegetated areas of the project site was classified as ornamental. Ornamental vegetation on site was dominated by jade plant (*Crassula ovata*), weeping fig (*Ficus* sp.), oleander (*Nerium oleander*) and silver wattle (*Acacia retinoides*). This land cover type is not ranked sensitive by CDFW (CDFW 2022c).

Figure 6 Vegetation Communities and Land Cover Types



Imagery provided by Microsoft Bing and its licensors © 2022.

Fig. 6. Vegetation Communities

## DEVELOPED

Most of the project site is developed with a dental office and associated parking lot.

### *Wildlife Habitat*

The project site and surrounding area provide habitat for wildlife species that commonly occur in residential areas of the region (e.g., raccoon [*Procyon lotor*], striped skunk [*Mephitis mephitis*] and a variety of common avian species). The site lacks adequate size and connectivity with larger expanses of natural habitat that would allow for it to support occupation by special status species.

## Regulatory Setting

Regulatory authority over biological resources is shared by federal, state, and local authorities under a variety of statutes and guidelines. Primary authority for general biological resources lies with the land use control and planning authority of local jurisdictions. The CDFW is a trustee agency for biological resources throughout the state under CEQA and has direct jurisdiction under the California Fish and Game Code. Under the California and Federal Endangered Species Acts, the CDFW and the USFWS, respectively, also have direct regulatory authority over species formally listed as Threatened or Endangered. The U.S. Army Corps of Engineers (USACE) has regulatory authority over specific biological resources, namely wetlands and waters of the United States, under Section 404 of the Federal Clean Water Act.

Plants or animals may be considered “special status” due to declining populations, vulnerability to habitat change, or restricted distributions. Special status species are classified in a variety of ways, both formally (e.g., State or Federally Threatened and Endangered Species) and informally (“Special Animals”). Species may be formally listed and protected as Threatened or Endangered by the CDFW or USFWS or as California Fully Protected (CFP). Informal listings by agencies include California Species of Special Concern (SSC), a broad database category applied to species, roost sites, or nests, or as USFWS Candidate taxa. CDFW and local governmental agencies may also recognize special listings developed by focal groups (e.g., Audubon Society Blue List, California Native Plant Society [CNPS] Rare and Endangered Plants, U.S. Forest Service regional lists).

While common birds are not designated as special status species, destruction of their eggs, nests, and nestlings is prohibited by federal and state law. Section 3503.5 of the Fish and Game Code of California specifically protects birds of prey and their nests and eggs against take, possession, or destruction. Section 3503 of the Fish and Game Code also incorporates restrictions imposed by the federal Migratory Bird Treaty Act (MBTA) with respect to migratory birds (which includes most native bird species).

- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Special status species are those plants and animals listed, proposed for listing, or candidates for listing as Threatened or Endangered by the USFWS under the Federal Endangered Species Act (ESA); those considered “Species of Concern” by the USFWS; those listed or candidates for listing as Rare, Threatened, or Endangered by the CDFW under the California Endangered Species Act (CESA); animals designated as “Fully Protected” by the California Fish and Game Code; animals listed as SSC by the CDFW; and CDFW Special Plants, specifically those with California Rare Plant Ranks (CRPR) of

1B, 2, 3, and 4 in the CNPS's Inventory of Rare and Endangered Vascular Plants of California (CNPS 2022). A list of special status plant and animal species with potential to occur at the project site was developed based on a review of USFWS IPaC and an 8-quadrangle search of the CNDDDB (CDFW 2022a) and CNPS Inventory of Rare and Endangered Vascular Plants of California (CNPS 2022). The potential for each special status species to occur on the project site was evaluated according to the following criteria:

- **Not Expected.** Habitat on and adjacent to the project site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime), and species would have been identifiable on-site if present (e.g., oak trees). Protocol surveys (if conducted) did not detect species.
- **Low Potential.** Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the project site is unsuitable or of very poor quality. The species is not likely to be found on the project site. Protocol surveys (if conducted) did not detect species.
- **Moderate Potential.** Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the project site is unsuitable. The species has a moderate probability of being found on the project site.
- **High Potential.** All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the project site is highly suitable. The species has a high probability of being found on the project site.
- **Present.** Species is observed or has been recorded (e.g., CNDDDB, other reports) on the project site recently (within the last 5 years).

### **Special Status Plants and Wildlife**

The CNDDDB and CNPS database searches yielded 79 special status plant species and 62 special status wildlife species. The project site is in an urban area and is currently developed with commercial and parking uses, with vegetation limited to ornamental vegetation and a very small patch of laurel sumac scrub. Given the developed nature of the site in a predominantly urban area, it does not provide suitable habitat for special status species. As such, the project site is not expected to support any candidate, sensitive, or special status species and none have a moderate or high potential to occur. In addition, no critical habitat is present on-site (USFWS 2022a). Therefore, the development of the proposed project would have no impacts to special status plants and wildlife.

### **Nesting Birds**

While common birds are not designated as special status species, destruction of their eggs, nests, and nestling is prohibited by federal and state law. The vegetation present on the project site provides potential nesting habitat for common resident birds. Nesting birds are protected under Sections 3503, 3503.5, and 3513 of the CFGC and under the Migratory Bird Treaty Act (MBTA). Construction activities have the potential to harm protected birds either through direct contact with birds or their eggs, or through elevated noise levels in the surrounding area. Construction activities may negatively affect breeding or reproduction of birds on or adjacent to the project site and therefore, the proposed project has the potential to result in significant impacts.

## Mitigation Measure

### BIO-1 Nesting Bird Avoidance

Project-related activities shall occur outside of the bird breeding season (February 1 to August 31) to the extent practicable. If construction must occur within the bird breeding season, then no more than ~~14~~ seven days prior to initiation of ground disturbance and/or vegetation removal, a nesting bird pre-construction survey shall be conducted by a qualified biologist within the disturbance footprint plus a 100-foot buffer, where feasible. If the proposed project is phased or construction activities stop for more than two weeks, a subsequent pre-construction nesting bird survey shall be completed prior to each phase of construction.

Pre-construction nesting bird surveys shall be conducted during the time of day when birds are active and shall factor in sufficient time to perform this survey adequately and completely. A report of the nesting bird survey results, if applicable, shall be submitted to the City of Laguna Beach for review and approval prior to ground and/or vegetation disturbance activities.

If nests are found, their locations shall be flagged to facilitate avoidance. An appropriate avoidance buffer of 150 feet for passerines and up to 300 feet for raptors, and depending on the proposed work activity, shall be demarcated by a qualified biologist with bright orange construction fencing or other suitable flagging. Active nests shall be monitored at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults. No ground disturbance shall occur within this buffer until the qualified biologist confirms that the breeding/nesting is completed, and all the young have fledged. If project activities must occur within the buffer, they shall be conducted at the discretion of the qualified biologist. If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.

With implementation of Mitigation Measure BIO-1, project construction would have a less than significant impact to nesting birds.

### **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

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

Plant communities are considered sensitive biological resources if they have limited distributions, have high wildlife value, including sensitive species, or are particularly susceptible to disturbance. CDFW ranks sensitive communities as “threatened” or “very threatened” and keeps records of their occurrences in the CNDDDB. According to the City of Laguna Beach’s General Plan and confirmed with the field survey, no riparian habitat or other sensitive natural communities are present near the project site (Laguna Beach 2006). The site is comprised of development, ornamental vegetation, and laurel sumac scrub which are not considered sensitive communities. Therefore, no impact to sensitive communities would occur.

### **NO IMPACT**

- c. *Would the project 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 project site is comprised of development, ornamental vegetation, and laurel sumac scrub. No state or federally protected wetlands or other waters that may be considered jurisdictional by the

CDFW, USACE, or Regional Water Quality Control Board (RWQCB) are mapped or occur on or adjacent to the project site (USFWS 2022c). The project therefore would not directly or indirectly have adverse effects on state or federally protected wetlands or other jurisdictional waters. No impact would occur.

**NO IMPACT**

- d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

The project site is located in a developed urban area and surrounded by urbanized uses in each direction, including roads and residential/commercial uses and does not function as a wildlife corridor or linkage, or as a native wildlife nursery site. The nearest potential wildlife corridor occurs in the undeveloped natural areas associated with the Aliso and Wood Canyons Wilderness Park and Aliso Creek approximately 4,000 feet to the northeast and 4,700 feet to the northwest, respectively, which would not be affected by project implementation. Therefore, the project would have no impact on wildlife movement.

**NO IMPACT**

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

While the project site is in the Coastal Zone, it is not located in or adjacent to any area designated by the Open Space/Conservation Element of the City's General Plan as potentially having high or very high value habitat. Ornamental trees, including two Mexican fan palm (*Washingtonia robusta*) trees, may be removed once the property has been acquired. Chapter 12.06, Tree Removal Permit Process, of the LBMC regulates the removal of trees on public and private property in the City. In addition, Chapter 12.08, Preservation of Heritage Trees, provides for the protection of original native tree stands and historically and scenically important trees. As discussed above under *Existing Biological Resource Setting*, the trees on the project site are ornamental and non-native. Therefore, trees on the project site are not protected under Chapter 12.08 of the LBMC. Removal of trees on the project site would be completed in accordance with LBMC Chapter 12.06. Therefore, no conflict with local policies or ordinances protecting biological resources would occur.

**NO IMPACT**

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

The project site is located in the Plan area of the Orange County Central/Coastal Natural Community Conservation Plan (NCCP)/Habitat Conservation Plan (HCP) to which the City of Laguna Beach is a signatory. However, the project site is not within a Reserve Area identified in the Plan nor does it contain any target habitats and would not support any target species of the Plan (Orange County 1996). As a result, the project would not conflict with the Orange County NCCP/HCP and no impact would occur.

**NO IMPACT**

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# 5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Cultural Resources Regulatory Setting

CEQA requires a lead agency to determine whether a project may have a significant effect on historical resources (PRC Section 21084.1). CEQA Guidelines Section 15064.5 states the term “historical resources” shall include the following:

1. A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources PRC Section 5024.1, Title 14 California Code of Regulations [CCR], Section 4850 et. seq.).
2. A resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in an historical resource survey meeting the requirements of PRC Section 5024.1(g), shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing in the California Register of Historical Resources [CRHR] (PRC Section 5024.1, Title 14 CCR, Section 4852) as follows:
  - Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage
  - Is associated with the lives of persons important in our past
  - Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values



- Has yielded, or may be likely to yield, information important in prehistory or history (State CEQA Guidelines Section 15064.5)

Properties listed on the National Register of Historic Places (NRHP) are automatically listed on the CRHR, along with State Landmarks and Points of Interest. The CRHR can also include properties designated under local ordinances or identified through local historical resource surveys.

Per PRC Section 21084.1, a project that may cause a substantial adverse change in the significance of a historical resource may have a significant impact on the environment. A “substantial adverse change” in the significance of a historical resource is defined as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” CEQA Guidelines Section 15064.5(b) states the significance of an historical resource is “materially impaired” when a project does any of the following:

- Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the CRHR
- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources or its identification in an historical resources survey, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant
- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA

In addition, if it can be demonstrated that a project would cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC Section 21083.2[a], [b]).

PRC Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it:

1. *Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information*
2. *Has a special and particular quality such as being the oldest of its type or the best available example of its type*
3. *Is directly associated with a scientifically recognized, important prehistoric or historic event or person*

The significance of cultural resources and impacts to those resources is determined by whether or not they can increase our collective knowledge of the past. The primary determining factors are site content and degree of preservation.

A Cultural Resources Assessment was completed for the project to evaluate project impacts to historical and archaeological resources. The assessment included a cultural resources records search of the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC), historical maps and aerial imagery review, Native American consultation

including a Sacred Lands File (SLF) search conducted by the Native American Heritage Commission (NAHC), a site visit of the project site, and archival research. The following analysis is based on the results of the Cultural Resources Assessment, which is provided in full as Appendix B.

*a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?*

The project site is currently developed with a dental office that was constructed circa 1967. The building was initially developed as a restaurant and was converted to a dental office in 2000. Because the building is over 45 years of age, it meets the age threshold for historical resources consideration and was accordingly recorded and evaluated for historical resources eligibility. As a result of the analysis conducted in the Cultural Resources Assessment prepared for the project, the property was found to lack sufficient historical or architectural significance to qualify for inclusion on the NRHP, CRHR, or Laguna Beach Historic Register (LBHR). Therefore, the property is not considered a historical resource for the purposes of CEQA, and the demolition of the building located thereon would not constitute a significant impact to a historical resource pursuant to Section 15064.5(b) of the CEQA Guidelines.

In support of the Cultural Resources Assessment, Rincon reviewed the results of a previous CHRIS records search request submitted to the SCCIC on June 11, 2021. The site of the previous project on which the records search was based is approximately 300 feet northwest of the current project site, and the search radius for the records search included the current project site and nearly a 0.5-mile radius extending from the current project site. The purpose of the records search was to identify previously recorded cultural resources, as well as previously conducted cultural resources studies within the project site and its vicinity. Rincon also reviewed the NRHP, CRHR, the California Historical Landmarks list, the California Points of Historical Interest list, Built Environment Resources Directory (or BERD) and the Archaeological Determination of Eligibility (ADOE) list.

The CHRIS records search identified two potential historic districts, an individual potential historical resource, and a locally listed historical resource located in the vicinity of the project site. The two historic districts are the South Laguna Commercial Historic District and South Laguna Historic District, which were recommended eligible for local designation in 1981. The South Laguna Commercial Historic District consists of five pre-1940 commercial buildings located on Coast Highway. The South Laguna Historic District consists of 39 residential properties in an area bounded roughly by Mar Vista and Sunset drives on the north, the coastline on the south, 1st Avenue on the east, and 10th Avenue on the west. The project site is not listed as a contributor to either of these historic districts. The nearest contributing property of the South Laguna Commercial Historic District is located at 31742 Coast Highway, approximately 270 feet northwest of the project site. The nearest contributing property of the South Laguna Historic District is located at 31793 5th Avenue, directly across Virginia Way from the project site. Although both districts were previously recommended locally eligible, the survey documentation for the districts is approximately 40 years old and has not been updated since this time. The California OHP recommends surveys be updated every five years and, as a result, the current historical resources status of these districts is unclear. Moreover, the City has not adopted the recommendations and does not consider either district a locally designated historical resource. Two individual resources are located in the vicinity of the project site. First, the Laguna Beach Historic Register shows that 31709 Coast Highway, located approximately 500 feet northwest of the project site, was evaluated as an individual resource in 1996 and listed in the local register. Because it is designated in the LBHR, the property qualifies as a historical resource pursuant to CEQA. In addition, in 2014, the City prepared a Historic Resources Inventory Update to supplement the City's 1981 Laguna Beach Historic Resources Inventory. The

2014 survey update recommended 31793 5th Avenue individually eligible for listing in the LBHR. However, the 2014 survey update was never adopted by the City and was used only unofficially for guidance in planning decisions. The historical resource status of the property is therefore unclear.

The project would result in the redevelopment of the project site with a new two-story fire station, which would not physically alter any known or potential historical resource but would introduce a new visual element into the setting of the known and potential historical resources discussed above. However, available documentation for the resources identified above does not indicate their setting contributes to their historical significance. Moreover, the proposed fire station would be consistent with land use in the surrounding area, which has been redeveloped gradually with new residential and commercial properties since World War II. Therefore, new construction associated with the project would not destroy, damage, or alter those physical features that convey the significance of the resources and justify their eligibility for listing in the LBHR. Therefore, the project would have a less than significant impact to historical resources.

### **LESS THAN SIGNIFICANT IMPACT**

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

A cultural resources survey of the project site and its surroundings was conducted on August 3, 2022 to assess the potential for historical and archaeological resources on the site. No archaeological resources were identified during the survey; however, surface visibility was obscured by hardscaping, leaf litter, and landscaped vegetation. Exposed soils in accessible areas consisted of light brown tan sand with no inclusion. Rincon also reviewed the results (Records Search File No. 22590.8775) of a previous CHRIS records search conducted at the SCCIC in June 2021. The purpose of the records search was to identify previously recorded cultural resources, as well as previously conducted cultural resources studies within the project site and an approximately 0.5-mile radius surrounding it. Four previously recorded archaeological resources were identified in the vicinity of the project site, none of which were on or immediately adjacent to the site. Rincon also reviewed the NRHP, the CRHR, the California Historical Landmarks list, and the ADOE list. Additionally, a SLF search from the NAHC was requested to identify the potential for cultural resources in the project vicinity that may be impacted by project development. The NAHC stated the SLF search returned “negative” results.

Although there is no surficial evidence that archaeological resources are present within the project site, encountering cultural resources during project-related development and ground-disturbing activities remains a possibility. Records search results suggest the area is sensitive for archaeological resources and it is possible that unrecorded archaeological resources exist below disturbed areas on the site. Therefore, there is the potential for significant impacts if construction activities result in the destruction, damage, or loss of an archaeological resource.

### **Mitigation Measure**

*CR-1 Archaeological and Native American Monitoring*

Subsequent to the removal of the existing facilities and hardscaping, a qualified archaeologist and locally affiliated Native American monitor shall monitor construction activities within the project site. If, during initial ground disturbance, the qualified archaeologist determines that the construction activities have little or no potential to impact cultural resources (e.g., excavations are within previously disturbed, non-native soils, or within soil formation not expected to yield cultural

resources deposits), the qualified archaeologist may recommend that monitoring be reduced or eliminated. If cultural resources are identified during initial monitoring, work in the immediate vicinity shall halt until the resource has been evaluated for significance. Should cultural resources be discovered during excavation, additional studies including data recovery efforts may be needed to reduce project impacts and/or consultation with local tribes and the City of Laguna Beach, acting as lead agency, may be necessary to mitigate any significant impacts.

#### *CR-2 Unanticipated Discovery of Archaeological Resources*

In the event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work in the immediate area shall be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archeology (National Park Service 1983) shall be contacted immediately to evaluate the find. If the find is prehistoric, then a Native American representative shall also be contacted to participate in the evaluation of the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be eligible for the CRHR and cannot be avoided by the proposed project, additional work, such as data recovery excavation, may be warranted to mitigate any significant impacts to historical resources.

With implementation of Mitigation Measure CR-1 and CR-2, project construction would have a less than significant impact to archaeological resources.

#### **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

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

No human remains are known to be present within the project site. However, the discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be of Native American origin, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from subsequent disturbance. With adherence to existing regulations, the proposed project would have a less than significant impact to human remains.

#### **LESS THAN SIGNIFICANT IMPACT**

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# 6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Energy Setting

### Electricity and Natural Gas

As a state, California is one of the lowest per capita energy users in the United States, ranked 48<sup>th</sup> in the nation, due to its energy efficiency programs and mild climate (United States Energy Information Administration [U.S. EIA] 2022a). Electricity and natural gas are primarily consumed by the built environment for lighting, appliances, heating and cooling systems, fireplaces, and other uses such as industrial processes in addition to being consumed by alternative fuel vehicles. Most of California’s electricity is generated in state with approximately 30 percent imported from the Northwest and Southwest in 2021; however, the state relies on out-of-state natural gas imports for nearly 90 percent of its supply (California Energy Commission [CEC] 2022a and 2022b). In addition, approximately 33 percent of California’s electricity supply in 2021 came from renewable energy sources, such as wind, solar photovoltaic, geothermal, and biomass (CEC 2022a). In 2018, Senate Bill 100 accelerated the state’s Renewable Portfolio Standards Program, codified in the Public Utilities Act, by requiring electricity providers to increase procurement from eligible renewable energy and zero-carbon resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045. Electricity and natural gas service would be provided to the project by San Diego Gas and Electric (SDG&E) and Southern California Gas Company (SCG), respectively. Table 8 and Table 9 show the electricity and natural gas consumption by sector and total for SDG&E and SCG.

**Table 8 Electricity Consumption in the SDG&E Service Area in 2020**

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Streetlight	Total Usage
349	7,150	1,803	1,351	360	6,350	81	17,444

Notes: Usage expressed in kWh (GWh)

Source: CEC 2022c

**Table 9 Natural Gas Consumption in SCG Service Area in 2020**

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Total Usage
74	802	88	1,616	226	2,426	5,231

Notes: All usage expressed in Millions of Therms  
 Source: CEC 2022d

*Petroleum*

Petroleum fuels are primarily consumed by on-road and off-road equipment in addition to some industrial processes, with California being one of the top petroleum-producing states in the nation (U.S. Energy Information Agency 2022). Gasoline, which is used by light-duty cars, pickup trucks, and sport utility vehicles, is the most used transportation fuel in California with 13.1 billion gallons sold in 2021 (CEC 2022e). Diesel, which is used primarily by heavy duty-trucks, delivery vehicles, buses, trains, ships, boats and barges, farm equipment and heavy-duty construction and military vehicles, is the second most used fuel in California with 1.7 billion gallons sold in 2020 (CEC 2022f). Table 10 summarizes the petroleum fuel consumption for Orange County in 2020, in which the project site would be located, as compared to statewide consumption.

**Table 10 2020 Annual Gasoline and Diesel Consumption**

Fuel Type	Orange County (million gallons)	California (million gallons)	Proportion of Statewide Consumption <sup>1</sup>
Gasoline	1,029	11,173	9%
Diesel	53	1,626	3%

<sup>1</sup> For reference, the population of Orange County (3,162,245 persons) is approximately 8.0 percent of the population of California (39,185,605 persons) (DOF 2022).  
 Source: CEC 2022f

Energy consumption is directly related to environmental quality in that the consumption of nonrenewable energy resources releases criteria air pollutant and greenhouse gas (GHG) emissions into the atmosphere. The environmental impacts of air pollutant and GHG emissions associated with the project’s energy consumption are discussed in detail in Section 3, *Air Quality*, and Section 8, *Greenhouse Gas Emissions*, respectively.

- a. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

During project construction, energy would be consumed in the form of petroleum-based fuels used to power off-road construction vehicles and equipment on the project site, construction worker travel to and from the project site, and vehicles used to deliver materials to the site and export soil and demolition material from the site. Project construction would require demolition, site preparation, grading, pavement and asphalt installation, building construction, architectural coating, and landscaping and hardscaping. As shown in Table 11, project construction would require approximately 1,628 gallons of gasoline and approximately 21,271 gallons of diesel fuel. These construction energy estimates are conservative because they assume that the construction equipment used in each phase of construction is operating every day of construction.

**Table 11 Estimated Fuel Consumption during Construction**

Source	Fuel Consumption (gallons)	
	Gasoline	Diesel
Construction Equipment & Hauling Trips	–	21,271
Construction Worker Vehicle Trips	1,628	–

See Appendix C for energy calculation sheets

Energy use during construction would be temporary in nature, and construction equipment used would be typical of similar-sized construction projects in the region. In addition, construction contractors would be required to comply with the provisions of California Code of Regulations Title 13 Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than five minutes and would minimize unnecessary fuel consumption. Construction equipment would be subject to the U.S. EPA Construction Equipment Fuel Efficiency Standard, which would also minimize inefficient, wasteful, or unnecessary fuel consumption. Furthermore, pursuant to applicable regulatory requirements such as California’s Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11), the project would comply with construction waste management practices to divert a minimum of 65 percent of construction and demolition debris. These practices would result in efficient use of energy necessary to construct the project. In the interest of cost-efficiency, construction contractors also would not utilize fuel in a manner that is wasteful or unnecessary. Therefore, the project would not involve the inefficient, wasteful, and unnecessary use of energy during construction, and the construction-phase impact related to energy consumption would be less than significant.

### Operational Energy Demand

Operation of the project would use natural gas and electricity for heating and cooling systems, lighting, and appliances. The proposed project would replace the existing Fire Station No.4 and no new employees would be added to the station as a result of the project; therefore, operation of the project would not result in a substantial change in gasoline or diesel consumption due to vehicle trips. Gasoline consumption for other, non-vehicle uses would be limited to emergency use of the backup generator that already exists at Fire Station No.4 and would not represent a net change in gasoline consumption.

Operation of the project would consume approximately 11,782 kWh of electricity and 23,898 kilo British thermal units (kBtu) natural gas per year (Appendix A). These estimates are conservative as they do not account for energy use associated with the existing Fire Station No. 4 and dental office on the project site, which would be replaced by the proposed project and would cease operation upon completion of the proposed project.

The project would be required to comply with all standards set in California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. California’s Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11) requires implementation of energy efficient light fixtures and building materials into the design of new construction projects. Furthermore, the Building Energy Efficiency Standards (CBC Title 24, Part 6) requires newly constructed buildings to meet energy performance standards set by the CEC. These standards are specifically crafted for new buildings to result in energy efficient performance so that the buildings do not result in wasteful, inefficient, or



unnecessary consumption of energy. To help achieve Title 24 reduction targets, the project would incorporate several energy efficient features into overall project design. Energy efficient design features include the installation of rooftop solar panels, energy-efficient appliances and lighting, water-efficient indoor fixtures and landscaping irrigation system, and drought tolerant landscaping.

Furthermore, the project would continue to reduce its use of nonrenewable energy resources as the electricity generated by renewable resources provided by SDG&E continues to increase to comply with State requirements through Senate Bill 100 (SB 100), which requires electricity providers to increase procurement from eligible renewable energy resources to 60 percent by 2030 and 100 percent by 2045. Therefore, the proposed project would not lead to wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

*b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

As discussed above, SB 100 mandates 100 percent clean electricity for California by 2045. Because the project would be powered by the existing electricity grid, the project would eventually be powered by renewable energy mandated by SB 100 and would not conflict with this statewide plan. Additionally, as discussed above, the project would be subject to more stringent energy efficiency standards pursuant to updated CALGreen requirements.

The City of Laguna Beach adopted the Laguna Beach Climate Protection Action Plan (CPAP) in 2009 (Laguna Beach 2009). The goal of the plan was to reduce GHG emissions seven percent below 1990 levels by 2012. The plan provides recommendations for achieving the GHG emissions reduction, including increasing energy efficiency, increasing the use of public transit and active transportation, and providing public outreach and education. The CPAP also contains a chapter on reducing GHG emissions from government operations, which includes energy-use reduction measures like providing natural and day lighting, increased reliance on natural ventilation, and installation of solar panels in government buildings where feasible. The project would include rooftop solar panels and would comply with CALGreen standards, which include a number of measures, such as energy efficient lighting fixtures, fans, and heating, ventilation, and air conditioning (HVAC) systems, to increase energy efficiency within buildings that align with the CPAP goals and recommendations. Furthermore, as demonstrated in Section 8, *Greenhouse Gas Emissions*, the project is consistent with and would not conflict with or obstruct the state plan for renewable energy; therefore, no impact would occur.

**NO IMPACT**

# 7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Geologic Setting

The project site is located in seismically active Southern California, approximately 17 miles southeast of the closest active fault, the Newport-Inglewood Fault Zone (DOC 2022b). According to the Local Hazard Mitigation Plan, the primary faults of concern for Laguna Beach are the Newport-Inglewood, Palos Verdes, and Elsinore. Although the chance of a major earthquake on these three faults is somewhat low, they all have the potential to cause significant damage in Laguna Beach (Laguna Beach 2018). Soils on the project site are mapped as Modjeska gravelly loam, 15 to 30 percent slopes (USDA 2022).

*a.1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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?*

The project site is located in a seismically active region of Southern California; however, there are no known faults on the project site and the nearest Alquist-Priolo earthquake fault zone, the Newport-Inglewood Fault Zone, is approximately 17 miles northwest of the project site (DOC 2022b). Furthermore, ground breakage has not been observed along the faults of the Newport-Inglewood Zone in historic times (Southern California Earthquake Data Center 2021). The project would comply with State of California standards for building design through the California Building Standards Code (California Code of Regulations, Title 24; CBC) which requires various measures of all construction in California to account for hazards from seismic shaking. The impact to people, buildings, or structures on the project site from fault rupture would be reduced by the required conformance with applicable building codes, and accepted engineering practices. Impacts would be less than significant.

### LESS THAN SIGNIFICANT IMPACT

*a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*

As described above, the project is located 17 miles southeast of the Newport-Inglewood fault zone which has the potential to create substantial ground shaking if a seismic event occurred along that fault. Similarly, a strong seismic event on any other fault system in Southern California has the potential to create considerable levels of ground shaking throughout the city. However, the project site is not subject to unusual levels of ground shaking and the project does not involve uses, such as mining or fracking, that are known to cause or exacerbate ground shaking.

To reduce geologic and seismic impacts, the City regulates development through the requirements of the CBC. The purpose of the CBC is to establish minimum standards to safeguard the public health, safety, and general welfare through structural strength, means of egress, and general stability by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all building and structures within its jurisdiction. The earthquake design requirements of the CBC consider the occupancy category of the structure, site class, soil classifications, and various seismic coefficients. The CBC provides standards for various aspects of construction, including but not limited to excavation, grading, earthwork, construction, preparation of the site prior to fill placement, specification of fill materials, fill compaction and field testing, retaining wall design and construction, foundation design and construction, and seismic requirements. It includes provisions to address issues such as (but not limited to) construction on expansive soils and soil strength loss. In accordance with California law, project design and

construction would be required to comply with provisions of the CBC. Because the project would comply with the CBC, impacts related to seismically induced ground shaking would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

*a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*

Liquefaction is a process whereby soil is temporarily transformed to fluid form during intense and prolonged ground shaking or because of a sudden shock or strain. Liquefaction typically occurs in areas where the groundwater is less than 30 feet from the surface and where the soils are composed of poorly consolidated fine to medium sand. According to the DOC Earthquake Zones of Required Investigation map, the project site is not located on soils that are subject to liquefaction (DOC 2022b). In addition, compliance with the CBC would reduce impacts associated with seismic-related ground failure, including liquefaction. Impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

*a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

According to the DOC Earthquake Zones of Required Investigation map, the project site is not located in an area subject to landslides caused by earthquakes (DOC 2022b). The project site is relatively flat, with elevations ranging from 37 to 39 meters amsl. The project site is located approximately 0.04 mile south and upslope of the closest landslide risk area as mapped by the DOC (DOC 2022b). Therefore, the risk of earthquake-induced landslides at the project site is low and impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

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

The proposed project involves demolition of the existing building on the project site and construction of a new fire station in an urban area. Soil erosion caused by strong wind and/or earth-moving operations during construction would be minimized through compliance with SCAQMD Rule 403, which prohibits visible particulate matter from crossing property lines. Standard practices to control fugitive dust emissions include watering of active grading sites, covering soil stockpiles with plastic sheeting, and covering soils in haul trucks with secured tarps.

The potential for project construction activities involving soil disturbance, such as excavation, stockpiling, and grading to result in increased erosion and sediment transport by stormwater to surface waters would be minimized because the project would be required to comply with LBMC Section 22.17.010, Construction Project Erosion and Sediment Control Maintenance Requirements. The LBMC requires standard construction BMPs and, as discussed further in Section 10, *Hydrology and Water Quality*, implementation of these erosion control measures would avoid or minimize potential impacts related to soil erosion during project construction. Impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- c. *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?*

As discussed above under Checklist Items 7a.3 and 7a.4, the project site is not subject to liquefaction or landslides and is not located on an unstable soil or geologic unit (DOC 2022b). The project would not cause on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse and would be required to comply with the provisions of the CBC related to soil hazards. No impact would occur.

**NO IMPACT**

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

Expansive soils are clay-based soils that tend to expand as they absorb water and shrink as water is drawn away. The project site consists of Modjeska gravelly loam, 15 to 30 percent slopes (USDA 2022). Modjeska gravelly loam are well-draining soils with low clay content used for agriculture and urban development and are not considered expansive. Therefore, risks related to expansive soils on the site would be minimal and the project would have no impact.

**NO IMPACT**

- e. *Would the project 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 project would connect to the City's existing wastewater conveyance and treatment system and would not include the installation of new septic tanks or alternative wastewater disposal systems. No impact would be associated with wastewater conveyance.

**NO IMPACT**

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

The paleontological sensitivities of the geologic units underlying the project site were evaluated to determine if activity conducted under the proposed project could result in significant impacts to paleontological resources. The analysis was based on the results of an online paleontological locality search and review of existing information in the scientific literature concerning known fossils within geologic units mapped at the project site. Fossil collections records from the Paleobiology Database and University of California Museum of Paleontology (UCMP) online database were reviewed for known fossil localities in Orange County (Paleobiology Database 2021; UCMP 2021). In addition, a request for a list of known fossil localities from the project site and immediate vicinity (i.e., localities recorded on the United States Geological Survey *San Juan Capistrano*, 7.5-minute topographic quadrangle) was submitted to the Natural History Museum of Los Angeles County (NHMLAC). Based on the NHMLAC records search and available information contained within existing scientific literature and the UCMP database, paleontological sensitivities were assigned to the geologic units underlying the project site. The potential for impacts to scientifically important paleontological resources is based on the potential for ground disturbance to directly impact paleontologically sensitive geologic units. The Society of Vertebrate Paleontology (SVP) has developed a system for assessing paleontological sensitivity and describes sedimentary rock units as having high, low,

undetermined, or no potential for containing scientifically significant nonrenewable paleontological resources (SVP 2010). This system is based on rock units within which vertebrate or significant invertebrate fossils have been determined by previous studies to be present or likely to be present.

The project site is situated within the Coastal Fringe subarea of the northern Peninsular Ranges geomorphic province, one of 11 major provinces in the state (California Geological Survey [CGS] 2002). These provinces are “naturally defined geologic regions that display a distinct landscape or landform” (CGS 2002). The Peninsular Ranges trend northwest-southeast and extend 900 miles from the Los Angeles Basin to the tip of Baja California in Mexico. The province varies from 30 to 100 miles wide and is bounded on the east by the Colorado Desert and on the west by the coastal plain and the Gulf of California (Norris and Webb 1990). The Coastal Fringe geomorphic subarea encompasses a broad coastal shelf traversed by Coast Highway, which consists of headlands, cliffs and associated sea arches, beaches, offshore islands, and rock prominences. The coastal shelf is generally smooth and is composed of young, poorly consolidated sands and clays (Laguna Beach 1995).

As shown in Figure 7, the project site is underlain by a single mapped geologic unit: Quaternary old (late to middle Pleistocene) paralic deposits, Units 2-6 (Qop<sub>2-6</sub>) (Morton and Miller 2006). Late to middle Pleistocene paralic deposits consist of interfingered strandline, beach, estuarine and colluvial deposits composed of dark reddish brown to brown, dense to very dense, fine- to medium-grained, silty to clayey sandstone with interbedded siltstone, sandstone, and conglomerate. Locally, paralic deposits may also be interbedded with old alluvial deposits of Pleistocene-age.

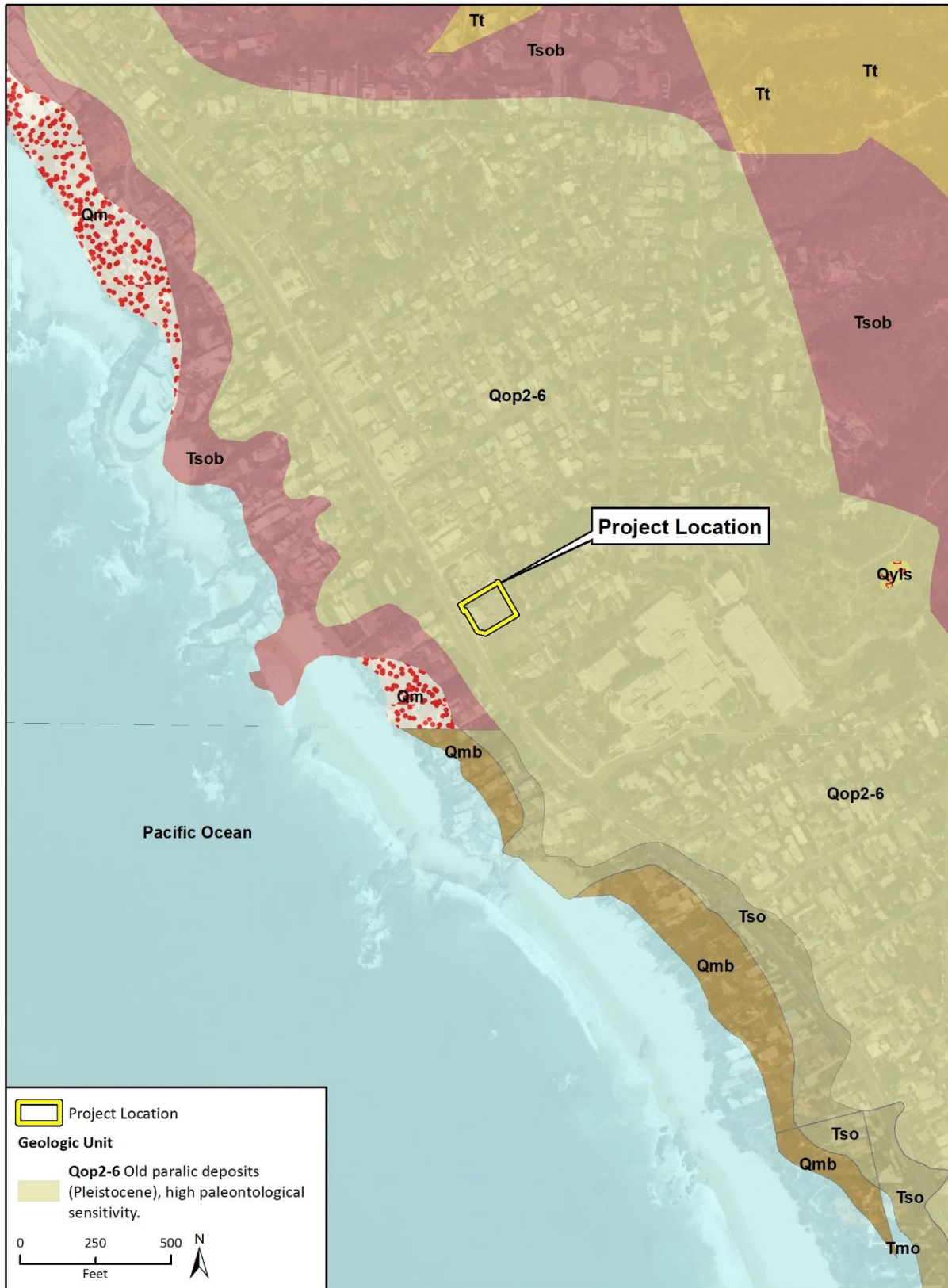
A search of the paleontological locality records at the NHMLAC resulted in no previously recorded fossil localities in the project site; however, the NHMLAC reports two vertebrate localities near the project site from Quaternary old alluvial deposits. LACM VP 1115 yielded a fossil specimen of mammoth (*Mammuthus*) less than two miles east of the project site in the Salt Creek drainage. In addition, LACM IP 10034-10036 produced fossil specimens of decapods (Decapoda), barnacles (*Sessila*), gastropods (*Borsonella*, *Fissurella*, *Hipponix*, *Lottia*), and bivalves (*Tivela*, *Tresus*, *Yoldia*) approximately two miles southeast of the project site near the intersection of Niguel Road and Camino del Avion. The depth of recovery for these fossil localities was unreported (Bell 2021).

A supplemental review of museum records maintained in the UCMP online collections database did not yield records of any vertebrate fossil localities in the immediate vicinity of the project site. However, locality V7005, which yielded a horse (*Equus*) tooth, was reported from early Holocene to late Pleistocene alluvial deposits in an unspecified location in Orange County (UCMP 2021).

Quaternary old (early Holocene to Pleistocene) alluvial sediments have a well-documented record of abundant and diverse vertebrate fauna throughout California. Localities have produced fossil specimens of mammoth (*Mammuthus columbi*), horse (*Equus*), camel (*Camelops*), and bison (*Bison*), as well as various birds, rodents, and reptiles (Agenbroad 2003; Jefferson 1985, 2010; Merriam 1911; Paleobiology Database 2021; Savage 1954; UCMP 2021). Quaternary old (late to middle Pleistocene) paralic deposits, Units 2-6 (Qop<sub>2-6</sub>) are assigned a high paleontological sensitivity.

The project site is in an urban area and has been previously developed. However, excavations may reach depths of up to 14 feet below ground surface for installation of a retaining wall, and would likely extend below the boundary between artificial fill (i.e., previously disturbed sediments) and native (i.e., previously undisturbed) alluvial deposits of late to middle Pleistocene age (i.e., Qop<sub>2-6</sub>). If native/intact sediments or geologic units with a high paleontological sensitivity at the shallow subsurface are disturbed, there is the potential for destruction, damage, or loss of undiscovered paleontological resources.

Figure 7 Project Site Geologic Units



Imagery provided by Microsoft Bing and its licensors © 2022. Additional data provided by Kennedy and Tan, "Geologic map of the Oceanside 30x60-minute quadrangle, California", 2007. Morton and Miller, "Geologic map of the San Bernardino and Santa Ana 30' x 60' quadrangles, California", 2006.

## **Mitigation Measure**

### *GEO-1 Paleontological Resources Mitigation and Monitoring Program*

Prior to the commencement of project construction, a qualified paleontological monitor (i.e., a paleontologist who meets the SVP [2010] standards as a Paleontological Resource Monitor) shall be retained to conduct paleontological monitoring during ground-disturbing activities (including, but not limited to site preparation, grading, excavation, and trenching) of native (i.e., previously undisturbed) Quaternary old paralic deposits, Units 2-6 (Qop<sub>2-6</sub>). Monitoring shall be supervised by a Qualified Paleontologist (i.e., a paleontologist who meets the SVP [2010] standards as a Qualified Professional Paleontologist).

Full-time monitoring shall be conducted for all ground-disturbing activities associated with excavations for the proposed project's retaining wall. These project activities have a high potential of disturbing native (previously undisturbed) paleontologically sensitive deposits (i.e., Quaternary old paralic deposits, Units 2-6 [Qop<sub>2-6</sub>]). If Quaternary old paralic deposits, Units 2-6 (Qop<sub>2-6</sub>) are not observed at the full depth of excavations associated with the proposed fire station (i.e., 14 feet below ground surface), monitoring can be discontinued. Ground-disturbing activities that impact previously disturbed sediments (i.e., artificial fill) only do not require paleontological monitoring.

The duration and timing of the monitoring shall be determined by the Qualified Paleontologist. If the Qualified Paleontologist determines that full-time or part-time monitoring is no longer warranted based on observed geology, he or she may recommend reducing monitoring to periodic spot-checking or may recommend that monitoring cease entirely. Monitoring shall be reinstated if any new ground disturbances of previously undisturbed areas are required, and reduction or suspension shall be reconsidered by the Qualified Paleontologist at that time.

If a paleontological resource is discovered, the monitor shall have the authority to temporarily divert construction equipment around the find until it is assessed for scientific significance and collected. Once salvaged, significant fossils shall be prepared to a curation-ready condition and curated in a scientific institution with a permanent paleontological collection (such as the NHMLAC or UCMP). Curation fees are the responsibility of the City.

A final report shall be prepared describing the results of the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to City. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.

Implementation of Mitigation Measure GEO-1 during project construction would reduce potential impacts related to paleontological resources to a less than significant level by providing for the recovery, identification, and curation of previously unrecovered fossils.

### **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**



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## 8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Overview of Climate Change and Greenhouse Gases

Climate change is the observed increase in the average temperature of the Earth’s atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period of time. Climate change is the result of numerous, cumulative sources of greenhouse gas (GHG) emissions contributing to the “greenhouse effect,” a natural occurrence which takes place in Earth’s atmosphere and helps regulate the temperature of the planet. The majority of radiation from the sun hits Earth’s surface and warms it. The surface, in turn, radiates heat back towards the atmosphere in the form of infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping into space and re-radiate it in all directions.

GHG emissions occur both naturally and as a result of human activities, such as fossil fuel burning, decomposition of landfill wastes, raising livestock, deforestation, and some agricultural practices. GHGs produced by human activities include carbon dioxide (CO<sub>2</sub>), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Different types of GHGs have varying global warming potentials (GWP). The GWP of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally, 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO<sub>2</sub>) is used to relate the amount of heat absorbed to the amount of the gas emitted, referred to as “carbon dioxide equivalent” (CO<sub>2</sub>e), which is the amount of GHG emitted multiplied by its GWP. Carbon dioxide has a 100-year GWP of one. By contrast, methane has a GWP of 30, meaning its global warming effect is 30 times greater than CO<sub>2</sub> on a molecule per molecule basis (Intergovernmental Panel on Climate Change [IPCC] 2021).<sup>1</sup>

The United Nations IPCC expressed that the rise and continued growth of atmospheric CO<sub>2</sub> concentrations is unequivocally due to human activities in the IPCC’s Sixth Assessment Report

<sup>1</sup> The Intergovernmental Panel on Climate Change’s (2021) *Sixth Assessment Report* determined that methane has a GWP of 30. However, the 2017 Climate Change Scoping Plan published by the California Air Resources Board uses a GWP of 25 for methane, consistent with the Intergovernmental Panel on Climate Change’s (2007) *Fourth Assessment Report*. Therefore, this analysis utilizes a GWP of 25.

(2021). Human influence has warmed the atmosphere, ocean, and land, which has led the climate to warm at an unprecedented rate in the last 2,000 years. It is estimated that between the period of 1850 through 2019, that a total of 2,390 gigatonnes of anthropogenic CO<sub>2</sub> was emitted. It is likely that anthropogenic activities have increased the global surface temperature by approximately 1.07 degrees Celsius between the years 2010 through 2019 (IPCC 2021). Furthermore, since the late 1700s, estimated concentrations of CO<sub>2</sub>, methane, and nitrous oxide in the atmosphere have increased by over 43 percent, 156 percent, and 17 percent, respectively, primarily due to human activity (U.S. EPA 2021). Emissions resulting from human activities are thereby contributing to an average increase in Earth's temperature. Potential climate change impacts in California may include loss of snowpack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (State of California 2018).

## **Regulatory Setting**

### *California Regulations*

The State of California considers GHG emissions and the impacts of climate change to be a serious threat to the public health, environment, economic well-being, and natural resources of California, and has taken an aggressive stance to mitigate its impact on climate change through the adoption of policies and legislation. CARB is responsible for the coordination and oversight of state and local air pollution control programs in the state. California has numerous regulations aimed at reducing the state's GHG emissions; some of the major initiatives are summarized below.

### **CALIFORNIA GLOBAL WARMING SOLUTIONS ACT OF 2006 (ASSEMBLY BILL 32 AND SENATE BILL 32)**

The "California Global Warming Solutions Act of 2006," (AB 32), outlines California's major legislative initiative for reducing GHG emissions. AB 32 codifies the statewide goal of reducing GHG emissions to 1990 levels by 2020 and requires CARB to prepare a Scoping Plan that outlines the main state strategies for reducing GHG emissions to meet the 2020 deadline. In addition, AB 32 requires CARB to adopt regulations to require reporting and verification of statewide GHG emissions. Based on this guidance, CARB approved a 1990 statewide GHG level and 2020 target of 431 MMT of CO<sub>2</sub>e, which was achieved in 2016. CARB approved the Scoping Plan on December 11, 2008, which included GHG emission reduction strategies related to energy efficiency, water use, and recycling and solid waste, among others (CARB 2008). Many of the GHG reduction measures included in the Scoping Plan (e.g., Low Carbon Fuel Standard, Advanced Clean Car standards, and Cap-and-Trade) have been adopted since the Scoping Plan's approval.

The CARB approved the 2013 Scoping Plan update in May 2014. The update defined the CARB's climate change priorities for the next five years, set the groundwork to reach post-2020 statewide goals, and highlighted California's progress toward meeting the "near-term" 2020 GHG emission reduction goals defined in the original Scoping Plan. It also evaluated how to align the state's longer term GHG reduction strategies with other state policy priorities, including those for water, waste, natural resources, clean energy, transportation, and land use (CARB 2014).

On September 8, 2016, the governor signed Senate Bill (SB) 32 into law, extending the California Global Warming Solutions Act of 2006 by requiring the state to further reduce GHG emissions to 40 percent below 1990 levels by 2030 (the other provisions of AB 32 remain unchanged). On December 14, 2017, the CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. The 2017 Scoping Plan relies on the continuation and expansion of existing policies and regulations, such as the Cap-and-Trade Program, and implementation of

recently adopted policies and legislation, such as SB 1383. The 2017 Scoping Plan also puts an increased emphasis on innovation, adoption of existing technology, and strategic investment to support its strategies. As with the 2013 Scoping Plan update, the 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally appropriate quantitative thresholds consistent with statewide per capita goals of six metric tons (MT) of CO<sub>2</sub>e by 2030 and two MT of CO<sub>2</sub>e by 2050 (CARB 2017). As stated in the 2017 Scoping Plan, these goals may be appropriate for plan-level analyses (city, county, sub-regional, or regional level), but not for specific individual projects because they include all emissions sectors in the state (CARB 2017).

### **SENATE BILL 375**

SB 375, signed in August 2008, enhances the State’s ability to reach AB 32 goals by directing CARB to develop regional GHG emission reduction targets to be achieved from passenger vehicles for 2020 and 2035. In addition, SB 375 directs each of the state’s 18 major Metropolitan Planning Organizations (MPO) to prepare a “sustainable communities strategy” (SCS) that contains a growth strategy to meet these emission targets for inclusion in the Regional Transportation Plan (RTP). On March 22, 2018, CARB adopted updated regional targets for reducing GHG emissions from 2005 levels by 2020 and 2035. SCAG was assigned targets of an 8 percent reduction in per capita passenger vehicle GHG emissions by 2020 and a 19 percent reduction in per capita passenger vehicle GHG emissions by 2035. In the SCAG region, SB 375 also provides the option for the coordinated development of subregional plans by the subregional councils of governments and the county transportation commissions to meet SB 375 requirements.

### **SENATE BILL 100**

Adopted on September 10, 2018, SB 100 supports the reduction of GHG emissions from the electricity sector by accelerating the state’s Renewables Portfolio Standard Program. SB 100 requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

### **CALIFORNIA BUILDING STANDARDS CODE**

The California Building Standards Code (California Code of Regulations Title 24) consists of a compilation of several distinct standards and codes related to building construction including plumbing, electrical, interior acoustics, energy efficiency, and handicap accessibility for persons with physical and sensory disabilities. The current iteration is the 2019 Title 24 standards. Part 6 is the Building Energy Efficiency Standards, which establishes energy-efficiency standards for residential and non-residential buildings in order to reduce California’s energy demand. Part 12 is CALGreen, which includes mandatory minimum environmental performance standards for all ground-up new construction of residential and non-residential structures.

### *Regional Regulations*

### **2020-2045 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY**

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development and the environment. On September 3, 2020, SCAG’s Regional Council formally adopted the 2020-2045 RTP/SCS (titled Connect SoCal). The 2020-2045 RTP/SCS builds

upon the progress made through implementation of the 2016-2040 RTP/SCS and includes ten goals focused on promoting economic prosperity, improving mobility, protecting the environment, and supporting healthy/complete communities. The SCS implementation strategies include focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, and supporting implementation of sustainability policies. The SCS establishes a land use vision of center focused placemaking, concentrating growth in and near Priority Growth Areas, transferring of development rights, urban greening, creating greenbelts and community separators, and implementing regional advance mitigation (SCAG 2020).

### *Local Regulations*

## **CITY OF LAGUNA BEACH CLIMATE PROTECTION ACTION PLAN**

The City of Laguna Beach adopted the Laguna Beach CPAP in 2009 (Laguna Beach 2009). The goal of the plan was to reduce GHG emissions seven percent below 1990 levels by 2012. The plan provides recommendations for achieving the GHG emissions reduction, including increasing energy efficiency, increasing the use of public transit and active transportation, and providing public outreach and education. The CPAP is geared towards City government action, such as City outreach to local businesses and residents to encourage sustainable practices, the adoption of local guidance and policies to reduce energy and water use, and the adoption of practices to reduce GHG emissions in government operations. The CPAP contains a chapter on reducing GHG emissions from government operations, which includes GHG emissions reduction measures like providing natural and day lighting, increased reliance on natural ventilation, installation of solar panels in government buildings, use of fuel-efficient vehicles, installation of water-efficient appliances, and planting drought-tolerant landscaping.

## **GENERAL PLAN**

The Land Use Element of the General Plan includes the goal to “Create a community that is sustainable, resilient, and regenerative,” which intends to guide the City towards a more sustainable future through a reduction in GHG emissions and conservation of natural resources (Laguna Beach 2012). To achieve this goal, the Land Use Element includes the following policies and actions related to GHG emissions:

**Policy 1.1** Reduce greenhouse gas (GHG) emissions 80% below 1990 levels by 2050.

**Action 1.1.1** Protect natural assets and open-space areas to maintain their role as "carbon sinks."

**Action 1.1.2** Revise and update the Transportation, Circulation, and Growth Management Element and continue to encourage and promote the use of mass transit and other high-occupancy vehicles, bicycling walking, and telecommuting as a means to reduce the City's greatest local contributor to global warming.

**Action 1.1.3** Create a Sustainability/Conservation Element with policies that promote energy and resource efficiency, water efficiency, conservation, recycling, and the protection of ground and surface waters.

**Action 1.1.4** Support technology and business practices that enable people to reduce vehicle miles traveled from home to work. These include the use of home office and technology such as wireless communication and video conferencing.

**Action 1.1.5** Support State and/or Federal action to implement vehicle emission standards that would reduce greenhouse gas emissions.

**Action 1.1.6** Evaluate and consider eliminating or significantly reducing the cost of parking permits for fuel-efficient or alternative-fuel vehicles.

**Action 1.1.7** Make fuel efficiency and clean air important criteria in the acquisition of all city vehicles, including fire engines, buses, trucks, etc., and for non-specialty uses consider instituting a policy of purchasing only highly fuel-efficient or alternative-fuel vehicles.

**Action 1.1.8** Continue to offer incentives to businesses that encourage employees to use buses, bikes, and carpools (or vanpools) to commute to work. Facilitate telecommuting and/or allow employees to work extended hours for fewer days per week.

**Action 1.1.9** Maintain the existing free trolley/bus service and pursue extension throughout the year.

**Action 1.1.10** Coordinate with surrounding cities and governmental agencies to maximize the use of public transportation including buses and metro line.

**Action 1.1.11** Work with the Laguna Beach Unified School District and private schools to promote the use of clean bus or trolley transportation and discourage the use of private vehicles for trips to and from school.

**Action 1.1.12** Provide public education and information about options for reducing greenhouse gas emissions.

**Action 1.1.13** Encourage preservation of historic structures and adaptive reuse of buildings.

**Action 1.1.14** Establish a City climate-friendly purchasing procedure.

**Action 1.1.15** Evaluate establishing lighting and "dark sky" ordinances.

**Policy 1.2**

Support design strategies and construction standards that maximize use of alternative energy sources and passive solar architecture in buildings.

**Action 1.2.1** Modify building codes and design guidelines to permit, encourage, and/or require integration of passive solar design, green roofs, active solar, and other renewable energy sources and/or provide incentives for development projects that meet or exceed silver LEED certification or better (or equivalent standards, if developed by the State).

**Action 1.2.2** Revise or eliminate zoning and development standards that act as a barrier to use of renewable energy systems (except for standards required to assure protection of coastal resources).

**Action 1.2.3** Construct and renovate public facilities to demonstrate green building practices and renewable energy systems.

**Action 1.2.4** Establish incentives to encourage installation of renewable energy systems by homeowners and businesses including, but not limited to, the installation of energy-rated appliances, programmable thermostats, solar-electric

and solar-thermal systems, cool roofs and roofing materials, and sustainable landscaping.

**Action 1.2.5** Require, where feasible, all new buildings to be designed and oriented to take maximum advantage of the sun and wind for natural heating and cooling.

**Action 1.2.6** Require developers and contractors to take action to minimize greenhouse gas emissions by using low-emission vehicles and equipment.

**Action 1.2.7** Ensure that all development projects and major remodels implement sustainable landscaping strategies such as use of low or ultra-low water use plants and non-invasive plants.

**Action 1.2.8** Evaluate establishing an air conditioning "carbon offset" fee for all permits.

**Policy 1.3** Support planning and design solutions that reduce water consumption and implement water conservation practices.

**Action 1.3.1** Continue to equip all city restrooms with low-flow toilets.

**Action 1.3.2** Encourage or require the use of xeriscape in new construction and major remodels.

**Action 1.3.3** Review existing ordinances to allow/encourage water reuse in public and private construction and remodels.

## Methodology

GHG emissions associated with the proposed project were calculated using CalEEMod version 2020.4.0 (see Appendix A for CalEEMod worksheets). Construction emissions were modeled based on schedule information provided by the City and CalEEMod defaults for construction equipment inventories. It is assumed that all construction equipment used would be diesel-powered. In accordance with SCAQMD guidance, construction emissions were amortized over a period of 30 years (the assumed life of the project), and amortized construction emissions were added to operational emissions so that the GHG emissions analysis addresses construction GHG emissions as part of the operational GHG emissions (SCAQMD 2008b).

CalEEMod calculates operational emissions of CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O associated with energy use, area sources, waste generation, and water use and conveyance as well as CO<sub>2</sub> and CH<sub>4</sub> emissions associated with mobile sources. Emissions were calculated for year 2026, the estimated opening year for the project.

Mobile source emissions are generated by vehicle trips to and from the project site associated with operation of onsite development. The project is a replacement structure for the existing Fire Station No. 4 located 650 feet to the northeast of the project site. The number of crewmembers reporting to the station and general station operations would not change as a result of the project. While there may be slight changes in trip length the current employees, the changes would be negligible and would not change regional/global emissions; therefore, vehicle trips were removed from the model.

## Significance Thresholds

The majority of individual projects do not generate sufficient GHG emissions to create significant project-specific environmental effects. However, the environmental effects of a project's GHG emissions can contribute incrementally to cumulative environmental effects that are significant, contributing to climate change, even if an individual project's environmental effects are limited (CEQA Guidelines Section 15064[h][1]). The issue of a project's environmental effects and contribution towards climate change typically involves an analysis of whether or not a project's contribution towards climate change is cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines Section 15064[h][1]).

In late 2015, the California Supreme Court's Newhall Ranch decision confirmed that there are multiple potential pathways for evaluating GHG emissions consistent with CEQA, depending on the circumstances of a given project (*Center for Biological Diversity v. Department of Fish and Wildlife* (2015) 62 Cal. 4th 204). Given the legislative attention and judicial action regarding post-2020 goals and the scientific evidence that additional GHG reductions are needed through the year 2050, the Association of Environmental Professionals' (AEP) Climate Change Committee published a white paper in October 2016 to provide guidance on defensible GHG thresholds for use in CEQA analyses and GHG reduction targets in climate action plans in light of the change in focus on the 2030 reduction target and questions raised in the Newhall Ranch case (AEP 2016).

The AEP Climate Change Committee white paper identified seven thresholds for operational emissions. The following four methods described are the most widely used evaluation criteria:

- (1) **Consistency with a Qualified GHG Reduction Plan.** For a project located within a jurisdiction that has adopted a qualified GHG reduction plan (as defined by CEQA Guidelines Section 15183.5), GHG emissions would be less than significant if the project is anticipated by the plan and fully consistent with the plan. However, projects with a horizon year beyond 2020 should not tier from a plan that is qualified up to 2020.
- (2) **Bright Line Thresholds.** There are two types of bright line thresholds:
  - a. **Standalone Threshold.** Emissions exceeding standalone thresholds would be considered significant.
  - b. **Screening Thresholds.** Emissions exceeding screening thresholds would require evaluation using a second-tier threshold, such as an efficiency threshold or other threshold concept, to determine whether project emissions would be considered significant.  
However, projects with a horizon year beyond 2020 should take into account the type and amount of land use projects and their expected emissions out to year 2030.
- (3) **Efficiency Thresholds.** Most land use sector efficiency thresholds are currently based on AB 32 targets and should not be used for projects with a horizon year beyond 2020. Projects with a horizon year beyond 2020 should use efficiency metrics that are adjusted for 2030 and include applicable land uses.
- (4) **Percent Below "Business as Usual" (BAU).** GHG emissions would be less than significant if the project reduces BAU emissions by the same amount as the statewide 2020 reductions. However, this method is no longer recommended following the Newhall Ranch ruling (AEP 2016).



The City does not have a climate action plan that can be used for project tiering for threshold method (1). Efficiency thresholds (threshold method [3]) are quantitative thresholds based on a measurement of GHG efficiency for a given project, regardless of the amount of mass emissions. These thresholds identify the emission level below which new development would not interfere with attainment of statewide GHG reduction targets. A project that attains such an efficiency target, with or without mitigation, would result in less than significant GHG emissions. This option cannot be utilized, however, because the City does not have an existing community-wide baseline inventory that can be used to calculate a project-specific efficiency threshold. Comparison of project emissions with BAU emissions (threshold method [4]) are no longer recommended following the Newhall Ranch ruling. Therefore, threshold methods (1), (3), and (4) are not appropriate for the proposed project. As such, consistent with recent CEQA analyses published by the City, the most appropriate threshold for the project is the bright line threshold of 3,000 MT of CO<sub>2</sub>e established by SCAQMD (Laguna Beach 2021a, 2021b, 2021c, and 2022). As such, the project would result in a significant impact if project-generated emissions exceed the bright line threshold provided by the SCAQMD’s GHG CEQA Significance Threshold Working Group in September 2010 (SCAQMD 2010).

- a. *Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?*

Project construction is assumed to occur over a period of approximately one year, and the project is assumed to become operational as early as 2026. Based on CalEEMod modeling results, construction activities for the project would generate approximately 192 MT of CO<sub>2</sub>e (Table 12). Amortized over a 30-year period (the assumed life of the project per SCAQMD guidance), project construction would generate about 6 MT of CO<sub>2</sub>e per year.

**Table 12 Estimated Construction GHG Emissions**

Project Emissions (MT/yr of CO <sub>2</sub> e)	
2025	163
2026	29
<b>Total</b>	<b>192</b>
<b>Total Amortized over 30 Years</b>	<b>6</b>

MT/yr: metric tons per year; CO<sub>2</sub>e: carbon dioxide equivalent  
 See Appendix A for CalEEMod worksheets.

Table 13 summarizes the project’s combined construction and operational GHG emissions. Once construction activities are complete, the main sources of GHG emissions associated with the project would be energy consumption. A breakdown of emissions by source type is available in the CalEEMod modeling worksheets in Appendix A of this Initial Study.

**Table 13 Combined Annual Emissions of Greenhouse Gases**

<b>Emission Source</b>	<b>Annual Emissions (MT of CO<sub>2</sub>e)</b>
Construction	6
<b>Operation</b>	
Area	<1
Energy	4
Solid Waste	1
Water	<1
Mobile <sup>1</sup>	0
<b>Project Annual Emissions</b>	<b>11</b>
SCAQMD Brightline Threshold	3,000
<b>Exceeds Threshold?</b>	<b>No</b>

MT of CO<sub>2</sub>e: metric tons of carbon dioxide equivalent

<sup>1</sup> From a regional GHG emissions perspective, there would be no net increase in emissions associated with mobile sources.

See Appendix A for CalEEMod worksheets.

As shown in Table 13, the proposed project would result in GHG emissions of approximately 11 MT of CO<sub>2</sub>e per year, which would not exceed the SCAQMD threshold of 3,000 MT of CO<sub>2</sub>e per year. This is a conservative estimate, as it does not account for operational emissions from the existing Fire Station No.4 building and existing dental office building on the project site, which would cease upon completion of the proposed project. Therefore, the proposed project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

*b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

As discussed under *Regulatory Setting*, several plans and policies have been adopted to reduce GHG emissions in the Southern California region, including the state’s 2017 Scoping Plan, SCAG’s 2020-2045 RTP/SCS, and local policies contained in the City’s General Plan and CPAP. The proposed project’s consistency with these plans is discussed in the following subsections. As discussed therein, the proposed project would not conflict with plans and policies aimed at reducing GHG emissions. No impact would occur.

**2017 Scoping Plan**

The principal state plan and policy is AB 32, the California Global Warming Solutions Act of 2006, and the follow up, Senate Bill 32 (SB 32). The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020 and the goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030. Pursuant to the SB 32 goal, the 2017 Scoping Plan was created to outline goals and measures for the state to achieve the reductions. The 2017 Scoping Plan’s goals include reducing fossil fuel use and energy demand and maximizing recycling and diversion from landfills. The project

would be consistent with these goals through project design, which includes complying with the latest Title 24 Green Building Code and Building Efficiency Energy Standards and installing energy-efficient LED lighting, water-efficient faucets and toilets, water efficient landscaping and irrigation, solar panels, and EV charging stations. Therefore, the project would be consistent with the 2017 Scoping Plan.

### **SCAG 2020-2045 RTP/SCS**

The SCAG’s 2020-2045 RTP/SCS is forecast to help California reach its GHG reduction goals by reducing GHG emissions from passenger cars by 8 percent below 2005 levels by 2020 and 19 percent by 2035 in accordance with the most recent CARB targets adopted in March 2018. The 2020-2045 RTP/SCS includes ten goals with corresponding implementation strategies for focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, and supporting implementation of sustainability policies. The project’s consistency with the 2020-2045 RTP/SCS is discussed in Table 14. As shown therein, the proposed project would be consistent with the GHG emission reduction strategies contained in the 2020-2045 RTP/SCS.

**Table 14 Project Consistency with Applicable SCAG 2020-2045 RTP/SCS Strategies**

Reduction Strategy	Project Consistency
<p><b>Focus Growth Near Destinations &amp; Mobility Options.</b></p> <ul style="list-style-type: none"> <li>▪ Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations</li> <li>▪ Focus on a regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets</li> <li>▪ Plan for growth near transit investments and support implementation of first/last mile strategies.</li> <li>▪ Promote the redevelopment of underperforming retail developments and other outmoded nonresidential uses</li> <li>▪ Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods</li> <li>▪ Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations)</li> <li>▪ Identify ways to “right size” parking requirements and promote alternative parking strategies (e.g., shared parking or smart parking)</li> </ul>	<p><b>Consistent.</b> The proposed project is an infill development that would replace an underperforming commercial development with a necessary community service. The project site is within 600 feet of bus stops serving OCTA bus route 1.</p>
<p><b>Leverage Technology Innovations.</b></p> <ul style="list-style-type: none"> <li>▪ Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedicated lanes, charging and parking/drop-off space</li> <li>▪ Improve access to services through technology—such as telework and telemedicine as well as other incentives such as a “mobility wallet,” an app-based system for storing transit and other multi-modal payments</li> </ul>	<p><b>Consistent.</b> The project would include one EV charging station to promote low emission technologies and rooftop solar panels to incorporate micro-power grids in the community.</p>

Reduction Strategy	Project Consistency
<ul style="list-style-type: none"> <li>▪ Identify ways to incorporate “micro-power grids” in communities, for example solar energy, hydrogen fuel cell power storage and power generation</li> </ul> <p><b>Support Implementation of Sustainability Policies.</b></p> <ul style="list-style-type: none"> <li>▪ Pursue funding opportunities to support local sustainable development implementation projects that reduce GHG emissions</li> <li>▪ Support statewide legislation that reduces barriers to new construction and that incentivizes development near transit corridors and stations</li> <li>▪ Support local jurisdictions in the establishment of Enhanced Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities (CRIAs), or other tax increment or value capture tools to finance sustainable infrastructure and development projects, including parks and open space</li> <li>▪ Work with local jurisdictions/communities to identify opportunities and assess barriers to implement sustainability strategies</li> <li>▪ Enhance partnerships with other planning organizations to promote resources and best practices in the SCAG region</li> <li>▪ Continue to support long range planning efforts by local jurisdictions</li> <li>▪ Provide educational opportunities to local decision makers and staff on new tools, best practices and policies related to implementing the Sustainable Communities Strategy</li> </ul>	<p><b>Consistent.</b> As discussed in Table 15 below, the project would be consistent with the sustainability policies contained in the City’s General Plan and CPAP. The project would also comply with Title 24 and CALGreen requirements. Therefore, the project would support implementation of applicable sustainability policies.</p>
<p><b>Promote a Green Region.</b></p> <ul style="list-style-type: none"> <li>▪ Support development of local climate adaptation and hazard mitigation plans, as well as project implementation that improves community resiliency to climate change and natural hazards</li> <li>▪ Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration</li> <li>▪ Integrate local food production into the regional landscape</li> <li>▪ Promote more resource efficient development focused on conservation, recycling and reclamation</li> <li>▪ Preserve, enhance and restore regional wildlife connectivity</li> <li>▪ Reduce consumption of resource areas, including agricultural land</li> <li>▪ Identify ways to improve access to public park space</li> </ul>	<p><b>Consistent.</b> The project is an infill development that would involve construction of a fire station in an urbanized area and would therefore not interfere with regional wildlife connectivity or convert agricultural land (see Section 2, <i>Agriculture and Forestry Resources</i>, and Section 4, <i>Biological Resources</i>). The project would comply with applicable conservation policies such as the City’s General Plan, CPAP, Title 24, and CALGreen. Therefore, the project would support development of a green region.</p>

Source: SCAG 2020

## Laguna Beach Climate Protection Action Plan

The City of Laguna Beach adopted the CPAP in 2009 (Laguna Beach 2009). The goal of the plan was to reduce GHG emissions seven percent below 1990 levels by 2012. The plan provides recommendations for achieving the GHG emissions reduction, including increasing energy efficiency, increasing the use of public transit and active transportation, and providing public outreach and education. The CPAP also contains a chapter on reducing GHG emissions from government operations, which includes energy-use reduction measures like providing natural and day lighting, increased reliance on natural ventilation, and installation of solar panels in government

buildings where feasible. The project would include solar panels, an EV charging space, and would comply with CALGreen standards, which include a number of measures to increase energy efficiency within buildings that align with the CPAP goals and recommendations for government operations.

### Consistency with City General Plan

Relevant GHG policies and action items discussed in the City General Plan Land Use Element are addressed in Table 15, below. As shown in the table, the project would be consistent with the applicable strategies and policies in the City General Plan.

**Table 15 Laguna Beach General Plan Consistency Analysis**

General Plan GHG Policies and Action Items	Project Consistency
Reduce greenhouse gas (GHG) emissions 80% below 1990 levels by 2050.	<b>Consistent.</b> The project would include sustainability features such as EnergyStar appliances, LED fixtures, energy efficiency HVAC system, solar panels, and low-flow fixtures that would reduce resource consumption and GHG emissions.
Support design strategies and construction standards that maximize use of alternative energy sources and passive solar architecture in buildings.	<b>Consistent.</b> The proposed project would include rooftop solar panels and would include windows equipped with Low-E glass to allow for passive solar.
Make fuel efficiency and clean air important criteria in the acquisition of all city vehicles, including fire engines, buses, trucks, etc., and for non-specialty uses consider instituting a policy of purchasing only highly fuel-efficient or alternative-fuel vehicles.	<b>Consistent.</b> The proposed project would include one EV charging space, enabling the use of fuel-efficient vehicles on the site.
Support planning and design solutions that reduce water consumption and implement water conservation practices.	<b>Consistent.</b> Project landscaping would include drought tolerant plants and would be irrigated through a low-flow system.
Establish incentives to encourage installation of renewable energy systems by homeowners and businesses including, but not limited to, the installation of energy-rated appliances, programmable thermostats, solar-electric and solar-thermal systems, cool roofs and roofing materials, and sustainable landscaping.	<b>Consistent.</b> The project would include EnergyStar appliances and sustainable landscaping and irrigation.
Ensure that all development projects and major remodels implement sustainable landscaping strategies such as use of low or ultra-low water use plants and non-invasive plants.	<b>Consistent.</b> Project landscaping would include drought tolerant plants and would be irrigated through a low-flow irrigation system including an automatic timer. In addition, landscaping and irrigation plans would be prepared in accordance with the California Model Water Efficient Landscape Ordinance.
Encourage or require the use of xeriscape in new construction and major remodels.	<b>Consistent.</b> Project landscaping would include drought tolerant plants and would utilize a water-saving irrigation system.
Continue to offer incentives to businesses that encourage employees to use buses, bikes, and carpools (or vanpools) to commute to work. Facilitate telecommuting and/or allow employees to work extended hours for fewer days per week.	<b>Consistent.</b> The project site is located within 600 feet of bus stops serving OCTA bus route 1 and the project would include secured bicycle parking spaces and employee showers and locker rooms, enabling employees to utilize bicycles and public transit to access the project site. The fire station would also include a work schedule that facilitates employees working extended hours for fewer days per week.

General Plan GHG Policies and Action Items	Project Consistency
Construct and renovate public facilities to demonstrate green building practices and renewable energy systems.	<b>Consistent.</b> The proposed project would include green building practices such as energy efficient lighting and appliances and would be equipped with solar rooftop panels and one EV charger.
Continue to equip all city restrooms with low-flow toilets.	<b>Consistent.</b> The proposed fire station and adjoining public restrooms would be equipped with low-flow toilets and sink fixtures.

Source: Laguna Beach 2012

**LESS THAN SIGNIFICANT IMPACT**

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# 9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located in 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



## Hazards and Hazardous Materials Setting

Federal, state, and local government laws define hazardous materials as substances that are toxic, flammable/ignitable, reactive, or corrosive. Extremely hazardous materials are substances that show high acute or chronic toxicity, carcinogenicity, bioaccumulative properties, persistence in the environment, or that are water reactive.

The area evaluated for hazards and hazardous materials impacts includes the project site and nearby properties with the potential to affect or be affected by the project. The project site is located approximately 3.6 miles from the nearest schools and 18 miles from the John Wayne Airport. The information presented in the analysis below is based on the Phase I Environmental Site Assessment (ESA) prepared by Weis Environmental (Weis) in August 2022 (Appendix D).

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

Project construction would involve the temporary use of potentially hazardous materials such as vehicle fuels and fluids that could be released should an accidental leak or spill occur. However, standard construction Best Management Practices (BMPs) for the use and handling of such materials would avoid or reduce the potential for such conditions to occur. Any use of potentially hazardous materials during construction of the project would comply with all local, state, and federal regulations regarding the handling of potentially hazardous materials, including Title 49 of the Code of Federal Regulations and Title 22, Division 4.5 of the California Code of Regulations. Risk of spills would cease after construction is completed. Therefore, project construction would not create a significant hazard to the public or the environment through the transport, use, or disposal of hazardous materials.

Operation of the fire station would include common hazardous materials such as cleaning products and fuels used for landscaping equipment, as well as small amounts of fire retardant stored in a protective cabinet. These and other materials used in the regular maintenance of buildings and landscaping would also be utilized in the secondary activities associated with the fire station. Use of these materials would be subject to compliance with existing regulations, standards, and guidelines established by the federal, state, and local agencies related to storage, use, and disposal of hazardous materials. The transport, use, and storage of hazardous materials during construction of the project would be subject to all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Other than small quantities of materials used in the maintenance of buildings, the proposed project would not involve the use or storage of substantial quantities of hazardous materials, nor would the project generate large quantities of hazardous waste. Therefore, the project would not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. Impacts would be less than significant.

### LESS THAN SIGNIFICANT IMPACT

- b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

As described above, construction of the project would involve the use of potentially hazardous materials such as vehicle fuels and fluids that could be released should an accidental leak or spill

occur. However, as further discussed in Section 10, *Hydrology and Water Quality*, the proposed project would include standard construction BMPs for the use and handling of such materials to avoid or reduce the potential for such conditions to occur, as required by the LBMC. Typical construction BMPs include secondary containment and special storage for hazardous materials used onsite, the use of drip pans under vehicles and equipment, and provisioning of spill kits and cleanup plans in the event of an accidental spill. The transport, use, and storage of hazardous materials during the construction of the project would be conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, California Hazardous Material Management Act, and CCR Title 22. The project site contains an approximately 3,000-sf building constructed in the early 1970s that would be demolished. Based on the age of the structure, there is the possibility for asbestos-containing materials (ACMs) and lead-based paint (LBP) to occur within the building. Therefore, there is the potential for significant impacts related to potentially hazardous building materials during project construction.

Operation of the fire station would not involve the use or storage of significant quantities of hazardous materials and any fire retardant stored onsite would be kept in protective cabinet. The project would include a backup generator for emergency power; diesel fuel stored onsite for the generator would be limited to the base of the generator, and no aboveground or underground storage tanks would be included in the project. The generator would be stored such that any potential leaks would be contained and immediately cleaned. Project operations are not anticipated to create a significant hazard to the public or environment through the accidental release of hazardous materials. Impacts from project operation would be less than significant.

## **Mitigation Measures**

### *HAZ-1 Hazardous Building Materials*

#### **ASBESTOS**

In the event that any suspect ACMs are discovered during demolition activities, the materials shall be sampled and analyzed for asbestos content prior to any disturbance. Prior to the issuance of the demolition permit, the applicant shall provide a letter from a qualified asbestos abatement consultant that no ACMs are present in the building. If ACMs are found to be present, all asbestos removal operations shall be performed by a California Occupational Safety and Health Administration (Cal/OSHA) Division of Occupational Safety and Health (DOSH)-registered and California-licensed asbestos contractor. All disturbances of ACMs, and/or abatement operations, shall be performed under the surveillance of a third-party Cal/OSHA Certified Asbestos Consultant. All disturbances of ACMs, and/or abatement operations, shall be performed in accordance with the Cal/OSHA requirements set forth in 8 CCR 1529. Asbestos abatement must also be performed in accordance with SCAQMD requirements set forth in Rule 1403 as well as all other applicable state and federal rules and regulations.

#### **LEAD**

Any suspect LBP shall be sampled prior to any renovations or demolition activities. Prior to the issuance of the demolition permit, the applicant shall provide a letter from a licensed LBP abatement contractor that no LBP is present in the building. If identified, LBP located within building scheduled for renovation or demolition, or noted to be damaged, shall be abated by a licensed LBP abatement contractor, and disposed of according to all state and local regulations.

All construction work shall be subject to 29 Code of Federal Regulations Part 1926.62 “Lead Exposure in Construction Interim Final Rule,” which was adopted and incorporated into California’s own standard Title 8 CCR Section 1532.1.

Mitigation Measure HAZ-1 would ensure that demolition activities would be conducted in accordance with applicable regulations regarding potentially hazardous building materials to avoid impacts to construction workers and the accidental release of ACMs and LBPs. With implementation of Mitigation Measures HAZ-1, project construction would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials.

**LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

The project site is not located within a quarter mile of any schools. The closest schools are the Anneliese Schools—Aliso Campus, located approximately 1.2 miles north of the project site. Therefore, the proposed project not emit hazardous emissions or handle hazardous materials within 0.25-mile of schools and there would be no impact.

**NO IMPACT**

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

The project site is not listed as a hazardous materials site compiled pursuant to Government Code Section 65962.5. However, hazards materials may still be present at the project site and in the vicinity. Therefore, the following resources were reviewed to determine if hazardous materials may be present at the project site:

- Phase I Environmental Site Assessment (ESA), 31796 Coast Highway, Laguna Beach, California 92651, prepared by Weis, dated August 24, 2022
- U.S. EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)/Superfund Enterprise Management System (SEMS)/Envirofacts database search (U.S. EPA 2022d)
- Department of Toxic Substances Control (DTSC) EnviroStor database for hazardous waste facilities or known contamination sites (DTSC 2022a) and Cortese List of Hazardous Waste and Substances Sites (DTSC 2022b)
- California State Water Resources Control Board (SWRCB) GeoTracker database search for leaking underground storage tanks (LUST) and other cleanup sites (SWRCB 2022a), polyfluoroalkyl substances (PFAS) Investigation online Public Map Viewer (SWRCB 2022b), and Statewide Drinking Water System Quarterly Testing Results online Public Map Viewer/GeoTracker PFAS Map (SWRCB 2022c)
- Nationwide Environmental Title Research (NETR) historical aerial photographs dating back to 1938 through 2018 (NETR 2022)
- California Department of Conservation Geologic Energy Management Division (CalGEM) Online Mapping System (CalGEM 2022)

- U.S. Department of Transportation (U.S. DOT) National Pipeline Mapping System (NPMS) online Public Map Viewer (U.S. DOT 2022)
- CEQA documents regarding nearby South Coast Water District (SCWD) tunnel and sewer pipeline project (SCWD 2010)

The information obtained from these resources is described below.

### **Phase I Environmental Site Assessment**

Rincon completed a review of the Phase I ESA for the project site. Based on our review of the report, Weis indicated that:

“No features and/or conditions indicating the presence or likely presence of hazardous substances and/or petroleum products at the Site that are considered to have the potential to adversely impact the Site were identified during the completion of this assessment.”

Weis did not report evidence of recognized environmental conditions, controlled recognized environmental conditions, or historical recognized environmental conditions associated with the project site. Weis concluded that additional assessment is not warranted.

### **Online Database Reviews**

#### *SEMS Database Review*

The U.S. EPA SEMS database search did not produce any results associated with the project site (U.S. EPA 2022d).

#### *DTSC EnviroStor and SWRCB GeoTracker Database Review*

A review of the DTSC EnviroStor and SWRCB GeoTracker databases found that the project site is not listed as a hazardous materials site or an unauthorized release site. Four unauthorized release sites were identified within 1,000 feet of the project site as follows:

- **7 Eleven Store at 31702 Coast Highway.** This site is located roughly 500 feet to the north-northwest of the project site. According to the SWRCB GeoTracker database, the site is a LUST Cleanup Site with a “Completed – Case Closed” status as of April 3, 1997. In 1996, SECOR International, Inc. “observed the removal of one 15,000-gallon underground storage tank (UST), dispenser islands and associated product piping at the site.” Initial assessment activities were conducted in 1996 to determine the extent of fuel hydrocarbon soil contamination resulting from the removed UST and two existing USTs. However, during initial site assessment activities, the southern, southwestern, western, and northwestern extents of soil contamination were not determined.

Additional site assessment activities were conducted in 1996 to determine the full vertical and lateral extent of soil contamination. Soil borings were drilled to depths ranging from 48-70 feet bgs, and soil contamination was determined to extend to a maximum depth of 50 feet bgs. Groundwater was not encountered in the soil borings (estimated depth to groundwater of approximately 120 feet bgs) and is not expected to be impacted by soil contamination resulting from the LUST case. Lateral soil contamination was determined not to extend past Third Avenue to the southeast of the property (northeast of the project site) or across Coast Highway, based on low concentrations of fuel hydrocarbons detected in soil borings at these locations (SECOR International 1997).

Although it appears that a soil vapor assessment has not been conducted at the 7 Eleven Store, based on the soil-only nature of the hydrocarbon release, the locally reported groundwater flow direction to the west (crossgradient to the project site), and the closed case status, residual impacts present beneath the 7 Eleven Store are not expected to have adversely impacted the project site (Orange County Health Care Agency [OCHCA] 1997).

- **Southland Corp. at 31696 Coast Highway.** This site is located roughly 500 feet to the north-northwest of the project site. According to the GeoTracker database, this site is a LUST Cleanup Site with a “Completed – Case Closed” status as of May 2, 1985. The contaminant of concern was reported as gasoline and the potential media of concern is reported as “under investigation.” No other information is available online through GeoTracker. However, based on the locally reported groundwater flow direction to the west (cross gradient to the project site), the distance from the project site, and the closed case status, residual impacts present beneath the property are not expected to have adversely impacted the project site (OCHCA 1997).
- **Laguna Beach Fire Station # 4 at 31646 Second Avenue.** This site is located roughly 665 feet to the north-northwest of the project site on the southeast corner of the intersection of Second Avenue and Virginia Way. According to the GeoTracker database, this site is a LUST Cleanup Site with a “Completed – Case Closed” status as of May 8, 1993, following the confirmed completion of site investigation and remedial action activities at the site (OCHCA 1993). No other information is available online through GeoTracker. However, based on the locally reported groundwater flow direction to the west (crossgradient to the project site), the distance from the project site, and the closed case status, residual impacts present beneath the fire station property are not expected to have adversely impacted the project site (OCHCA 1997).
- **South Coast Medical Facility at 31872 Coast Highway.** This site is located approximately 400 feet to the southeast of the project site. According to the GeoTracker database, this site is a LUST Cleanup Site with a “Completed – Case Closed” status as of January 15, 1997. One 1,000-gallon, one 600-gallon, and two 10,000-gallon USTs containing diesel were removed from the site in November 1996. Following soil sampling, 89 tons of soil contaminated with hydrocarbons were removed from the site. Verification sampling indicated that the remedial excavation was successful at one of the two UST locations. At the second UST location, further soil sampling indicated that soil contamination was “limited to a small area below the former generator tanks” (OCHCA 1997). Groundwater was encountered at 37 feet bgs, and results of monitoring well sampling and analysis indicates that groundwater was not impacted by petroleum contamination (OCHCA 1997). Based on distance from this property to the project site and the closed case status, this property is not expected to have adversely impacted the project site.

#### *PFAS Database Review*

Beginning in 2019, the California SWRCB sent assessment requirements to property owners of sites that may be potential sources of PFAS. These sites currently include select landfills, airports, chrome plating facilities, publicly owned treatment works facilities, Department of Defense (DoD) sites, and bulk fuel storage terminals and refineries. A review of the California Statewide PFAS Investigation online Public Map Viewer indicates that there are no current chrome plating, airport, landfill, publicly owned treatment works, DoD, or bulk fuel storage terminal or refinery PFAS orders at any facilities listed as located within one-half mile of the project site.

On August 31, 2022, Rincon review of the Statewide Drinking Water System Quarterly Testing Results online Public Map Viewer indicates that perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were detected in San Juan Basin Authority drinking water wells

located within 4.5 miles east-southeast and northeast of the project site and tested quarterly as part of a PFAS investigative order (SWRCB 2022b and 2022c). These wells contain PFOA at concentrations greater than their respective SWRCB notification and response levels and PFOS at concentrations in between their respective SWRCB notification and response levels. Because groundwater beneath the project site is not planned for onsite use, no further assessment of PFAS in groundwater is warranted at this time.

#### *Historical Document Review*

According to available online historical aerial photographs, the project site has been developed with a single structure since at least 1967. Additionally, a road (present day Coast Highway) has been present adjacent to the west of the project site, and another road (present day 5th Avenue) has been present adjacent to the south of the project site since at least 1938. Based on the age of the onsite structure, LBP, ACMs, and/or other hazardous building materials may be present onsite.

#### *Well Finder Database Review*

A review of the CalGEM Online Mapping System indicates that no oil wells are located on the project site, adjacent properties, or within 0.25-mile of the project site (CalGEM 2022).

#### *Pipeline Database Review*

The NPMS online Public Map Viewer indicates that a natural gas transmission pipeline with an active status is located along the Coast Highway, which is adjacent to the west of the project site. The NPMS Viewer does not depict an accident or incident along the pipeline (NPMS 2022).

#### *Tunnel Stabilization and Sewer Pipeline Replacement Project*

According to the SCWD, the “Tunnel Stabilization and Sewer Pipeline Replacement Project” began in 2017 regarding the Beach Interceptor Sewer and Tunnel located to the south and west of the current project site (SCWD 2021a). The stabilization and replacement project is intended to enlarge and repair the tunnel to address ongoing deterioration in several of its sections and allow for “safer and more efficient inspection and maintenance” (SCWD 2010). According to the Draft Environmental Impact Report, the entrance to the tunnel is located approximately 30 feet north of the subject property and the sewer pipeline is not located underneath the current project’s footprint, and therefore, no impact would occur due to the construction or operation of the current project (SCWD 2010).

### **Summary**

Based on the above analysis, the project site is not contained within a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, nor is the project site anticipated to be affected by any nearby sites with historical contamination. Therefore, project construction and operation would not create a significant hazard to the public or the environment. Impacts would be less than significant.

### **LESS THAN SIGNIFICANT IMPACT**

- e. *For a project located in 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?*

The airport or airstrip nearest to the project site is the John Wayne Airport, located approximately 14 miles northwest of the project site. The project is not within the airport land use plan for the John Wayne Airport (Orange County Airport Land Use Commission [ALUC] 2008). Therefore, the project would not introduce associated hazards or excessive noise to future employees on the project site due to airport noise. No impact would occur.

**NO IMPACT**

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

The project would not involve the development of structures that could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Construction activities have the potential to temporarily impact traffic and vehicle speeds on Coast Highway, Virginia Way, and 5th Avenue; however, these impacts would be temporary and access to these roadways would not be blocked by project construction.

Operation of the project would not require the development of additional streets or introduce new features that would interfere with or obstruct an adopted emergency response plan. Additionally, as discussed further in Section 17, *Transportation*, operation of the project would not result in a significant increase in daily trips to the site and the project site is surrounded by major roadways, including Coast Highway, which has sufficient capacity to provide access to and from the project site. The proposed project would provide improved facilities for fire services in South Laguna and better enable the Laguna Beach Fire Department to respond to emergencies. Therefore, impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

As further discussed in Section 20, *Wildfire*, the project site and surrounding uses are not classified as being in a very high fire hazard severity zone (California Department of Forestry and Fire Protection [CALFIRE] 2022). Therefore, there is minimal risk of damage at the project site due to wildfires. Furthermore, risks would be mitigated through conformance with LBMC Chapter 15.01, *California Fire Code*, which adopts the 2019 California Fire Code and establishes provisions for fire safety related to construction, maintenance and design of buildings and land uses. As further described in Section 20, *Wildfire*, the project would not result in increased wildfire risks at the site or lead to risk of loss injury or death involving wildland fires. Therefore, there would be no impact.

**NO IMPACT**

# 10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation onsite or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



## Hydrologic Setting

The nearest receiving water body is the Pacific Ocean located approximately 550 feet west of the project site. Water supply in the area is provided by South Coast Water District (SCWD), which sources the majority of its potable water from imported water purchased from Metropolitan Water District (MWD), with only small portions coming from the San Juan Groundwater Basin and recycled water (SCWD 2020 and 2022a).

- a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Implementation of the project would require disturbing the entire site, including excavation, grading, and other construction activities. As stormwater flows over a construction site, it can pick up sediment, debris, and chemicals, and transport them to receiving water bodies. The nearest receiving water body is the Pacific Ocean located approximately 550 feet west of the project site. Due to the small size of the project (less than one acre) and the limited soil disturbance, the project would not be required to obtain a Construction General Permit for stormwater (SWRCB 2022d). However, the project would be required to comply with LBMC Chapter 22.17, Construction Project Erosion and Sediment Control Maintenance Requirements. The LBMC requires that all construction projects implement erosion controls and BMPs, monitor and evaluate their performance after each rainstorm event, and revise and repair sediment control systems as needed. Pursuant to Chapter 16,01 of the LBMC, the community development department would review the project plans and impose any BMPs, terms, conditions, and requirements of the project prior to approval of the site plans and issuance of a grading permit. Similarly, pursuant to Chapter 22.10, the project's final erosion and sediment control plan must be approved by the City prior to the issuance of a grading permit. The proposed project would implement the following BMPs during project construction:

- Sediment from areas disturbed by construction would be retained on site using structural drainage controls to the maximum extent practicable.
- Stockpiles of soil would be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Construction-related materials, wastes, spills, or residues would be retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.
- Runoff from equipment and vehicle washing would be contained at construction site unless treated to remove sediment and other pollutants.
- All construction contractor and subcontractor personnel would be made aware of the required BMPs and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity all construction debris and waste materials would be collected and properly disposed in trash or recycle bins.
- Construction sites would be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater are allowed only when necessary for performance and completion of construction practices and where they do not cause or contribute to violation of any water quality standards; 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.

- During construction, disposal of materials and potential pollutants would occur in a specified and controlled temporary area on-site physically separated from potential storm-water runoff, with ultimate disposal in accordance with local, state, and federal requirements.
- Dewatering of contaminated groundwater or discharging contaminated soils via surface erosion would be prohibited. True dewatering of non-contaminated groundwater requires a national pollutant discharge elimination system (NPDES) permit from the respective state regional water quality control board.

Compliance with the requirements of the LBMC, including review of project plans and implementation of construction BMPs, would reduce impacts to local storm water drainage facilities. Therefore, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality and impacts would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

- b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The project would involve construction of a fire station on a currently developed site. The project would not result in an increase of impervious surface on the project site, as the site is already entirely developed with a commercial structure and asphalt parking lot. Therefore, the project would not be anticipated to interfere with groundwater recharge. Additionally, water requirements associated with the project would be minimal due to its small size. The proposed project would replace the existing Fire Station No. 4, as well as the existing dental office on the site, and would be designed in conformance with the water conservation requirements of the latest CALGreen. As such, the proposed project would be anticipated to result in reduce water consumption compared to existing conditions. Furthermore, only a small portion of the potable water consumed by the project would be sourced from the groundwater basin, as SCWD primarily relies on imported and recycled water for its supplies (SCWD 2020). Therefore, the project would not substantially deplete local groundwater supplies and impacts to groundwater would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

- c.(i) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or offsite?*
- c.(ii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?*
- c.(iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would 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?*

The closest stream to the project site is Aliso Creek, located approximately 4,700 feet north. Construction and operation of the project would not result in the alteration of the course of Aliso Creek or any other bodies of water. However, the project may alter the existing drainage patterns on the project site by introducing new grades and structures that could alter flow direction and concentration from the present configuration. The project would comply with Title 22 of the LBMC, Excavating, Grading and Filling, which establishes requirements for construction. LBMC Chapter 22.06, Design Standards, and Chapter 22.17, Construction Project Erosion and Sediment Control Maintenance Requirements, require implementation of standard construction BMPs to avoid or minimize temporary adverse effects such as erosion and siltation and provide design standards for site drainage including the preservation of natural hydrological features. The LBMC requires that all construction projects implement erosion controls and BMPs, monitor and evaluate their performance after each rainstorm event, and revise and repair sediment control systems as needed.

In addition, the project would comply with LBMC Chapter 16.01, Water Quality Control, which requires project plan and BMP review prior to the issuance of construction permits to ensure that the project, once constructed, would not adversely impact water quality. Though the project would alter existing land uses on the project site, it would not substantially increase impervious surfaces on the site and would include a site-specific drainage plan to guide surface water runoff to the existing municipal drainage system and minimize impacts. As discussed above, the project would comply with the City's BMP and drainage requirements. Compliance with these requirements would ensure that the proposed project would not substantially alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation, flooding onsite or offsite, an exceedance of the capacity of the stormwater drainage system, or substantial sources of polluted runoff.

#### **LESS THAN SIGNIFICANT IMPACT**

*c.(iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?*

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is classified as Zone X (Area of Minimal Flood Hazard) and is not located in a 100-year flood zone (Map # 06059C0438K) (FEMA 2019). Therefore, the project site is at minimal risk of flooding. Furthermore, the project site is currently developed, and redevelopment of the site with the proposed fire station would result in minimal changes to the amount of impervious surface and site drainage. Therefore, the proposed project would not impede or redirect flood flows, and there would be no impact.

#### **NO IMPACT**

*d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

According to FEMA, the project site is classified as an Area of Minimal Flood Hazard) (FEMA 2019). The dam nearest to the project site is the Palisades Reservoir Dam approximately 7.2 miles to the southeast of the project site California Division of Safety of Dams [DSOD] 2022). According to the DSOD, the Palisades Reservoir dam is designated as an extremely high downstream inundation hazard; however, the project site is not located within the downstream inundation zone mapped for the Palisades Reservoir dam (DSOD 2022). Therefore, the project site is not at risk of flooding due to

dam failure. The project site is located approximately 550 feet east of the Pacific Ocean; however, the project site is not located in an inundation or tsunami zone according to the DOC (DOC 2022c). Additionally, the project site is not located near a body of water that would be subject to seiche. The project would not result risk release of pollutants due to project inundation. No impact would occur.

**NO IMPACT**

- e. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Potential water quality impacts associated with the project are discussed above under Checklist Items 10a. and 10b. The project would not otherwise substantially degrade water quality. No impact would occur.

**NO IMPACT**

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# 11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Land Use and Planning Setting

The project site is within the Local Business Professional Zone (LBP) General Plan land use designation, which provides for a mixture of limited commercial development, office-professional uses, and mixed-use residential development to serve the needs of the local population. The site is zoned South Laguna Village Commercial (SLV), which permits retail, office, and restaurant uses.

*a. Would the project physically divide an established community?*

The project would occur on an infill site, surrounded by an established community. The project does not propose any new roads or infrastructure that have the potential to divide any communities. No impact would occur.

**NO IMPACT**

*b. Would the project 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 project involves development of an approximately 9,250-sf fire station. The project site is within the LBP General Plan land use designation and SLV zoning designation, which primarily provide for local-serving commercial uses. The proposed project would comply with the development standards for the SLV zone, as outlined in LBMC Section 25.18.008, Property Development Standards. The project site is also within the Coastal Zone, and upon determination of final project plans, the project would undergo a consistency analysis for conformity with the Local Coastal Plan. The project would be required to comply with all provisions of the Coastal Development Permit. As discussed under *Required Approvals*, the project would require a conditional use permit, Design Review approval by the Planning Commission, Coastal Development Permit, and a lot line adjustment to merge the project site parcels. Upon receipt of the required approvals, the proposed project would not conflict with the City’s zoning, land use, and local coastal plan requirements.

In addition, as illustrated in Table 16, the proposed project would not conflict with applicable General Plan policies and action items adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, impacts would be less than significant.

**Table 16 Project Consistency with the General Plan**

General Plan Goals, Policies, and Action Items	Project Consistency
<b>Land Use Element</b>	
<b>Goal 1.</b> Create a community that is sustainable, resilient, and regenerative.	<b>Consistent.</b> The project would include sustainability features such as energy- and water-efficient lighting, HVAC, fixtures, appliances, and landscaping, as well as rooftop solar panels and an EV charger.
<b>Policy 1.1.</b> Reduce greenhouse gas (GHG) emissions 80% below 1990 levels by 2050.	<b>Consistent.</b> The project would include sustainability features such as EnergyStar appliances, durable building materials, LED fixtures, an EV charging space, and low-flow fixtures that would reduce resource consumption and GHG emissions.
<b>Policy 1.2.</b> Support design strategies and construction standards that maximize use of alternative energy sources and passive solar architecture in buildings.	<b>Consistent.</b> The proposed would include rooftop solar panels and dual pane, Low E glass windows and glass doors pursuant Title 24 Energy requirements to provide passive temperature and lighting regulation.
<b>Action 1.2.1.</b> Modify building codes and design guidelines to permit, encourage, and/or require integration of passive solar design, green roofs, active solar, and other renewable energy sources and/or provide incentives for development projects that meet or exceed silver LEED certification or better (or equivalent standards, if developed by the State).	<b>Consistent.</b> The proposed project would include rooftop solar panels to provide renewable energy resources on the site.
<b>Action 1.2.4.</b> Establish incentives to encourage installation of renewable energy systems by homeowners and businesses including, but not limited to, the installation of energy-rated appliances, programmable thermostats, solar-electric and solar-thermal systems, cool roofs and roofing materials, and sustainable landscaping.	<b>Consistent.</b> The project would include EnergyStar appliances, programmable thermostats, and sustainable landscaping and irrigation.
<b>Action 1.2.7.</b> Ensure that all development projects and major remodels implement sustainable landscaping strategies such as use of low or ultra-low water use plants and non-invasive plants.	<b>Consistent.</b> Project landscaping would include drought-tolerant plants and would be irrigated with a low-flow system that would be controlled by an automatic timer with a seasonal adjustment capacity. In addition, landscaping and irrigation plans would be prepared in accordance with the California Model Water Efficient Landscape Ordinance.
<b>Policy 1.3.</b> Support planning and design solutions that reduce water consumption and implement water conservation practices.	<b>Consistent.</b> Project landscaping would include drought-tolerant plants and would be irrigated through a low-flow system. In addition, low-flow fixtures and water-efficient appliances would be used throughout the fire station to conserve water.
<b>Goal 2.</b> Preserve, enhance and respect the unique character and identity of Laguna's residential neighborhoods.	<b>Consistent.</b> The proposed fire station would be consistent with the building massing and height of other commercial and residential buildings in the South Laguna neighborhood. The proposed fire station would incorporate rustic elements that align with the surrounding South Laguna Village neighborhood and the landscaping recommendations of the LSHRD for projects in Zone K of the Coast Highway, such as the planting of enhanced landscaping along the edge of the property adjacent to Coast Highway.

General Plan Goals, Policies, and Action Items	Project Consistency
<p><b>Action 2.3.1.</b> Continue to evaluate construction-related impacts upon residential neighborhoods through the Design Review process and mitigate such impacts using methods such as, but not necessarily limited to, the adoption of staging plans and noise and dust mitigation.</p>	<p><b>Consistent.</b> As described in Section 17, <i>Transportation</i>, construction staging would not occur on the surrounding streets and would not impact nearby residential buildings. In addition, as discussed in Section 3, <i>Air Quality</i>, the project would comply with the requirements of SCAQMD Rule 403 and would reduce construction dust through standard BMPs such as daily site watering, covering of inactive stockpiles, and reducing vehicle speeds in unpaved areas. Furthermore, construction related dust (PM) emissions would not exceed the SCAQMD thresholds. Construction would take place during the hours permitted in the LBMC and would not result in significant noise impacts, as described in Section 13, <i>Noise</i>.</p>
<p><b>Policy 3.4.</b> Ensure that development standards and design review guidelines result in commercial development that is compatible in scale and design with the surrounding and immediate area, including commercial and residential structures and neighborhoods.</p>	<p><b>Consistent.</b> The proposed project would comply with the development standards, such as density and height, applicable to the project site.</p>
<p><b>Policy 3.5.</b> Promote safe and adequate pedestrian access to and within commercial areas.</p>	<p><b>Consistent.</b> The proposed project would include outdoor safety and architectural lighting to improve pedestrian safety along Coast Highway, Virginia Way, and 5th Avenue, as well as priority signal lighting to alert motorists, bicyclists, and pedestrians of outgoing emergency vehicles.</p>
<p><b>Policy 3.9.</b> Maintain the landscape guidelines set forth in the City's Landscape and Scenic Highways Resource Document (LSHRD).</p>	<p><b>Consistent.</b> The proposed project would incorporate the landscaping recommendations of the LSHRD for projects in Zone K, such as the planting of landscaping to shield views of surface parking and enhanced landscaping along Coast Highway.</p>
<p><b>Action 5.1.2.</b> Develop policies to mitigate short-term construction impacts.</p>	<p><b>Consistent.</b> The City has adopted the FTA thresholds for determining if noise levels from construction would result in a substantial temporary increase in noise levels at local sensitive receivers. Construction of the proposed project would be subject to the City's noise ordinance and as described in Section 13, <i>Noise</i>, project construction noise would not exceed the City's thresholds for noise impacts. Furthermore, as described in Section 3, <i>Air Quality</i>, project construction would not result in criteria pollutant emissions that would exceed the applicable thresholds or result in significant impacts to sensitive receivers including adjacent residences. Additionally, project construction activities would comply with the City's erosion and sediment control requirements, as discussed in Section 10, <i>Hydrology and Water Quality</i>, to ensure that construction does not result in erosion, siltation, and other impacts to stormwater runoff and water quality. Project construction would also comply with Mitigation Measure BIO-1 to ensure that construction activities do not impact nesting or migratory birds.</p>
<p><b>Policy 5.2.</b> Ensure that all new development, including subdivisions and the creation of new building sites and remodels that involve building additions, is adequately evaluated to ascertain potential negative impacts on natural resources and adjacent development, emphasizing impact avoidance over impact mitigation. Required mitigation should be located on-site rather</p>	<p><b>Consistent.</b> The proposed project would comply with CEQA and City guidelines in order to mitigate possible on and off-site impacts. As described in Section 1, <i>Aesthetics</i>, through Section 21, <i>Mandatory Findings</i>, of this Initial Study, the proposed project would not have significant impacts to natural resources or adjacent sensitive receptors with the</p>



City of Laguna Beach  
**31796 Coast Highway—Fire Station No. 4 Relocation Project**

General Plan Goals, Policies, and Action Items	Project Consistency
than off-site. Any off-site mitigation should be located within the City’s boundaries and in close proximity to the project.	implementation of site-specific mitigation measures, as needed. No off-site mitigation measures have been proposed.
<b>Goal 6.</b> Provide a diversity of land uses that enhance the community.	<b>Consistent.</b> The proposed project would provide for a modernized fire station that would help to serve the safety needs of South Laguna and the larger community.
<b>Goal 7.</b> Protect, preserve, and enhance the community’s natural resources.	<b>Consistent.</b> As described in Section 4, <i>Biological Resources</i> , and Section 10, <i>Hydrology and Water Quality</i> , the proposed project would not involve any development or other impacts to natural resources in the city. The project site is developed, and the proposed project would not reduce the availability of or harm natural areas within the city.
<b>Policy 7.7.</b> Protect marine resources by implementing methods to minimize runoff from building sites and streets to the City’s storm drain system (e.g., on-site water retention).	<b>Consistent.</b> The project site is currently developed, and the proposed project would not substantially alter the runoff or drainage qualities of the project site. As described in Section 10, <i>Hydrology and Water Quality</i> , the proposed project would implement stormwater BMPs during project construction and project operation to ensure that stormwater is adequately retained on the site and treated prior to entering the City’s storm drain system.
<b>Policy 8.3.</b> Provide walking and biking opportunities to link residential and commercial neighborhoods through improvements such as sidewalks, bicycle lanes and multi-use trails.	<b>Consistent.</b> The proposed project would provide pedestrian access from Coast Highway allowing for pedestrian activity and multi-transit use. The project would also include secured bicycle parking and shower facilities for fire station employees, enabling easier site access via active transportation.
<b>Action 8.4.9.</b> Encourage the design of new development projects to facilitate transit ridership and ridesharing through such means as locating and designing building entries that are convenient to pedestrians and transit riders	<b>Consistent.</b> The fire station entrance would be accessible off of Coast Highway, within 0.25-mile of existing OCTA and Laguna Beach Trolley transit stops.
<b>Action 8.8.1.</b> Evaluate and update parking standards to ensure sufficient parking for new development and/or an intensification of use.	<b>Consistent.</b> The proposed project would have ten parking spaces, including one EV charging space and ADA-compliant space. The fire station would have five full-time personnel. Therefore, the project’s parking would be sufficient for proposed use.
<b>Policy 9.1.</b> Ensure well-maintained and sufficient public infrastructure to serve the community.	<b>Consistent.</b> The proposed project would provide for a modernized fire station that improves the LBFD’s ability to provide public services to the South Laguna community.
<b>Policy 9.3.</b> Ensure the City is adequately prepared for potential hazards and natural disasters.	<b>Consistent.</b> The proposed project would provide for a modernized fire station that improves the LBFD’s ability to respond to hazards and natural disasters.
<b>Policy 9.9.</b> Continue to construct, update, and improve community facilities.	<b>Consistent.</b> The proposed project would provide for a new fire station that meets the earthquake safety, sizing, and NFPA requirements for fire station design.
<b>Goal 10.</b> Ensure that proposals for new development, subdivisions, and major remodels are sufficiently evaluated to protect public health and safety and natural resources.	<b>Consistent.</b> The proposed project has been reviewed pursuant to CEQA and the City’s local requirements. As discussed throughout this Initial Study/Mitigated Negative Declaration, the proposed project would not have significant impacts to public health and safety or natural resources provided that the mitigation measures are adhered to.

General Plan Goals, Policies, and Action Items	Project Consistency
<p><b>Policy 10.8.</b> Avoid creation of building sites that will result in significant adverse impacts on the community.</p>	<p><b>Consistent.</b> The proposed project would involve the development of a fire station at an existing infill site, and no new building sites would be created. As discussed herein, the proposed project would provide critical emergency services to the community and would not result in significant environmental impacts.</p>
<p><b>Noise Element</b></p>	
<p><b>Policy 1.4.</b> Ensure the effective enforcement of City, State and Federal noise levels by all appropriate City Departments</p>	<p><b>Consistent.</b> As illustrated in Section 13, <i>Noise</i>, the proposed project has been assessed for potential noise impacts related to construction and operation. The results of the noise analysis for the proposed project indicate that project construction and operation would not have a significant noise impact to nearby residential properties.</p>
<p><b>Policy 2.1.</b> Establish acceptable limits of noise for various land uses throughout the community. Zoning changes should be consistent with the compatibility of the projected noise environment.</p>	<p><b>Consistent.</b> The Noise Element of the City’s General Plan establishes regulations of acceptable noise levels for different land uses. The proposed project does not involve zoning changes. Nonetheless, as described in Section 13, <i>Noise</i>, construction and operation of the proposed project would not result in noise levels at the nearest noise-sensitive receptors that exceed the acceptable noise limits.</p>
<p><b>Policy 2.2.</b> Ensure acceptable noise levels near schools, hospitals, residences, and other noise sensitive areas.</p>	<p><b>Consistent.</b> The Noise Element of the City’s General Plan establishes regulations of acceptable noise levels for different land uses. As described in Section 13, <i>Noise</i>, construction and operation of the proposed project would not result in noise levels at the nearest noise-sensitive receptors that exceed the acceptable noise limits.</p>
<p><b>Policy 2.3.</b> Encourage acoustical mitigation design in new construction.</p>	<p><b>Consistent.</b> As illustrated in Section 13, <i>Noise</i>, the proposed project would not result in significant impacts to future employees on the site or adjacent land uses.</p>
<p><b>Action 4.3.</b> During the environmental review of all projects requiring extensive construction, determine the proximity of the site to the established residential areas. If the project will involve pile driving, nighttime truck hauling, blasting, 24-hour pumping (important in coastal excavations), or any other very high noise equipment, the environmental review shall include a construction noise alternative analysis. From this analysis specific mitigation measures shall be developed to mitigate potential noise impacts. This may include but not be limited to:</p> <ul style="list-style-type: none"> <li>▪ requirements to use quieter, potentially costlier construction techniques.</li> <li>▪ notification of adjacent residents (homeowner and renters) of time, duration, and location of construction.</li> <li>▪ relocation of residents to hotels during noisy construction period.</li> <li>▪ developer reimbursement to City for 24-hour on-site inspection to verify compliance with required mitigation. limit hours of operation of equipment 15 dB above noise ordinance limits to the hours of 10am to 4pm.</li> </ul>	<p><b>Consistent.</b> As described in Section 13, <i>Noise</i>, a construction noise analysis was completed to determine potential noise impacts to nearby residences. Construction would not involve pile driving, nighttime truck hauling, blasting, 24-hour pumping, or other very high noise equipment. As discussed in Section 13, <i>Noise</i>, project construction would not result in significant noise impacts to nearby residences.</p>

General Plan Goals, Policies, and Action Items	Project Consistency
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Application of the foregoing measures should be determined on a project-by-project basis depending on the type of noise generation proposed and the source proximity to established residential areas. It should also be recognized sufficient data may not be available to determine the extent of construction noise mitigation required until preparation of construction drawings. In this case, the construction noise mitigation analysis must be submitted for review as part of building permit, plan check procedures.

Safety Element	
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**Policy S-2.1a.** Review and periodically update the Fire Department Strategic Plan to identify needed staffing levels, upgrades to equipment and facilities, and improvements to standards of care and response.

**Consistent.** Fire Station No. 4 has been identified as a facility with structural and size constraints. The proposed project would provide for a modernized station that meets the needs of South Laguna.

Source: Laguna Beach 2012, 2005, and 2021d

**LESS THAN SIGNIFICANT IMPACT**

# 12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Mineral Resources Setting

The project site is located in a commercial and residential area with no mineral resource extraction activities in the vicinity. The project site is mapped with a MRZ-3 designation, indicating that the area has undetermined mineral resource significance (DOC 1981).

- a. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

The project site and surrounding properties are located in an urbanized area. The California Surface Mining and Reclamation Act of 1975 (SMARA) was enacted to promote conservation and protection of significant mineral deposits. According to the California Department of Conservation Mineral Land Classification Maps, the project site is located in an area with a MRZ-3 designation, indicating that the area has undetermined mineral resource significance (DOC 1981). There are no known mineral resources on the project site or in the vicinity of the site and the surrounding residential land uses are not compatible with mineral extraction. Therefore, the project would have no impact on the availability or recovery of mineral resources.

### **NO IMPACT**

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# 13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Noise Setting

### Noise

Sound is a vibratory disturbance created by a moving or vibrating source, which is capable of being detected by the hearing organs. Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and may therefore be classified as a more specific group of sounds. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance, and, in the extreme, hearing impairment (Caltrans 2013).

### HUMAN PERCEPTION OF SOUND

Noise levels are commonly measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels so that they are consistent with the human hearing response. Decibels are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used to measure earthquake magnitudes. A doubling of the energy of a noise source, such as doubling of traffic volume, would increase the noise level by 3 dB; dividing the energy in half would result in a 3 dB decrease (Caltrans 2013).

Human perception of noise has no simple correlation with sound energy: the perception of sound is not linear in terms of dBA or in terms of sound energy. Two sources do not “sound twice as loud” as

one source. It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA, increase or decrease (i.e., twice the sound energy); that a change of 5 dBA is readily perceptible (8 times the sound energy); and that an increase (or decrease) of 10 dBA sounds twice (half) as loud (10.5 times the sound energy) (Caltrans 2013).

### **SOUND PROPAGATION AND SHIELDING**

Sound changes in both level and frequency spectrum as it travels from the source to the receiver. The most obvious change is the decrease in the noise level as the distance from the source increases. The manner by which noise reduces with distance depends on factors such as the type of sources (e.g., point or line), the path the sound will travel, site conditions, and obstructions.

Sound levels are described as either a “sound power level” or a “sound pressure level,” which are two distinct characteristics of sound. Both share the same unit of measurement, the dB. However, sound power (expressed as  $L_{pw}$ ) is the energy converted into sound by the source. As sound energy travels through the air, it creates a sound wave that exerts pressure on receivers, such as an eardrum or microphone, which is the sound pressure level. Sound measurement instruments only measure sound pressure, and noise level limits are typically expressed as sound pressure levels.

Noise levels from a point source (e.g., construction, industrial machinery, air conditioning units) typically attenuate, or drop off, at a rate of 6 dBA per doubling of distance. Noise from a line source (e.g., roadway, pipeline, railroad) typically attenuates at about 3 dBA per doubling of distance (Caltrans 2013). Noise levels may also be reduced by intervening structures; the amount of attenuation provided by this “shielding” depends on the size of the object and the frequencies of the noise levels. Natural terrain features, such as hills and dense woods, and man-made features, such as buildings and walls, can significantly alter noise levels. Generally, any large structure blocking the line of sight will provide at least a 5-dBA reduction in source noise levels at the receiver (Federal Highway Administration [FHWA] 2011). Structures can substantially reduce exposure to noise as well. The FHWA’s guidance indicates that modern building construction generally provides an exterior-to-interior noise level reduction of 10 dBA with open windows and an exterior-to-interior noise level reduction of 20 to 35 dBA with closed windows (FHWA 2011).

### **DESCRIPTORS**

The impact of noise is not a function of loudness alone. The time of day when noise occurs and the duration of the noise are also important factors of project noise impact. Most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors have been developed. The noise descriptors used for this study are the equivalent noise level ( $L_{eq}$ ) and the Day-Night Average Level ( $L_{dn}$ ).

$L_{eq}$  is one of the most frequently used noise metrics; it considers both duration and sound power level. The  $L_{eq}$  is defined as the single steady-state A-weighted sound level equal to the average sound energy over a time period. When no time period is specified, a 1-hour period is assumed. The  $L_{max}$  is the highest noise level within the sampling period, and the  $L_{min}$  is the lowest noise level within the measuring period. Normal conversational levels are in the 60 to 65-dBA  $L_{eq}$  range; ambient noise levels greater than 65 dBA  $L_{eq}$  can interrupt conversations (Federal Transit Administration [FTA] 2018).

Noise that occurs at night tends to be more disturbing than that occurring during the day. Community noise is usually measured using Day-Night Average Level ( $L_{dn}$ ), which is the 24-hour average noise level with a +10 dBA penalty for noise occurring during nighttime hours (10:00 p.m. to

7:00 a.m.). Community noise can also be measured using Community Noise Equivalent Level (CNEL), which is the 24-hour average noise level with a +5 dBA penalty for noise occurring from 7:00 p.m. to 10:00 p.m. and a +10 dBA penalty for noise occurring from 10:00 p.m. to 7:00 a.m. (Caltrans 2013).<sup>2</sup> The relationship between the peak-hour  $L_{eq}$  value and the  $L_{DN}$ /CNEL depends on the distribution of noise during the day, evening, and night; however noise levels described by  $L_{DN}$  and CNEL usually differ by 1 dBA or less. Quiet suburban areas typically have CNEL noise levels in the range of 40 to 50 CNEL, while areas near arterial streets are in the 50 to 60+ CNEL range (FTA 2018).

### Groundborne Vibration

Groundborne vibration of concern in environmental analysis consists of the oscillatory waves that move from a source through the ground to adjacent buildings or structures and vibration energy may propagate through the buildings or structures. Vibration may be felt, may manifest as an audible low-frequency rumbling noise (referred to as groundborne noise), and may cause windows, items on shelves, and pictures on walls to rattle. Although groundborne vibration is sometimes noticeable in outdoor environments, it is almost never annoying to people who are outdoors. The primary concern from vibration is that it can be intrusive and annoying to building occupants at vibration-sensitive land uses and may cause structural damage.

Typically, ground-borne vibration generated by manmade activities attenuates rapidly as distance from the source of the vibration increases. Vibration amplitudes are usually expressed in peak particle velocity (PPV) or root mean squared (RMS) vibration velocity. The PPV and RMS velocity are normally described in inches per second (in/sec). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is often used as it corresponds to the stresses that are experienced by buildings (Caltrans 2020b).

High levels of groundborne vibration may cause damage to nearby building or structures; at lower levels, groundborne vibration may cause minor cosmetic (i.e., non-structural damage) such as cracks. These vibration levels are nearly exclusively associated with high impact activities such as blasting, pile-driving, vibratory compaction, demolition, drilling, or excavation. The American Association of State Highway and Transportation Officials (AASHTO) has determined vibration levels with potential to damage nearby buildings and structures; these levels are identified in Table 17.

**Table 17 AASHTO Maximum Vibration Levels for Preventing Damage**

Type of Situation	Limiting Velocity (in/sec)
Historic sites or other critical locations	0.1
Residential buildings, plastered walls	0.2–0.3
Residential buildings in good repair with gypsum board walls	0.4–0.5
Engineered structures, without plaster	1.0–1.5

in/sec: inches per second  
 Source: Caltrans 2020b

Numerous studies have been conducted to characterize the human response to vibration. The vibration annoyance potential criteria recommended for use by Caltrans, which are based on the

<sup>2</sup> Because  $L_{dn}$  and CNEL are typically used to assess human exposure to noise, the use of A-weighted sound pressure level (dBA) is implicit. Therefore, when expressing noise levels in terms of  $L_{dn}$  or CNEL, the dBA unit is not included.



general human response to different levels of groundborne vibration velocity levels, are described in Table 18.

**Table 18 Vibration Annoyance Potential Criteria**

Human Response	Vibration Level (in/sec PPV)	
	Transient Sources	Continuous/Frequent Intermittent Sources <sup>1</sup>
Severe	2.0	0.4
Strongly perceptible	0.9	0.10
Distinctly perceptible	0.25	0.04
Barely perceptible	0.04	0.01

in/sec: inches per second; PPV: peak particle velocity

<sup>1</sup> Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

Source: Caltrans 2020b

### *Project Area Noise Setting*

The primary offsite noise sources in the project area are motor vehicles (e.g., automobiles, buses, and trucks), particularly along Coast Highway. Ambient noise levels would be expected to be highest during the daytime and rush hour unless congestion slows speeds substantially.

According to the community noise contour maps included in the Noise Element of the Laguna Beach General Plan (2005), land uses along Coast Highway are exposed to noise levels in the range of 60 and 70 CNEL. Topography and intervening buildings or barriers would have an additional effect on the propagation of noise. However, the noise contours presented in the Noise Element are based on a flat model and do not include topographic effects. The purpose of the Noise Element contours are to provide a screening method where areas with high noise levels that may affect future land uses. These contours represent a reasonable worst-case estimate of noise exposure but are not necessarily representative of site-specific conditions (Laguna Beach 2005).

### **SENSITIVE RECEIVERS**

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. According to the Noise Element of the Laguna Beach General Plan (2005), noise-sensitive land uses include residences, schools, hospitals, retirement homes, and daycare centers.

Vibration-sensitive receivers, which are similar to noise-sensitive receivers, include residences and institutional uses, such as schools, churches, and hospitals. However, vibration-sensitive receivers also include buildings where vibrations may interfere with vibration-sensitive equipment that is affected by vibration levels that may be well below those associated with human annoyance (e.g., recording studios or medical facilities with sensitive equipment).

For the purposes of a conservative analysis of potential noise and vibration impacts, this section assumes that the building immediately to the north of the project site that is currently serving as a SCWD construction office could be converted to residential use prior to construction of the proposed project. Therefore, this building is considered as a sensitive receiver for the purposes of this analysis. Sensitive receivers nearest to the site include the building located approximately 25 feet north of the project site, the existing single-family residence located approximately 50 feet across Virginia Way to the northeast, the existing single-family residence located approximately 80

feet across Coast Highway to the west, and the existing single-family residence located approximately 140 feet southeast of the site (see Figure 2).

**NOISE MEASUREMENTS**

The most prevalent source of noise in the project site vicinity is vehicular traffic on Coast Highway to the east. Ambient sound levels in the area were characterized by four 15-minute sound level measurements that were conducted on Friday, June 18, 2021, 10:56 a.m. to 12:18 a.m. off Coast Highway, approximately 300 feet to the northwest of the project site. The noise measurements from this location are used in this analysis since the ambient noise levels at this location are representative of the project site due to the proximity to the existing site, similar adjacent uses, and exposure to the same main noise source, Coast Highway. An Extech, Model 407780A, ANSI Type 2 integrating sound level meter was used to conduct the measurements. Table 19 summarizes the results of the noise measurements. Detailed sound level measurement data are included in Appendix E.

**Table 19 Project Site Vicinity Sound Level Monitoring Results**

Measurement Location	Sample Times	Approximate Distance to Primary Noise Source	L <sub>eq</sub> (dBA)	L <sub>min</sub> (dBA)	L <sub>max</sub> (dBA)
NM-1 31727 Coast Highway parking lot	10:56 – 11:11 a.m.	Approximately 65 feet to Coast Hwy centerline	69	52	80
NM-2 In the alley behind the existing building on the 31727 Coast Highway location	11:16 – 11:31 a.m.	Approximately 135 feet to Coast Hwy centerline	52	44	65
NM-3 110 feet west of 31727 Coast Highway near residential uses on Seacliff Drive	11:35 – 11:50 a.m.	Approximately 200 feet to the beachfront	46	39	58
NM-4 Parking lot of Laguna Lido condominiums	12:03 – 12:18 p.m.	Approximately 170 feet to Coast Hwy centerline	53	46	64

L<sub>eq</sub>: average noise level equivalent; dBA: A-weighted decibel; L<sub>min</sub>: minimum instantaneous noise level; L<sub>max</sub>: maximum instantaneous noise level

Note: Detailed sound level measurement data are included in Appendix E

**Regulatory Setting**

*State of California*

CCR Title 24 Section 1207.4 requires that within residences the interior noise levels attributable to exterior noise sources not exceed a CNEL of 45 dBA in any habitable room with windows closed. CALGreen, Standard 5.507.4, requires that all non-residential buildings with property lines within sound levels regularly exceeding 65 dBA L<sub>eq</sub> verify the interior noise levels within occupied nonresidential space do not exceed 50 dBA L<sub>eq</sub>.

*City of Laguna Beach Noise Element*

The goals, policies, and implementation actions contained in the Noise Element of the Laguna Beach General Plan (2005) focus on establishing regulations and applying criteria for acceptable noise levels for different land uses in order to minimize the negative impacts of noise, especially at sensitive receiver locations. In support of these goals and policies, the Noise Element contains a land use and noise compatibility matrix (shown in Table 20) that determines the normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable noise levels for various land uses to guide planning decisions.

**Table 20 Land Use and Noise Compatibility Matrix (CNEL)**

Land Use	Normally Acceptable <sup>1</sup>	Conditionally Acceptable <sup>2</sup>	Normally Unacceptable <sup>3</sup>	Clearly Unacceptable <sup>4</sup>
Single-Family, Duplex, Mobile Homes	50 – 60	60 – 70	70 – 75	75+
Multi-Family	50 – 65	65 – 70	70 – 75	75+
Motel, Hotel	50 – 65	65 – 70	70 – 80	80+
School, Library, Church, Hospital, Nursing Home	50 – 70	–	70 – 80	80+
Auditorium, Concert Hall, Amphitheater	–	50 – 70	–	70+
Sports Arena, Outdoor Spectator Sports	–	50 – 75	–	75+
Playground, Neighborhood Park	50 – 70	70 – 75	–	75+
Golf Course, Riding Stable, Water Recreation, Cemetery	50 – 75	–	75 – 80	80+
Office Building, Business Commercial, Professional	50 – 70	70 – 75	75+	–
Agriculture, Industrial, Manufacturing, Utilities	50 – 75	75 – 80	80+	–

CNEL: Community Noise Equivalent Level

<sup>1</sup> 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.

<sup>2</sup> 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 would normally suffice.

<sup>3</sup> 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.

<sup>4</sup> Clearly Unacceptable: New construction or development should generally not be undertaken.

Note: Noise levels are provided in CNEL.

Source: Laguna Beach 2005

*City of Laguna Beach Standards*

Chapter 7.25, Noise, of the LBMC establishes a series of regulations and standards to prevent excessive noise that may jeopardize the health, welfare or safety of the citizens or degrade their quality of life. Specifically, LBMC Section 7.25.040(A), Exterior Noise Standards, establishes exterior noise standards categorized by five noise zones in the City. As shown in Table 21, the noise standards for these zones differ between daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) hours.

**Table 21 Exterior Noise Level Standards**

Noise Zone	Land Use	Noise Level ( $L_{eq}$ , dBA <sup>1</sup> )	
		Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7:00 a.m.)
I	Residential	60 dBA	50 dBA
II	Commercial	65 dBA	65 dBA
III	Mixed-Use - Residential	65 dBA	55 dBA
IV	Downtown Specific Plan	70 dBA	70 dBA
V	Manufacturing, Industrial	70 dBA	60 dBA

$L_{eq}$ : average noise level equivalent; dBA: A-weighted decibel

<sup>1</sup> dBA is defined as a decibel adjusted to be consistent with human response.

Source: LBMC Section 7.25.040

According to Section 7.25.040(B), it is unlawful for any person at any location within the City to create noise which causes the noise level when measured on any other property to: 1) exceed the noise standard for the applicable zone for any 15-minute period, or 2) a maximum instantaneous (single instance) noise level equal to the noise standard plus 20 dBA for any period of time.

As listed in LBMC Section 7.25.050(B), Exemptions, any mechanical device, apparatus or equipment uses, related to or connected with emergency machinery, vehicle, work or warning alarm or bell is exempt from noise regulations and standards provided that the sounding of any bell or alarm on any building or motor vehicle is terminated within 15 minutes of its activation.

LBMC Section 7.25.050(E) exempts noise sources associated with construction, repair, remodeling, demolition or grading of any real property from compliance with the noise level limits contained in the LBMC. This section indicates that such noise-generating activities are subject to the provisions of LBMC Section 7.25.080, Construction Activity Noise Regulations.

Furthermore, LBMC Section 7.25.080, Construction Activity Noise Regulations, prohibits the operation of any tool or equipment used for construction activities or any other related building activity between the hours of 6:00 p.m. and 7:30 a.m. on weekdays, whereas such construction activities are prohibited entirely on weekends and federal holidays.

LBMC Section 7.25.130, Heating, venting, pool/spa and air conditioning—Special Provisions, includes specific noise standards for HVAC, and pool/spa equipment in or adjacent to residential areas. According to Section 7.25.130(a), permits for HVAC, and pool/spa equipment in or adjacent to residential areas are issued only after the installation contractor signs an acknowledgment that the installation will meet the noise limits established in LBMC Section 7.25.040.

While the City does not have specific noise level criteria for assessing construction impacts, the FTA has developed guidance for determining whether construction of a project would result in a substantial temporary increase in noise levels. Based on FTA guidance, a significant impact would occur if project-generated construction noise at the nearest residences exceed an eight-hour 80 dBA  $L_{eq}$  noise limit during the day (7:00 a.m. to 10:00 p.m.) or an eight-hour 70 dBA  $L_{eq}$  noise limit during the night (10:00 p.m. to 7:00 a.m.) (FTA 2018). For this analysis, the City has adopted the FTA thresholds for determining if noise levels from construction would result in a substantial temporary increase in noise levels at local sensitive receivers.

- a. *Would the project result in 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 project would result in the construction of a 9,250 sf, two-story (27 feet including roof) building with a surface parking lot on a 0.4-acre site. The immediate surrounding area, consisting of residential and commercial, may be subject to increased noise levels from both temporary construction and long-term operations. The nearest sensitive receivers include the building located approximately 25 feet north of the site, the existing single-family residence located approximately 50 feet to the northeast across Virginia Way and the single-family residence located approximately 80 feet to the west across Coast Highway (see Figure 2). The following discussions address the potential noise level increases associated construction and operation of the project.

### **Construction Noise**

Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis and, as such, would expose surrounding noise-sensitive receivers to increased noise levels.

Construction noise was estimated using the FHWA Roadway Construction Noise Model (RCNM) (2006). RCNM predicts construction noise levels for a variety of construction operations based on empirical data and the application of acoustical propagation formulas. Using RCNM, construction noise levels were estimated at noise-sensitive receivers near the project site. RCNM provides reference noise levels for standard construction equipment, with an attenuation of 6 dBA per doubling of distance for stationary equipment.

Each phase of construction has a specific equipment mix, depending on the work to be accomplished during that phase. Each phase also has its own noise characteristics; some will have higher continuous noise levels than others, and some may have discontinuous high-impact noise levels. The maximum hourly  $L_{eq}$  of each phase is determined by combining the  $L_{eq}$  contributions from each piece of equipment used in that phase (FTA 2018). Project construction phases would include demolition, site preparation, grading, building construction, architectural coating, and paving of the project site. It is assumed that diesel engines would power all construction equipment. For assessment purposes, the loudest phases have been used for this assessment (i.e., demolition and building construction), and have been modeled under the conservative assumption that a dozer, an excavator, and a jackhammer would be operating simultaneously during each phase.

Construction equipment would be continuously moving across the site, coming near and then moving further away from individual receivers. Due to the dynamic nature of construction, daily construction noise levels are calculated from the center of onsite construction activity to the nearest receivers. Therefore, construction noise was modeled at 50 feet from the adjacent building to the north, 100 feet from the adjacent single-family residence to the northeast, and 160 feet from single-family residences to the west. For a conservative analysis, construction noise modeling does not account for noise reduction from existing noise barriers (e.g., masonry walls). Construction noise levels and distances to the nearest receivers are shown in Table 22. RCNM calculations are included in Appendix E.

**Table 22 Construction Noise Levels at Receivers**

Construction Equipment	Approximate dBA $L_{eq}$		
	50 Feet	100 Feet	160 Feet
Dozer, Tractor, Concrete Saw	85	79	75

$L_{eq}$ : average noise level equivalent; dBA: A-weighted decibel

Note: See Appendix E for RCNM results

Pursuant to LBMC Section 7.25.08, construction activities are prohibited between the hours of 6:00 p.m. and 7:30 a.m. on weekdays, and entirely prohibited on weekends and federal holidays. However, as shown in Table 22, daily construction noise levels, which would occur during the demolition and grading phases of construction, were calculated at between 75 dBA  $L_{eq}$  and 85 dBA  $L_{eq}$  at the nearest noise-sensitive receivers, consisting of residential uses, which would exceed the FTA’s daytime residential noise criteria of 80 dBA  $L_{eq}$  (8-hour). Construction noise impacts would be potentially significant. Implementation of Mitigation Measure NOI-1 would be required.

### Land Use Compatibility

Agencies subject to CEQA generally are not required to analyze the impact of existing environmental conditions on a project’s future users or residents. In *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal. 4th 369, the California Supreme Court explained that an agency is only required to analyze the potential impacts to future residents if the project would exacerbate those existing environmental hazards or conditions. CEQA analysis is concerned with a project’s impact on the environment, rather than with the environment’s impact on a project and its users or residents. Therefore, bringing a population into an area where noise currently exists is not a significant environmental impact under CEQA unless doing so would exacerbate noise conditions. Nonetheless, the following analysis of potential exposure to excessive noise is provided for informational purposes.

The most predominant source of noise on and around the project site is vehicular traffic on Coast Highway. The City’s noise and land use compatibility matrix does not explicitly characterize noise exposure levels for a fire station. Therefore, for the purpose of this analysis, the proposed fire station is considered a residential use and noise exposure levels for a multi-family residential land use is used to characterize compatible noise exposure levels due to the station’s inclusion of living quarters and sleeping areas. According to the City’s noise and land use compatibility matrix shown in Table 20, noise up to 65 CNEL is “normally acceptable” while noise up to 70 CNEL is “conditionally acceptable” for a multi-family residential land use (Laguna Beach 2005).

According to the community noise contour maps included in the Noise Element of the Laguna Beach General Plan (2005), land uses along Coast Highway are exposed to noise levels in the range of 60 and 70 CNEL. Based on the City’s noise compatibility matrix, the project would be exposed to noise levels within the “conditionally acceptable” range, which means that new construction or development should be undertaken only after needed noise insulation features are included in the design (Laguna Beach 2005). Generally, any large structure blocking the line of sight will provide at least a 5-dBA reduction in source noise levels at the receiver (FHWA 2011). Structures can substantially reduce occupants’ exposure to noise as well. The FHWA’s guidelines indicate that modern building construction generally provides an exterior-to-interior noise level reduction of 20 to 35 dBA with closed windows (FHWA 2011). Modern nonresidential buildings are typically constructed with storm windows, single- or double-glazed, which provide an exterior-to-interior

noise level reduction of at least 25 dBA. Based on a noise exposure level of up to 70 CNEL and a noise attenuation of 25 dBA, the interior noise level within the fire station's living quarters and sleeping areas would be 45 CNEL. Therefore, interior noise levels for the project would not exceed the State's interior noise standard of 45 CNEL for habitable rooms.

### **Onsite Operational Noise**

Operation of the project would generate onsite noise from new HVAC equipment and fire and paramedic truck sirens typical of emergency vehicles.

Based on combined data from Trane, Carrier, and Rheem HVAC manufacturing companies, noise from HVAC equipment would typically generate a noise level in the range of 70 dBA  $L_{eq}$  at a reference distance of 3 feet from the source. The nearest noise-sensitive receivers would be located at least 100 feet from the nearest rooftop-mounted HVAC equipment based on the approximate 27-foot roof-level height of the fire station, assuming HVAC equipment would be mounted in the center of the proposed fire station rooftop, and the building setbacks. Because noise from HVAC equipment would attenuate at a rate of approximately 6 dBA per doubling of distance from the source, rooftop-mounted equipment would generate an estimated noise level of 40 dBA  $L_{eq}$  at 100 feet. Furthermore, rooftop HVAC units are traditionally shielded from surrounding land uses with parapets and roofs that block line-of-sight to sensitive receivers would typically provide at least a 5-dBA noise reduction. With these features, rooftop-mounted equipment would generate noise levels of approximately 35 dBA  $L_{eq}$  at the nearest offsite receiver. Based on the City's exterior noise standards for a residential zone (see Table 21), noise levels from onsite HVAC equipment would not exceed the respective daytime or nighttime noise level standards of 60 dBA  $L_{eq}$  and 50 dBA  $L_{eq}$  for any 15-minute period as regulated by LBMC Section 7.25.040(B). Therefore, operational noise impacts associated with HVAC equipment would be less than significant.

Noise-sensitive receivers in the immediate project vicinity may also experience periodic exposure to high noise levels due to sirens. Pursuant to LBMC Section 7.25.050, Exemptions, any mechanical device, apparatus or equipment used, related to or connected with emergency machinery, vehicle, work or warning alarm or bell, provided the sounding of any bell or alarm on any building or motor vehicle shall terminate its operation within fifteen minutes in any hour of its being activated, is considered exempt from City noise standards. In terms of magnitude of noise exposure, a typical siren emits approximately 100 dB at 100 feet. However, because emergency vehicle response is by nature rapid, the duration of exposure to these peak noise levels is estimated to last for a maximum of ten seconds as emergency vehicles pause at the driveway exit, engage the siren, and turn onto the roadway and accelerate rapidly away from the fire station. Therefore, residents of existing nearby homes would be exposed to short-duration high noise levels for approximately ten seconds during an emergency event. Further, the typical practice for emergency siren use is to use sirens to break traffic at intersections or warn drivers of the emergency vehicle approach when traffic is congested. Responses to nighttime emergency calls, when nuisance noise is most noticeable, routinely occur without the use of sirens. Other homes and residents along routes used for emergency access would also be exposed to similar noise levels, although the magnitude and frequency of this exposure would vary by distance from the road and proximity to the project site. The duration of such exposure would likely be less than the projected ten seconds for homes and residents further away from the project site, as the emergency vehicles would generally be assumed to be passing at full speed, with no time required for turning out of the driveway or accelerating. Therefore, operational noise impacts from sirens would be less than significant.

## **Offsite Traffic Noise**

As discussed under Section 17, *Transportation*, operation of the proposed fire station would not generate new vehicle trips on the surrounding circulation system. The existing Fire Station No. 4, located just three blocks north of the project site off 2nd Street, would be replaced by the project and the number of employees and vehicles would not change. Therefore, the proposed fire station would not result in a net change in vehicle trips on area roadways and would not create a perceptible change in traffic noise. Noise level increases associated with offsite traffic generated by the project would be less than significant.

## **Mitigation Measures**

### *NOI-1 Construction Noise Reduction Measures*

If the current construction office building located immediately north of the project site is converted to a single-family use before or during project construction, the project applicant shall reduce construction noise levels at nearby residences to not exceed the FTA's residential construction noise threshold of 80 dBA  $L_{eq}$  (8-hour). This shall be accomplished through the following measures:

- Prior to the initiation of construction activities at the project site, the City shall install temporary sound barriers/blankets along the northern construction site boundary. The temporary barriers/blankets shall have a minimum sound transmission loss of 21 and noise reduction coefficient of 0.75, which will be verified by Community Development Department staff. Additionally, the temporary barriers/blankets will be of sufficient height to block the line of sight between the noise-generating source of the construction equipment and the nearby outdoor activity areas (e.g., patios, balconies) of the residential receivers, and of sufficient height to extend from the top of the temporary construction fence and drape on the ground or be sealed at the ground. Outdoor activity areas do not include corridors, breezeways, or similar passageways intended for general building circulation. The temporary barriers/blankets shall be a minimum of eight feet in height. The temporary barriers/blankets shall have grommets along the top edge with exterior grade hooks, and loop fasteners along the vertical edges with overlapping seams, with a minimum overlap of 2 inches.
- Two weeks prior to the commencement of construction at the project site, notification shall be provided to residents at the northern residence that discloses the anticipated construction schedule and timing.
- A sign shall be posted at each construction site entrance, or other conspicuous location, that includes a 24-hour telephone number for project information, and a procedure where a field engineer/construction manager will respond to and investigate noise complaints and take corrective action, if necessary, in a timely manner. The sign shall have a minimum dimension of 48 inches wide by 24 inches high with a one-inch minimum font height and shall also include contact information for Community Development Department staff. The sign shall be placed five feet above ground level.
- If a construction noise complaint(s) is registered, the contractor shall retain a City-approved noise consultant to conduct noise measurements at the properties that registered the complaint. The noise measurements shall be conducted for a minimum of eight hours and shall include one-minute intervals. The consultant shall prepare a letter report for code enforcement summarizing the measurements, calculation data used in determining impacts, and potential measures to reduce noise levels to the maximum extent feasible.



- The project applicant shall also prepare and implement a Construction Noise Monitoring Program designed to demonstrate compliance with the FTA’s residential construction noise threshold of 80 dBA<sub>Leq (8-hour)</sub> for outdoor activity areas. Monitoring shall be performed by a City-approved acoustical noise consultant. Monitoring shall occur once for each major construction phase (e.g., demolition, site preparation, grading, building construction, paving, architectural coating). Each monitoring event shall consist of two consecutive days of continuous monitoring for an eight-hour period during construction activities. Noise levels shall be monitored at the nearest sensitive receiver to the ongoing construction activities. For each monitoring event, the consultant shall prepare a letter report summarizing the measurements and whether noise levels exceed the FTA’s residential construction noise threshold of 80 dBA<sub>Leq (8-hour)</sub> at the outdoor activity area of the nearest sensitive receiver. If an exceedance is identified, the report shall recommend further measures to reduce noise levels, and the applicant shall implement those measures necessary to reduce noise levels to at or below the FTA’s residential construction noise threshold of 80 dBA<sub>Leq (8-hour)</sub> for outdoor activity areas. Following the imposition of the additional measures, further monitoring shall verify that the noise levels are at or below the FTA’s residential construction noise threshold of 80 dBA<sub>Leq (8-hour)</sub> for outdoor activity areas in order for construction to proceed.

With implementation of sound barriers/blankets as described in Mitigation Measure NOI-1, construction noise levels would be reduced by at least 10 dBA per manufacturer’s specifications (see Appendix E). To provide further evidence of the noise barrier reductions, reductions from an eight-foot barrier were calculated using the Department of Housing and Urban Development’s Barrier Performance Module (Department of Housing and Urban Development 2021), which showed a reduction of 11 dBA from such a barrier (see Appendix E for calculations). Therefore, Mitigation Measure NOI-1 would reduce construction noise levels to approximately 75 dBA<sub>Leq (8-hour)</sub> at the nearest potential sensitive receptor located immediately north of the site during combined construction activities. Impacts would be less than significant with mitigation incorporated.

**LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

- b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

Operation of the project would not include stationary sources of significant vibration, such as heavy equipment operations or press operations. Rather, construction activities have the greatest potential to generate groundborne vibration affecting nearby receivers. Certain types of construction equipment can generate high levels of groundborne vibration. Construction of the project would potentially utilize loaded trucks, jackhammers, and/or bulldozers during most construction phases and during the demolition phase.

The City has not adopted specific standards for vibration impacts during construction. Therefore, the Caltrans Transportation and Construction Vibration Guidance Manual (2020) is used to evaluate potential construction vibration impacts related to both potential building damage and human annoyance. Based on the Caltrans criteria shown in Table 17 and Table 18, construction vibration impacts would be significant if vibration levels exceed 0.5 in/sec. PPV for residential structures and 2.0 in./sec. PPV for commercial structures, which is the limit where minor cosmetic, i.e., non-structural, damage may occur to these buildings. In addition, construction vibration impacts would cause human annoyance at nearby receivers if vibration levels exceed 0.24 in/sec. PPV, which is the limit above which temporary vibration activities become distinctly perceptible.

Because groundborne vibration could cause physical damage to structures, vibration impacts were modeled based on the distance from the location of vibration-intensive construction activities, conservatively assumed to be at edge of the project site, to the edge of nearby offsite structures. Therefore, the analysis of groundborne vibrations differs from the analysis of construction noise levels in that modeled distances for vibration impacts are those distances between the project site to nearest offsite structures (regardless of sensitivity) whereas modeled distances for construction noise impacts are based on the property line of the nearest offsite sensitive receivers. Based on the distance from the project site to nearby structures, equipment was modeled at 80 feet from the adjacent single-family residences to the west, and 100 feet from the single-family residence to the northeast, and 20 feet from an industrial building to the north. Table 23 shows estimated groundborne vibration levels from project equipment. Vibration calculations are included in Appendix E.

**Table 23 Vibration Levels at Receivers**

Equipment	in/sec PPV		
	20 Feet	80 Feet	100 Feet
Large Bulldozer	0.114	0.024	0.019
Loaded Truck	0.097	0.021	0.017
Jack hammer	0.044	0.009	0.008
Small Bulldozer	0.003	0.001	0.001

in/sec: inches per second; PPV: peak particle velocity  
 See Appendix E for vibration analysis worksheets.

As shown above, in Table 23, construction activities would generate peak vibration levels of up to approximately 0.114 in./sec. PPV at the nearest receivers. Therefore, according to the Caltrans vibration criteria, groundborne vibration from typical construction equipment would not exceed the applicable threshold of 0.5 in./sec. PPV for building damage at adjacent residences surrounding the project site, nor would it exceed the applicable threshold of 2.0 in./sec. PPV for building damage at the nearby commercial/retail building. Furthermore, groundborne vibration would not exceed the threshold of 0.24 in./sec. PPV for human annoyance at any of the modeled distances. In addition, per LBMC Section 7.25.08, construction activities are prohibited between the hours of 6:00 p.m. and 7:30 a.m. on weekdays, and entirely prohibited on weekends and federal holidays. Project construction would not result in groundborne vibration that would cause building damage or human annoyance. Vibration impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- 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?*

As discussed in Section 9, *Hazards and Hazardous Materials*, the nearest aircraft facility to the project site is the John Wayne Airport, located approximately 14 miles northwest of the project site. According to the Orange County ALUC Land Use Plan for the John Wayne Airport, the site is not located within the airport’s noise contours (Orange County ALUC 2008). Although the project site would potentially be subject to occasional aircraft overflight noise, such occurrences would be intermittent and temporary. In addition, there are no private airstrips in the vicinity of the project

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site. Therefore, the project would not expose people working in the project area to excessive noise levels associated with airports or airstrips and the project would not exacerbate existing noise conditions related to airports or airstrips. No impact would occur.

**NO IMPACT**

# 14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Population and Housing Setting

According to the California Department of Finance (DOF), the City of Laguna Beach has an estimated population of 22,706, an average household size of 2.10 persons, and 13,025 existing housing units (DOF 2022). SCAG estimates a population increase of 100 residents within the city between 2016 (23,400 people) and 2045 (23,500 people) (SCAG 2020).

- a. *Would the project 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 project would not include housing and, therefore, would not directly contribute to population growth within the city. The project would be a replacement structure for the existing Fire Station No. 4 and would not generate increased employment. Therefore, the project would not cause a substantial direct or indirect increase in population or induce unplanned population growth. There would be no impact related to population growth.

**NO IMPACT**

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

The project site contains a commercial building and parking lot. Therefore, the project would not displace residents or housing or necessitate construction of replacement housing elsewhere. There would be no impact.

**NO IMPACT**

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# 15 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5 Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Public Services Setting

The City of Laguna Beach provides fire and police protection services through the LBFD and Laguna Beach Police Department (LBPD). In addition, the City operates the Laguna Beach Unified School District (LBUSD), which provides schooling for grades kindergarten through twelfth. Recreational amenities in the City of Laguna Beach are managed by the Community Services Department and include several community parks and public beaches.

*a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

Fire protection is provided by the LBFD. The nearest fire station to the project site is LBFD Station No. 4 located at 31646 2nd Avenue, approximately 650 feet northeast of the project site. The project would provide a replacement structure for the existing Fire Station No. 4, which is not seismically safe and does not meet the sizing needs and NFPA design standards for modern fire stations. As identified in Chapter 15.01 of the LBMC, the City of Laguna Beach has adopted the California Fire Code. The Fire Code contains regulations related to construction, maintenance and

design of buildings and land uses. The project would be required to adhere to all Fire Code requirements.

The project would involve the acquisition of property that could result in the construction of a new fire station. With continued implementation of existing LBFD practices, including compliance with the California Fire Code and the CBC, the project would not substantially affect community fire protection services and would not result in the need for construction of additional fire protection facilities. Rather, the construction of a new, modernized fire station would allow LBFD to better serve the area and would have a positive impact on public services. Therefore, the project would not create the need for new or expanded fire protection facilities and there would be no impact.

**NO IMPACT**

*a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

Police protection services in Laguna Beach are provided by the LBPD. LBPD consists of approximately 127 employees. Of that, 98 are full time employees, 54 sworn and 44 professional staff members. This also includes approximately 10 police explorers, 15 citizens on Patrol Volunteers, 40 Animal Shelter Volunteers and over 300 Community Response Team Volunteers. (LBPD 2018). As discussed in Section 14, *Population and Housing*, the project would not result in increased population or employment in the city, and therefore would not cause substantially delayed response times, degraded service ratios or necessitate construction of new facilities. Therefore, the project would have no impact to police services.

**NO IMPACT**

*a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*

The project site is served by LBUUSD, which operates four facilities serving grade levels pre-K through high school (LBUUSD 2022). The project would not involve new residential development and is not anticipated to result in additional students in the school district. Therefore, the project would not result in the need for new or physically altered school facilities and there would be no impact.

**NO IMPACT**

*a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*

Recreational amenities in the City of Laguna Beach are managed by the Community Services Department. The City currently has 29 oceanfront parks and viewing areas totaling approximately 24.7 acres. Community recreational needs are further supplemented by 13 neighborhood parks, totaling 11.3 acres, and 25 acres of outdoor recreational facilities provided by the Laguna Beach Unified School District. Combined with public beaches, total public recreational acreage in Laguna

Beach is approximately 143 acres (Laguna Beach 2012). The city does meet the desired standard of three acres of parkland per 1,000 residents as stated in the 1975 Quimby Act. However, residents and workers in the city can also easily access recreational amenities in the areas adjacent to Laguna Beach, such as the Laguna Coast Wilderness Park, which is an approximately 7,000-acre open space area within unincorporated Orange County (Laguna Beach 2006; Orange County 2022). The project would not contribute to population growth that would result in adverse physical impacts to parks or require the provision of new parks. Therefore, the project would have no impact to parks.

**NO IMPACT**

*a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

The project would contribute incrementally toward use of City public services and facilities such as storm drain usage (discussed in Section 10, *Hydrology and Water Quality*, and Section 19, *Utilities and Service Systems*), solid waste disposal (discussed in Section 19, *Utilities and Service Systems*), and water usage and wastewater disposal (discussed in more detail in Section 19, *Utilities and Service Systems*). The project's contribution would be offset through project specific features described in the individual resource section analyses described in this Initial Study. As the project is not anticipated to cause population growth within the city, there are no other public services or public facilities, such as libraries or hospitals, for which significant impacts are anticipated. Rather, the project would provide a benefit to public services by providing a new, improved fire station. Therefore, the proposed project would have no impacts to other public facilities.

**NO IMPACT**



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# 16 Recreation

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

## Recreational Setting

Recreational amenities in the City of Laguna Beach include 29 oceanfront parks and viewing areas totaling 24.7 acres and 13 neighborhood parks totaling 11.3 acres. (Laguna Beach 2012).

Recreational amenities in the City of Laguna Beach are managed by the Community Services Department. The city is also in the vicinity of numerous Orange County recreational amenities, such as the Laguna Coast Wilderness Park (Laguna Beach 2006).

- 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?*

As discussed above under Section 15, *Public Services*, recreational amenities in the City of Laguna Beach include 24.7 acres of oceanfront parks and 13 neighborhood parks totaling 11.3 acres (Laguna Beach 2012). Though the city does not meet the desired standard of three acres of parkland per 1,000 residents as stated in the 1975 Quimby Act, residents and workers in the city can easily access recreational amenities in the areas adjacent to Laguna Beach, such as the Laguna Coast Wilderness Park, which is an approximately 7,000-acre open space area within unincorporated Orange County (Laguna Beach 2006; Orange County 2022).

As discussed above in Sections 14, *Population and Housing*, and 15, *Public Services*, the project would not increase the number of residents or employees in the area. Because residents can easily access open space and recreational opportunities within the region and because the project would not increase the number of residents, the project would not create unanticipated demand on City parks or cause substantial deterioration of existing parks such that new park facilities would be needed. Therefore, the project would have no impact to recreational facilities and parks.

### NO IMPACT

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# 17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Transportation Setting

The project site is located at 31786 and 31796 Coast Highway in Laguna Beach, California. The site is regionally accessible by Coast Highway. The site is locally accessible via Virginia Way, 4th Avenue, and 5th Avenue, with an existing driveway off Virginia Way.

- a. *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

Construction of the project would generate traffic for deliveries of equipment and materials to the project site and construction worker traffic. Construction-related vehicles would travel to and access the project site via Coast Highway. Construction vehicles and equipment would be staged in the parking lot of the existing Fire Station No. 4 or at the vacant property across from the project site at 31822 Coast Highway. Construction worker trips were estimated based on default values provided by CalEEMod (see Appendix A). The project would generate a maximum of 18 construction worker trips per day. The latest traffic counts on Coast Highway indicate that the annual average daily traffic on Coast Highway in the vicinity of the project site is 37,900 (Caltrans 2020a). As the increase in average daily traffic would be less than one percent of the annual average daily traffic on Coast Highway, traffic generated during project construction is not anticipated to affect the performance of the circulation system. In addition, construction traffic would be temporary, and the movement of construction equipment would be limited to the project site and staging area located at the existing Fire Station No. 4 for most of the construction period. Construction of the proposed project would not involve any vehicle or equipment staging on Coast Highway and would not require any long-term lane closures on Coast Highway. Construction also would not require any temporary closures or alterations to the OCTA/Laguna Beach Trolley bus stops located nearby the project site,

and OCTA bus route 1 and the Laguna Beach Trolley would be able to continue operating at this location. Therefore, construction activities would not substantially interfere with the City's circulation system.

Operation of the project would not generate new vehicle trips on the surrounding circulation system. The existing Fire Station No. 4, located just three blocks north of the project site at the intersection of 2nd Avenue and Monterey Street, would be replaced by the project and the number of employees would not change. Therefore, there would be no net change in trips on area roadways due to the project. The proposed project would add new driveways on Coast Highway and 5th Avenue, resulting in altered site access patterns. A key benefit of the proposed site layout and Coast Highway driveway access is that it would permit emergency vehicles to enter the apparatus bays from Coast Highway and exit onto 5th Avenue without the need to back emergency vehicles into the bays, resulting in safer and more efficient circulation. According to the United States Fire Administration, vehicle accidents at fire stations are the leading cause of station personnel injuries, and most in-station vehicular accidents occur when emergency vehicle apparatuses are backed up. By utilizing a drive-through bay design, these injuries and accidents on the site can be minimized (U.S. Fire Administration 2018).

Action 8.2.6 of the General Plan Land Use Element and Policy 2B of the General Plan Transportation, Circulation, and Growth Management Element state that driveway access to and from Coast Highway is discouraged in order to minimize interruptions to traffic flow. Although the proposed project would include a driveway on Coast Highway, interruptions to traffic flow would be minimized by the following: (1) the driveway use would be limited to employee ingress and egress and emergency vehicle ingress; emergency vehicles would not directly exit the site onto Coast Highway; (2) there is an existing left turn lane serving the project site that would allow vehicles to make a left turn from Coast Highway into the driveway without blocking traffic; and (3) egress onto Coast Highway would be limited to employee vehicles and would be right-turn only. Furthermore, the proposed use would generate minimal vehicle trips as there would only be five full-time employees accessing the site on a regular basis and due to the typically low call volume received by Fire Station No. 4. From the beginning of 2020 to the end of 2021, Fire Station No. 4 responded to a total of 1,926 calls, or 2.6 per day on average (LBFD 2022). This data indicates that the station equipment would be anticipated to exit and enter the project site approximately six times per day (e.g., six one-way trips corresponding to a total of three calls), with exiting equipment leaving the site via 5th Avenue and returning equipment entering the site via Coast Highway. The use of the direct site ingress from Coast Highway three times per day by fire station equipment would not be anticipated to create significant vehicle congestion, traffic flow issues, or unsafe conditions.

Detailed, final plans for the fire station, including site access, would be determined in the future and considered by the Planning Commission and City Council. The Planning Commission and City Council would lead a discussion on the matter of driveway access and, after considering all of the evidence and arguments presented, come to a determination of final site access and apparatus design. Considering the safety benefits of the conceptual pull-through apparatus design and the minimal vehicle trips associated with the proposed use, the proposed project would not affect transportation service levels in a manner that would significantly conflict with City plans or policies related to circulation system performance. Impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- b. *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?*

CEQA Guidelines Section 15064.3(b) identifies appropriate criteria for evaluating transportation impacts. It states that land use projects with VMT exceeding an applicable threshold of significance may indicate a significant impact, and that projects that decrease VMT compared to existing conditions should be presumed to have a less than significant transportation impact.

As discussed under Checklist Item 17a. above, the project would not generate additional trips compared to existing trips associated with Fire Station No. 4. According to the Governor's Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (2018), land use projects such as the project "that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact." Therefore, because the project would transfer the existing approximately six daily trips from the old location to the new location, the project would not conflict with or be inconsistent with CEQA Guidelines Section 15064.3 (b). No impact would occur.

**NO IMPACT**

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

No roads would be permanently closed as a result of construction or operation of the project. The project site would be accessible by a driveway off of Coast Highway for fire and paramedic truck ingress and for employee site ingress and egress, as well as driveway off 5th Avenue for fire and paramedic truck egress. Fire station priority signal lighting would be added on Coast Highway to ensure safe ingress and egress of emergency vehicles. The proposed fire station would also include a ten-foot highway dedication along the Coast Highway property frontage. As described under *Impact a.*, above, the station equipment would be anticipated to exit and enter the project site approximately six times per day, which would not create significant vehicle congestion or unsafe conditions on the surrounding roadways. Final design of project driveways would be determined in consultation with the LBFD, Planning Commission and City Council, OCTA, and Caltrans to ensure that all applicable regulations related to fire station design, including site access and vehicle safety, are implemented. Therefore, the proposed project would not introduce design features or incompatible uses, such as sharp curves or dangerous intersections, that would substantially increase hazards at the site.

**LESS THAN SIGNIFICANT IMPACT**

- d. *Would the project result in inadequate emergency access?*

The project would not result in inadequate emergency access because it would be subject to Building Safety Division review for acceptance of site plans prior to occupancy. Building Safety Division Review would confirm that required safety features, including adequate emergency access, are implemented. Consequently, there would be no impact.

**NO IMPACT**

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# 18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a PRC Section 21074 as either a site, feature, place, or 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:

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k)?</p>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>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 PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

## Tribal Cultural Resources Setting

On July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted, which expanded CEQA by defining a new resource category, “tribal cultural resources.” AB 52 establishes that “A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (PRC Section 21084.2). AB 52 further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k), or
2. 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 PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.



**31796 Coast Highway—Fire Station No. 4 Relocation Project**

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

- a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 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 PRC Section 5020.1(k)?*
- b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1?*

On August 4, 2022, the City mailed via certified mail AB 52 consultation letters for the proposed project, including project information, a map, and contact information to eighteen Native American tribes. The tribal governments provided with an AB 52 consultation letter (via certified mail) include the following list of recipients:

- Campo Band of Diegueno Mission Indians
- Ewiiapaayp Band of Kumeyaay Indians<sup>3</sup>
- Gabrieleno Band of Mission Indians - Kizh Nation
- Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Gabrielino /Tongva Nation
- Gabrielino Tongva Indians of California Tribal Council<sup>4</sup>
- Gabrielino-Tongva Tribe
- Juaneno Band of Mission Indians
- Juaneno Band of Mission Indians Acjachemen Nation – Belardes
- Juaneno Band of Mission Indians Acjachemen Nation – 84A
- La Jolla Band of Luiseno Indians
- La Posta Band of Diegueno Mission Indians<sup>5</sup>
- Manzanita Band of Kumeyaay Nation
- Mesa Grande Band of Diegueno Mission
- Pala Band of Mission Indians
- Pauma Band of Luiseno Indians
- Santa Rosa Band of Cahuilla Indians
- Soboba Band of Luiseno Indians<sup>6</sup>

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<sup>3</sup> AB 52 letters were sent to two contacts at the Ewiiapaayp Band of Kumeyaay Indians

<sup>4</sup> AB 52 letters were sent to two contacts at the Gabrielino Tongva Indians of California Tribal Council.

<sup>5</sup> AB 52 letters were sent to two contacts at the La Posta Band of Diegueno Mission Indians.

<sup>6</sup> AB 52 letters were sent to two contacts at the Soboba Band of Luiseno Indians.

In addition, on July 19, 2022, Rincon submitted a Sacred Lands File (SLF) request to the Native American Heritage Commission (NAHC).

On September 1, 2022, the NAHC responded to the SLF request, indicating that the search results were negative. Under AB 52, Native American tribes have 30 days to respond and request further project information and request formal consultation. On August 4, 2022, the City received a response from the Gabrielino Tongva Indians of California Tribal Council requesting consultation. A consultation meeting was held via telephone on August 9, 2022. In addition, an email was received on August 28, 2022 from the Juaneno Band of Mission Indians Acjachemen Nation – Belardes requesting additional information about the project. The City responded to the request for information on August 29, 2022. The City will continue to comply with the provisions of AB 52 and any additional AB 52 responses received from the aforementioned tribes within 30 days of August 4, 2022 will be addressed prior to finalization of this IS-MND.

No tribal cultural resources have been identified on or adjacent to the project site. Given the developed nature of the site, excavation and grading activities required for project construction are not expected to uncover tribal cultural resources. However, Laguna Beach is generally sensitive for archaeological and tribal cultural resources and the possibility of encountering undisturbed subsurface tribal cultural resources cannot be ruled out. As such, there is a potential to encounter and significantly impact unanticipated tribal cultural resources during ground disturbance associated with project construction.

### **Mitigation Measures**

#### *TCR-1 Retain a Native American Monitor*

The lead agency shall retain and compensate for the services of a Tribal monitor/consultant who has ancestral ties to the region. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting tribal cultural resources.

#### *TCR-2 Unanticipated Discovery of Tribal Cultural Resources*

Upon discovery of any tribal cultural resources, construction activities in the immediate vicinity of the find will cease until the find can be assessed. Tribal cultural resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, the consulting tribes shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, additional protective mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources.

**31796 Coast Highway—Fire Station No. 4 Relocation Project**

Pursuant to Public Resources Code Sections 21083.2(b), preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. All tribal cultural resources shall be returned to the Tribe.

With implementation of Mitigation Measures TCR-1 and TCR-2, project impacts to tribal cultural resources would be reduced to a less-than-significant level.

**LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

# 19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Utilities Setting

The project site is located in a developed area of the City of Laguna Beach with existing infrastructure for water, wastewater, stormwater drainage, electricity, natural gas, and telecommunications services. The project site is provided utilities services by SDG&E, SCG, SCWD, South Orange County Wastewater Authority (SOCWA), and Waste Management.

SCWD provides potable water, recycled water, and wastewater services to communities in South Laguna, Dana Point, and portions of San Clemente and San Juan Capistrano (SCWD 2022a). SCWD manages, operates, and maintains the sanitary sewer collection system, which includes monitoring, inspecting, cleaning, and repairing the gravity sewer lines, force mains, and lift stations. The SCWD's

service area is approximately eight square miles. The wastewater collection system section provides service to approximately 37,000 customers in its service area. There are approximately 140 miles of sewer mains, including the two-mile Beach Interceptor Sewer Tunnel, and 13 neighborhood lift stations. SCWD maintains the portion of the service laterals at the point of connection to the main sewer line (SCWD 2019). SCWD's collected sewage is conveyed to one of two wastewater treatment facilities owned and operated by the SOCWA. The Coastal Treatment Plant (CTP) in Aliso Canyon has a capacity of 6.7 million gallons per day and treats wastewater collected from the northern part of the SCWD service area. The Jay B. Latham Plant in Dana Point has a capacity of 13 million gallons per day and treats wastewater from the southern part of the SCWD service area.

- a. *Would the project 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?*

## **Water**

SCWD sources 75 percent of its potable water from imported water purchased from MWD. SCWD also provides recycled water to an increasing number of customers to replace the use of potable water for landscape irrigation, with approximately 15 percent of total demand in the service area met by recycled water (SCWD 2022b). Additional water is sourced from the San Juan Groundwater Basin (SCWD 2020).

SCWD's 2020 Urban Water Management Plan (UWMP) reports total districtwide water demand for 2020 at 5,376 acre-feet (AF) of potable water (groundwater and imported) and 845 AF of direct recycled water for landscape irrigation. In 2019-2020, the SCWD's potable water use was comprised of 70.7 percent residential use, 15.6 percent commercial, industrial, and institutional, and 10.3 percent large landscape/irrigation, with non-revenue water and other uses comprising about 3.3 percent.

Over the next five years, potable water demand is likely to increase 1.9 percent. In the longer term, potable water demand is projected to increase 4.4 percent from 2025 through 2045. The projected water use for 2045 is 5,720 AF for potable water and 1,350 AF for recycled water. Water demand considers factors such as current and future demographics, future water use efficiency measures, and long-term weather variability. SCWD meets its demands through a combination of local groundwater, recycled water, and imported water. SCWD works with two primary agencies, Municipal Water District of Orange County (MWDOC) and San Juan Basin Authority (SJBA), to ensure a safe and reliable water supply that will continue to serve the community in periods of drought and shortage. According to the UWMP, the City expects to meet projected demand needs because of passive savings that have been instituted. These passive savings will result in continued water saving and reduced consumption levels.

The project would demand an estimated 0.11 million gallons (0.33 AF) of water per year according to CalEEMod estimates (see Appendix A). Project water demand would represent less than one percent of the projected increase in water demand of 380 AF for 2040. Furthermore, this estimate is conservative, as it does not account for reduced water demand from the existing Fire Station No. 4 and dental office on the project site, which would cease operation upon implementation of the proposed project. Therefore, the project's water demand is within forecasted water supply and would not require the construction of new water supply facilities, or expansion of existing facilities. There would be no impact.

## Wastewater

The project would create demand for an estimated 0.07 million gallons of water per year for indoor use according to CalEEMod estimates (see Appendix A). Assuming that 100 percent of this indoor water use would be treated as wastewater, 0.07 million gallons per year (192 gallons per day or 0.0002 million gallons per day) represents less than 0.01 percent of the remaining daily capacity of 3.58 million gallons per day of wastewater at the CTP. In addition, as discussed above under *Water*, estimated water use and wastewater production for the project is conservative, as it does not account for water use and wastewater production from the existing Fire Station No. 4 and dental office, which would cease upon implementation of the proposed project. Therefore, the project would not require the construction of new treatment facilities because the CTP would have adequate capacity to treat the wastewater produced by the project and there would be no impact.

## Stormwater Drainage

As discussed in Section 10, *Hydrology and Water Quality*, the project would comply with Title 22 of the LBMC, Excavating, Grading and Filling, which establishes requirements for construction. LBMC Chapter 22.06, Design Standards, and Chapter 22.17, Construction Project Erosion and Sediment Control Maintenance Requirements, require implementation of standard construction BMPs to avoid or minimize temporary adverse effects such as erosion and siltation and provide design standards for site drainage including the preservation of natural hydrological features. Therefore, project construction would not result in impacts to the stormwater drainage system.

The project site is developed with existing impervious surfaces and the proposed project would not substantially increase impervious surface on the site compared to existing uses; therefore, the project would not result in increased runoff. In addition, the project would comply with LBMC Chapter 16.01, Water Quality Control, which requires project plan and BMP review prior to the issuance of construction permits to ensure that the project, once constructed, would not adversely impact stormwater runoff and water quality. compliance with LBMC requirements would reduce potential impacts to local stormwater drainage facilities. Therefore, the project would not create or contribute runoff water such that new or expanded stormwater drainage systems would be necessary, and there would be no impact.

## Electric Power, Natural Gas, Telecommunications

The project would not cause substantial unplanned population growth (see Section 14, *Population and Housing*), and would not result in wasteful or inefficient use of energy (see Section 6, *Energy*). Nor would the project require or result in the construction of new electric power, natural gas, or telecommunication facilities or expansion of existing facilities. As the project is a replacement structure, it would not increase demand on these facilities and there would be no impact.

### NO IMPACT

- b. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

As shown in Table 24, SCWD projects that water supplies would be sufficient to meet all demands through the year 2045 during normal, single dry year, and multiple dry year hydrologic conditions. SCWD supplies are projected to meet demands through 2045 even in future dry years if customers reduce their demand as they have done in recent droughts (SCWD 2020).

**Table 24 Projected Water Supply and Demand (AF)**

Year-Type	2025	2030	2035	2040	2045
<b>Normal Year</b>					
Supply Totals	6,580	6,892	7,033	7,066	7,070
Demand Totals	6,580	6,892	7,033	7,066	7,070
Difference	0	0	0	0	0
<b>Single Dry Year</b>					
Supply Totals	7,172	7,512	7,666	7,702	7,706
Demand Totals	7,172	7,512	7,666	7,702	7,706
Difference	0	0	0	0	0
<b>Second Year of Multi-Year Drought</b>					
Supply Totals	6,938	7,308	7,574	7,687	7,704
Demand Totals	6,938	7,308	7,574	7,687	7,704
Difference	0	0	0	0	0
<b>Third Year of Multi-Year Drought</b>					
Supply Totals	7,016	7,376	7,604	7,687	7,704
Demand Totals	7,016	7,376	7,604	7,687	7,704
Difference	0	0	0	0	0

Source: SCWD 2020

The project would demand 0.11 million gallons (0.33 AF) of water per year according to CalEEMod estimates (see Appendix A). As shown in Table 24, the project would represent 0.03 to 0.08 percent of the 401-1,090 AF surplus of water supply during normal, single and multiple dry year conditions for year 2045. Because sufficient water is available to serve the project during normal, single and multiple dry year conditions, and the project would not increase water demand within the city, new sources of water supply would be not required to meet project water needs. There would be no impact.

**NO IMPACT**

- c. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?*

As discussed above, the project would use an estimated 0.11 million gallons of water per year for indoor uses according to CalEEMod (see Appendix A). Assuming that 100 percent of this water use would be treated as wastewater, 0.07 million gallons per year (192 gallons per day or 0.0002 million gallons per day) represents less than 0.01 percent of the remaining daily capacity of 3.58 million gallons per day at the CTP. In addition, the project would represent a net decrease in wastewater production compared to the existing Fire Station No. 4 and dental office due to stricter water efficiency standards for new buildings. Therefore, the project would not require the construction of new treatment facilities as it would not increase wastewater production within the city and the CTP would have adequate capacity to treat the wastewater produced by the project. There would be no impact.

**NO IMPACT**

- 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. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Assembly Bill 341 (AB 341) set a statewide goal for a 75 percent reduction in waste disposal by the year 2020 and established mandatory recycling for commercial businesses. The City is required to comply with this law and report their progress towards achieving the 75 percent reduction goal to the Department of Resources Recycling and Recovery (CalRecycle). The City's Public Works Department supplies residents, businesses, and institutions with waste carts for recyclables and green waste through their contract with the private waste hauler, Waste Management. Waste generated from the project site would be taken to Sunset Environmental Transfer Station, where recyclables are separated from the solid waste. Materials leaving transfer stations could be transported to three active landfills within Orange County: Olinda Alpha Landfill, Frank R. Bowerman Landfill, and Prima Deshecha Landfill (Orange County 2022). These landfills are permitted to receive between 4,000 and 11,500 tons of waste per day and have remaining capacities between 17,500,000 and 205,000,000 cubic yards (CalRecycle 2022a, 2022b, 2022c).

The project would comply with federal, state, and local statutes and regulations related to solid waste and recycling, such as AB 341, through participation in existing City waste diversion programs. According to CalEEMod (see Appendix A), the project would generate about 2.05 tons of solid waste per year (0.005 tons per day). Waste production associated with the proposed project would be similar to waste production associated with the existing Fire Station No. 4, which would cease operation upon completion of the proposed project. Therefore, there would be no net increase in solid waste generation for the project and there would be no impact to solid waste and waste facilities.

**NO IMPACT**



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## 20 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Wildfire Setting

The project site is located in an urban area of the City of Laguna Beach and is not within or adjacent to a state responsibility area. According to CALFIRE, the project site is not within a very high fire hazard severity zone (CALFIRE 2022). The closest very high fire hazard severity zone is located approximately 115 feet to the east, in the residential areas across Virginia Way (CALFIRE 2022).

- a. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

The project site is located in an urban area of the City of Laguna Beach and is not within or adjacent to a state responsibility area but is nearby a VHFHSZ (CALFIRE 2022). The Public Safety Element of the Laguna Beach General Plan outlines the safety goals and policies of the City, while the City's Emergency Management Plan specifies the roles of local departments and the actions to be taken under various emergency scenarios (Laguna Beach 1995, 2011, and 2021). According to the Public

Safety Element, many of the major roadways within the city are susceptible to natural hazards and could become blocked in the event of an emergency; therefore, evacuation routes will depend on the area affected and the type of hazard (Laguna Beach 1995 and 2021).

While the many of the major roadways are susceptible to hazards that could impair emergency response, the project would not involve the development of structures that could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project would include an access driveway from Coast Highway and 5th Avenue. Evacuation routes serving the project site include Coast Highway, Virginia Way, and Monterey Street, which would provide adequate emergency access to the site. The project does not propose any new roads or infrastructure that have the potential to interfere with or obstruct an adopted emergency response plan or impede fire or police access to the site. Construction staging and activities would be temporary in nature and are not anticipated to substantially impede traffic on Coast Highway. Project operation and maintenance would not introduce new activities that could impede or interfere with emergency plans, as operation and maintenance would not involve work along nearby roadways. Rather, the construction of a new, modernized fire station would allow LBFD to better serve the area and would have a positive impact on emergency response. Therefore, there would be no impact.

**NO IMPACT**

- b. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?*
  
- d. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The project site is located in an urban area of the city and is not adjacent to a wildland-urban interface. The project site is relatively flat, with elevations ranging from approximately 37 to 39 meters amsl. There are no streams or rivers located on or adjacent to the project site, and the project site is not at high risk of downslope or downstream flooding or landslides. The project site is approximately 120 feet from the nearest VHFHSZ, which is separated from the project site by urban development (CALFIRE 2022). The project does not propose uses that could exacerbate wildfire risks and risks to project occupants would be mitigated through conformance with LBMC Chapter 15.01, which adopts the California Fire Code and establishes provisions for fire safety related to construction, maintenance and design of buildings and land uses. Therefore, the project would not exacerbate wildfire risks or risks to people or structures due to runoff, post-fire slope instability, or drainage changes. Visitors and employees of the project site would not be exposed to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- c. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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 project site is located in an urbanized area that is not classified as a VHFHSZ (CALFIRE 2022). The project would be served by existing roads and utilities and would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk. Therefore, no temporary or ongoing impacts to the environment related to infrastructure would occur.

**NO IMPACT**

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# 21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Does the project:

a. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?*

As discussed in Section 4, *Biological Resources*, the project site is developed and does not contain suitable habitat for fish and wildlife species. Therefore, the project would not substantially reduce the habitat of fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. In addition, regional wildlife movement is restricted given the built-out nature of the project area surroundings, and no native resident or migratory fish or wildlife species, established native resident or migratory wildlife corridors, or native wildlife nursery

sites exist on the project site. However, the project site has vegetation that provides a potential nesting habitat for common resident birds. Construction activities may negatively affect breeding or reproduction of birds on or adjacent to the project site through direct contact with birds or their eggs, or through elevated noise levels in the surrounding area. Implementation of Mitigation Measure BIO-1 would require nesting bird surveys to be completed prior to construction activities and, therefore, would reduce potential impacts to a less than significant level.

Furthermore, as discussed in Section 5, *Cultural Resources*, Section 7, *Geology and Soils*, and Section 18, *Tribal Cultural Resources*, the project would have a less than significant impact related to the unanticipated discovery of archaeological resources, paleontological resources, and tribal cultural resources with implementation of Mitigation Measures CR-1 and CR-2, GEO-1, and TCR-1 and TCR-2, respectively, which would require adherence to existing local, State and federal regulations and specific monitoring procedures related to the discovery of any unanticipated cultural resources, paleontological resources, and tribal cultural resources during construction activity. Therefore, the proposed project would not 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. Impacts would be less than significant with mitigation.

**LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

- 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)?*

As concluded in Sections 1 through 20, the project would have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated with respect to all environmental issues considered in this document. Cumulative impacts of several resource areas have been addressed in the individual resource sections, including air quality, GHG emissions and noise. As discussed in Section 3, *Air Quality*, construction and operational air pollutant emissions from the project would not exceed SCAQMD thresholds. Because air quality analyses are cumulative in nature, the project would not have a cumulatively considerable contribution to any cumulative air quality impacts posed by other projects in the vicinity.

Section 13, *Noise*, concludes that operation of the project, including operational traffic and operation of the proposed fire station, would not result in a perceptible increase in ambient noise levels. Construction noise generated by the project would remain below the FTA daytime threshold for an 8-hour period at the nearest noise-sensitive receptors. Construction and operation of the project would not create noise that exceeds the City’s noise ordinance requirements for exterior or interior noise levels at the closest sensitive receivers.

As discussed in Section 17, *Transportation*, construction of the project would be limited to the project site and would not significantly impede traffic flow on Coast Highway. Additionally, there would be no net change in trips associated with operation of the proposed fire station as the number of employees would not be altered. Therefore, the project would not have a cumulatively considerable contribution to traffic impacts in the area.

Other resource areas, such as agricultural and mineral resources, were determined to have no impact in comparison to existing conditions. As such, the project would not contribute to cumulative impacts related to these issues. Other issues (e.g., geology, hazards, and hazardous materials) are by their nature project specific and impacts at one location do not add to impacts at other locations or create additive impacts. As such, the project's contribution to cumulative impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

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

In general, impacts to human beings are associated with air quality, greenhouse gas emissions, hazards and hazardous materials, and noise impacts. As detailed in the preceding sections, the project would not result, either directly or indirectly, in substantial adverse effects related to air quality, greenhouse gas emissions, or noise. As discussed in Section 9, *Hazards and Hazardous Materials*, project operation would not involve the routine use of extremely hazardous materials. The diesel generator stored onsite would comply with all permitting requirements and would be located in an enclosure that would contain any accidental leakages. Compliance with applicable rules and regulations during project construction and operation would reduce potential impacts on human beings related to hazardous materials, noise, and air quality to a less than significant level.

**LESS THAN SIGNIFICANT IMPACT**



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# Appendix A

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Air Quality and Greenhouse Gas Emissions Modeling Outputs

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**31796 Coast Highway Fire Station #4 Relocation  
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	10.00	Space	0.26	11,326.00	0
Single Family Housing	1.00	Dwelling Unit	0.14	9,250.00	5

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	31
<b>Climate Zone</b>	8			<b>Operational Year</b>	2026
<b>Utility Company</b>	San Diego Gas & Electric				
<b>CO2 Intensity (lb/MWhr)</b>	539.98	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

- Project Characteristics -
- Land Use - Five full time staff, per project plans
- Construction Phase - Per City provided information.
- Demolition - Per City-provided information
- Grading -
- Vehicle Trips - Replacement structure. No additional trips.
- Vehicle Emission Factors -
- Vehicle Emission Factors -
- Vehicle Emission Factors -
- Woodstoves - No fireplaces
- Water And Wastewater - Aerobic only.

## 31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Solid Waste -

Construction Off-road Equipment Mitigation - Per SCAQMD rule 403

Area Mitigation - Per SCAQMD rule 1113

Water Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	5.00	75.00
tblConstructionPhase	NumDays	100.00	197.00
tblConstructionPhase	NumDays	2.00	24.00
tblConstructionPhase	NumDays	5.00	75.00
tblConstructionPhase	NumDays	1.00	20.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	0.85	0.00
tblFireplaces	NumberNoFireplace	0.10	0.00
tblFireplaces	NumberWood	0.05	0.00
tblGrading	MaterialExported	0.00	663.00
tblLandUse	LandUseSquareFeet	4,000.00	11,326.00
tblLandUse	LandUseSquareFeet	1,800.00	9,250.00
tblLandUse	LotAcreage	0.09	0.26
tblLandUse	LotAcreage	0.32	0.14
tblLandUse	Population	3.00	5.00
tblVehicleTrips	ST_TR	9.54	0.00
tblVehicleTrips	SU_TR	8.55	0.00
tblVehicleTrips	WD_TR	9.44	0.00
tblWater	AerobicPercent	87.46	100.00

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWoodstoves	NumberCatalytic	0.05	0.00
tblWoodstoves	NumberNoncatalytic	0.05	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

**2.0 Emissions Summary**

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31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**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					
2025	0.1194	0.8284	1.0109	1.8400e-003	0.0842	0.0350	0.1193	0.0353	0.0324	0.0677	0.0000	161.3096	161.3096	0.0450	1.1000e-003	162.7623
2026	0.0403	0.1338	0.1962	3.3000e-004	3.7700e-003	5.9100e-003	9.6900e-003	1.0000e-003	5.5600e-003	6.5600e-003	0.0000	28.5952	28.5952	6.7800e-003	9.0000e-005	28.7924
<b>Maximum</b>	<b>0.1194</b>	<b>0.8284</b>	<b>1.0109</b>	<b>1.8400e-003</b>	<b>0.0842</b>	<b>0.0350</b>	<b>0.1193</b>	<b>0.0353</b>	<b>0.0324</b>	<b>0.0677</b>	<b>0.0000</b>	<b>161.3096</b>	<b>161.3096</b>	<b>0.0450</b>	<b>1.1000e-003</b>	<b>162.7623</b>

**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					
2025	0.1194	0.8284	1.0109	1.8400e-003	0.0454	0.0350	0.0805	0.0179	0.0324	0.0503	0.0000	161.3094	161.3094	0.0450	1.1000e-003	162.7621
2026	0.0403	0.1338	0.1962	3.3000e-004	3.7700e-003	5.9100e-003	9.6900e-003	1.0000e-003	5.5600e-003	6.5600e-003	0.0000	28.5952	28.5952	6.7800e-003	9.0000e-005	28.7923
<b>Maximum</b>	<b>0.1194</b>	<b>0.8284</b>	<b>1.0109</b>	<b>1.8400e-003</b>	<b>0.0454</b>	<b>0.0350</b>	<b>0.0805</b>	<b>0.0179</b>	<b>0.0324</b>	<b>0.0503</b>	<b>0.0000</b>	<b>161.3094</b>	<b>161.3094</b>	<b>0.0450</b>	<b>1.1000e-003</b>	<b>162.7621</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	44.09	0.00	30.09	47.92	0.00	23.41	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	2-3-2025	5-2-2025	0.2256	0.2256
2	5-3-2025	8-2-2025	0.2014	0.2014
3	8-3-2025	11-2-2025	0.2015	0.2015
4	11-3-2025	2-2-2026	0.4468	0.4468
5	2-3-2026	5-2-2026	0.0330	0.0330
		Highest	0.4468	0.4468

**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	0.0401	1.2000e-004	0.0104	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0171	0.0171	2.0000e-005	0.0000	0.0175
Energy	1.3000e-004	1.1000e-003	4.7000e-004	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	4.1611	4.1611	2.0000e-004	4.0000e-005	4.1795
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	0.4161	0.0000	0.4161	0.0246	0.0000	1.0310
Water						0.0000	0.0000		0.0000	0.0000	0.0231	0.3196	0.3426	1.0000e-004	5.0000e-005	0.3607
<b>Total</b>	<b>0.0402</b>	<b>1.2200e-003</b>	<b>0.0109</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>1.5000e-004</b>	<b>1.5000e-004</b>	<b>0.0000</b>	<b>1.5000e-004</b>	<b>1.5000e-004</b>	<b>0.4392</b>	<b>4.4978</b>	<b>4.9369</b>	<b>0.0249</b>	<b>9.0000e-005</b>	<b>5.5886</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**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	0.0401	1.2000e-004	0.0104	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0171	0.0171	2.0000e-005	0.0000	0.0175
Energy	1.3000e-004	1.1000e-003	4.7000e-004	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	4.1611	4.1611	2.0000e-004	4.0000e-005	4.1795
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	0.4161	0.0000	0.4161	0.0246	0.0000	1.0310
Water						0.0000	0.0000		0.0000	0.0000	0.0231	0.3196	0.3426	1.0000e-004	5.0000e-005	0.3607
<b>Total</b>	<b>0.0402</b>	<b>1.2200e-003</b>	<b>0.0109</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>1.5000e-004</b>	<b>1.5000e-004</b>	<b>0.0000</b>	<b>1.5000e-004</b>	<b>1.5000e-004</b>	<b>0.4392</b>	<b>4.4978</b>	<b>4.9369</b>	<b>0.0249</b>	<b>9.0000e-005</b>	<b>5.5886</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**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	2/3/2025	2/14/2025	5	10	
2	Site Preparation	Site Preparation	2/15/2025	3/14/2025	5	20	
3	Grading	Grading	3/17/2025	4/17/2025	5	24	

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

4	Building Construction	Building Construction	4/18/2025	1/19/2026	5	197
5	Paving	Paving	11/3/2025	2/13/2026	5	75
6	Architectural Coating	Architectural Coating	11/3/2025	2/13/2026	5	75

**Acres of Grading (Site Preparation Phase): 10**

**Acres of Grading (Grading Phase): 18**

**Acres of Paving: 0.26**

**Residential Indoor: 35,330; Residential Outdoor: 11,777; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 680 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**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	14.00	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	3	8.00	0.00	83.00	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**

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

**3.2 Demolition - 2025**

**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					1.4800e-003	0.0000	1.4800e-003	2.2000e-004	0.0000	2.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.8700e-003	0.0255	0.0368	6.0000e-005		1.0500e-003	1.0500e-003		1.0000e-003	1.0000e-003	0.0000	5.2123	5.2123	9.3000e-004	0.0000	5.2357
<b>Total</b>	<b>2.8700e-003</b>	<b>0.0255</b>	<b>0.0368</b>	<b>6.0000e-005</b>	<b>1.4800e-003</b>	<b>1.0500e-003</b>	<b>2.5300e-003</b>	<b>2.2000e-004</b>	<b>1.0000e-003</b>	<b>1.2200e-003</b>	<b>0.0000</b>	<b>5.2123</b>	<b>5.2123</b>	<b>9.3000e-004</b>	<b>0.0000</b>	<b>5.2357</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.2 Demolition - 2025**

**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	1.0000e-005	9.1000e-004	2.5000e-004	0.0000	1.2000e-004	1.0000e-005	1.3000e-004	3.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3907	0.3907	2.0000e-005	6.0000e-005	0.4098
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	1.4000e-004	1.0000e-004	1.4200e-003	0.0000	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4149	0.4149	1.0000e-005	1.0000e-005	0.4180
<b>Total</b>	<b>1.5000e-004</b>	<b>1.0100e-003</b>	<b>1.6700e-003</b>	<b>0.0000</b>	<b>6.7000e-004</b>	<b>1.0000e-005</b>	<b>6.8000e-004</b>	<b>1.8000e-004</b>	<b>1.0000e-005</b>	<b>1.9000e-004</b>	<b>0.0000</b>	<b>0.8056</b>	<b>0.8056</b>	<b>3.0000e-005</b>	<b>7.0000e-005</b>	<b>0.8278</b>

**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					6.6000e-004	0.0000	6.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.8700e-003	0.0255	0.0368	6.0000e-005		1.0500e-003	1.0500e-003		1.0000e-003	1.0000e-003	0.0000	5.2123	5.2123	9.3000e-004	0.0000	5.2357
<b>Total</b>	<b>2.8700e-003</b>	<b>0.0255</b>	<b>0.0368</b>	<b>6.0000e-005</b>	<b>6.6000e-004</b>	<b>1.0500e-003</b>	<b>1.7100e-003</b>	<b>1.0000e-004</b>	<b>1.0000e-003</b>	<b>1.1000e-003</b>	<b>0.0000</b>	<b>5.2123</b>	<b>5.2123</b>	<b>9.3000e-004</b>	<b>0.0000</b>	<b>5.2357</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.2 Demolition - 2025**

**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	1.0000e-005	9.1000e-004	2.5000e-004	0.0000	1.2000e-004	1.0000e-005	1.3000e-004	3.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3907	0.3907	2.0000e-005	6.0000e-005	0.4098
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	1.4000e-004	1.0000e-004	1.4200e-003	0.0000	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4149	0.4149	1.0000e-005	1.0000e-005	0.4180
<b>Total</b>	<b>1.5000e-004</b>	<b>1.0100e-003</b>	<b>1.6700e-003</b>	<b>0.0000</b>	<b>6.7000e-004</b>	<b>1.0000e-005</b>	<b>6.8000e-004</b>	<b>1.8000e-004</b>	<b>1.0000e-005</b>	<b>1.9000e-004</b>	<b>0.0000</b>	<b>0.8056</b>	<b>0.8056</b>	<b>3.0000e-005</b>	<b>7.0000e-005</b>	<b>0.8278</b>

**3.3 Site Preparation - 2025**

**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					5.3000e-003	0.0000	5.3000e-003	5.7000e-004	0.0000	5.7000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.4300e-003	0.0479	0.0382	1.0000e-004		1.6500e-003	1.6500e-003		1.5200e-003	1.5200e-003	0.0000	8.5484	8.5484	2.7600e-003	0.0000	8.6175
<b>Total</b>	<b>4.4300e-003</b>	<b>0.0479</b>	<b>0.0382</b>	<b>1.0000e-004</b>	<b>5.3000e-003</b>	<b>1.6500e-003</b>	<b>6.9500e-003</b>	<b>5.7000e-004</b>	<b>1.5200e-003</b>	<b>2.0900e-003</b>	<b>0.0000</b>	<b>8.5484</b>	<b>8.5484</b>	<b>2.7600e-003</b>	<b>0.0000</b>	<b>8.6175</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2025**

**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	1.4000e-004	1.0000e-004	1.4200e-003	0.0000	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4149	0.4149	1.0000e-005	1.0000e-005	0.4180
<b>Total</b>	<b>1.4000e-004</b>	<b>1.0000e-004</b>	<b>1.4200e-003</b>	<b>0.0000</b>	<b>5.5000e-004</b>	<b>0.0000</b>	<b>5.5000e-004</b>	<b>1.5000e-004</b>	<b>0.0000</b>	<b>1.5000e-004</b>	<b>0.0000</b>	<b>0.4149</b>	<b>0.4149</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.4180</b>

**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					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.4300e-003	0.0479	0.0382	1.0000e-004		1.6500e-003	1.6500e-003		1.5200e-003	1.5200e-003	0.0000	8.5484	8.5484	2.7600e-003	0.0000	8.6175
<b>Total</b>	<b>4.4300e-003</b>	<b>0.0479</b>	<b>0.0382</b>	<b>1.0000e-004</b>	<b>2.3900e-003</b>	<b>1.6500e-003</b>	<b>4.0400e-003</b>	<b>2.6000e-004</b>	<b>1.5200e-003</b>	<b>1.7800e-003</b>	<b>0.0000</b>	<b>8.5484</b>	<b>8.5484</b>	<b>2.7600e-003</b>	<b>0.0000</b>	<b>8.6175</b>



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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2025**

**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	1.4000e-004	1.0000e-004	1.4200e-003	0.0000	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4149	0.4149	1.0000e-005	1.0000e-005	0.4180
<b>Total</b>	<b>1.4000e-004</b>	<b>1.0000e-004</b>	<b>1.4200e-003</b>	<b>0.0000</b>	<b>5.5000e-004</b>	<b>0.0000</b>	<b>5.5000e-004</b>	<b>1.5000e-004</b>	<b>0.0000</b>	<b>1.5000e-004</b>	<b>0.0000</b>	<b>0.4149</b>	<b>0.4149</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.4180</b>

**3.4 Grading - 2025**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0638	0.0000	0.0638	0.0308	0.0000	0.0308	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0100	0.1048	0.0647	1.7000e-004		4.1800e-003	4.1800e-003		3.8500e-003	3.8500e-003	0.0000	14.8564	14.8564	4.8000e-003	0.0000	14.9765
<b>Total</b>	<b>0.0100</b>	<b>0.1048</b>	<b>0.0647</b>	<b>1.7000e-004</b>	<b>0.0638</b>	<b>4.1800e-003</b>	<b>0.0680</b>	<b>0.0308</b>	<b>3.8500e-003</b>	<b>0.0347</b>	<b>0.0000</b>	<b>14.8564</b>	<b>14.8564</b>	<b>4.8000e-003</b>	<b>0.0000</b>	<b>14.9765</b>

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**3.4 Grading - 2025**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.0000e-005	5.3700e-003	1.4800e-003	2.0000e-005	7.1000e-004	4.0000e-005	7.5000e-004	2.0000e-004	3.0000e-005	2.3000e-004	0.0000	2.3161	2.3161	1.5000e-004	3.7000e-004	2.4297
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	2.6000e-004	1.8000e-004	2.7300e-003	1.0000e-005	1.0500e-003	1.0000e-005	1.0600e-003	2.8000e-004	1.0000e-005	2.8000e-004	0.0000	0.7966	0.7966	2.0000e-005	2.0000e-005	0.8026
<b>Total</b>	<b>3.4000e-004</b>	<b>5.5500e-003</b>	<b>4.2100e-003</b>	<b>3.0000e-005</b>	<b>1.7600e-003</b>	<b>5.0000e-005</b>	<b>1.8100e-003</b>	<b>4.8000e-004</b>	<b>4.0000e-005</b>	<b>5.1000e-004</b>	<b>0.0000</b>	<b>3.1127</b>	<b>3.1127</b>	<b>1.7000e-004</b>	<b>3.9000e-004</b>	<b>3.2322</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0287	0.0000	0.0287	0.0139	0.0000	0.0139	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0100	0.1048	0.0647	1.7000e-004		4.1800e-003	4.1800e-003		3.8500e-003	3.8500e-003	0.0000	14.8564	14.8564	4.8000e-003	0.0000	14.9765
<b>Total</b>	<b>0.0100</b>	<b>0.1048</b>	<b>0.0647</b>	<b>1.7000e-004</b>	<b>0.0287</b>	<b>4.1800e-003</b>	<b>0.0329</b>	<b>0.0139</b>	<b>3.8500e-003</b>	<b>0.0177</b>	<b>0.0000</b>	<b>14.8564</b>	<b>14.8564</b>	<b>4.8000e-003</b>	<b>0.0000</b>	<b>14.9765</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.4 Grading - 2025**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.0000e-005	5.3700e-003	1.4800e-003	2.0000e-005	7.1000e-004	4.0000e-005	7.5000e-004	2.0000e-004	3.0000e-005	2.3000e-004	0.0000	2.3161	2.3161	1.5000e-004	3.7000e-004	2.4297
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	2.6000e-004	1.8000e-004	2.7300e-003	1.0000e-005	1.0500e-003	1.0000e-005	1.0600e-003	2.8000e-004	1.0000e-005	2.8000e-004	0.0000	0.7966	0.7966	2.0000e-005	2.0000e-005	0.8026
<b>Total</b>	<b>3.4000e-004</b>	<b>5.5500e-003</b>	<b>4.2100e-003</b>	<b>3.0000e-005</b>	<b>1.7600e-003</b>	<b>5.0000e-005</b>	<b>1.8100e-003</b>	<b>4.8000e-004</b>	<b>4.0000e-005</b>	<b>5.1000e-004</b>	<b>0.0000</b>	<b>3.1127</b>	<b>3.1127</b>	<b>1.7000e-004</b>	<b>3.9000e-004</b>	<b>3.2322</b>

**3.5 Building Construction - 2025**

**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	0.0507	0.5043	0.6466	1.0500e-003		0.0222	0.0222		0.0204	0.0204	0.0000	92.2721	92.2721	0.0298	0.0000	93.0181
<b>Total</b>	<b>0.0507</b>	<b>0.5043</b>	<b>0.6466</b>	<b>1.0500e-003</b>		<b>0.0222</b>	<b>0.0222</b>		<b>0.0204</b>	<b>0.0204</b>	<b>0.0000</b>	<b>92.2721</b>	<b>92.2721</b>	<b>0.0298</b>	<b>0.0000</b>	<b>93.0181</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2025**

**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	1.8000e-004	7.0600e-003	2.5400e-003	3.0000e-005	1.1600e-003	4.0000e-005	1.2000e-003	3.3000e-004	4.0000e-005	3.7000e-004	0.0000	3.1789	3.1789	1.2000e-004	4.6000e-004	3.3198
Worker	1.2500e-003	8.8000e-004	0.0131	4.0000e-005	5.0500e-003	3.0000e-005	5.0700e-003	1.3400e-003	2.0000e-005	1.3600e-003	0.0000	3.8172	3.8172	8.0000e-005	9.0000e-005	3.8456
<b>Total</b>	<b>1.4300e-003</b>	<b>7.9400e-003</b>	<b>0.0156</b>	<b>7.0000e-005</b>	<b>6.2100e-003</b>	<b>7.0000e-005</b>	<b>6.2700e-003</b>	<b>1.6700e-003</b>	<b>6.0000e-005</b>	<b>1.7300e-003</b>	<b>0.0000</b>	<b>6.9960</b>	<b>6.9960</b>	<b>2.0000e-004</b>	<b>5.5000e-004</b>	<b>7.1654</b>

**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	0.0507	0.5043	0.6466	1.0500e-003		0.0222	0.0222		0.0204	0.0204	0.0000	92.2720	92.2720	0.0298	0.0000	93.0180
<b>Total</b>	<b>0.0507</b>	<b>0.5043</b>	<b>0.6466</b>	<b>1.0500e-003</b>		<b>0.0222</b>	<b>0.0222</b>		<b>0.0204</b>	<b>0.0204</b>	<b>0.0000</b>	<b>92.2720</b>	<b>92.2720</b>	<b>0.0298</b>	<b>0.0000</b>	<b>93.0180</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2025**

**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	1.8000e-004	7.0600e-003	2.5400e-003	3.0000e-005	1.1600e-003	4.0000e-005	1.2000e-003	3.3000e-004	4.0000e-005	3.7000e-004	0.0000	3.1789	3.1789	1.2000e-004	4.6000e-004	3.3198
Worker	1.2500e-003	8.8000e-004	0.0131	4.0000e-005	5.0500e-003	3.0000e-005	5.0700e-003	1.3400e-003	2.0000e-005	1.3600e-003	0.0000	3.8172	3.8172	8.0000e-005	9.0000e-005	3.8456
<b>Total</b>	<b>1.4300e-003</b>	<b>7.9400e-003</b>	<b>0.0156</b>	<b>7.0000e-005</b>	<b>6.2100e-003</b>	<b>7.0000e-005</b>	<b>6.2700e-003</b>	<b>1.6700e-003</b>	<b>6.0000e-005</b>	<b>1.7300e-003</b>	<b>0.0000</b>	<b>6.9960</b>	<b>6.9960</b>	<b>2.0000e-004</b>	<b>5.5000e-004</b>	<b>7.1654</b>

**3.5 Building Construction - 2026**

**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	3.5800e-003	0.0356	0.0457	7.0000e-005		1.5700e-003	1.5700e-003		1.4400e-003	1.4400e-003	0.0000	6.5192	6.5192	2.1100e-003	0.0000	6.5719
<b>Total</b>	<b>3.5800e-003</b>	<b>0.0356</b>	<b>0.0457</b>	<b>7.0000e-005</b>		<b>1.5700e-003</b>	<b>1.5700e-003</b>		<b>1.4400e-003</b>	<b>1.4400e-003</b>	<b>0.0000</b>	<b>6.5192</b>	<b>6.5192</b>	<b>2.1100e-003</b>	<b>0.0000</b>	<b>6.5719</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2026**

**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	1.0000e-005	5.0000e-004	1.8000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	3.0000e-005	0.0000	0.2204	0.2204	1.0000e-005	3.0000e-005	0.2302
Worker	8.0000e-005	6.0000e-005	8.7000e-004	0.0000	3.6000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.2636	0.2636	1.0000e-005	1.0000e-005	0.2655
<b>Total</b>	<b>9.0000e-005</b>	<b>5.6000e-004</b>	<b>1.0500e-003</b>	<b>0.0000</b>	<b>4.4000e-004</b>	<b>0.0000</b>	<b>4.4000e-004</b>	<b>1.1000e-004</b>	<b>0.0000</b>	<b>1.3000e-004</b>	<b>0.0000</b>	<b>0.4840</b>	<b>0.4840</b>	<b>2.0000e-005</b>	<b>4.0000e-005</b>	<b>0.4957</b>

**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	3.5800e-003	0.0356	0.0457	7.0000e-005		1.5700e-003	1.5700e-003		1.4400e-003	1.4400e-003	0.0000	6.5192	6.5192	2.1100e-003	0.0000	6.5719
<b>Total</b>	<b>3.5800e-003</b>	<b>0.0356</b>	<b>0.0457</b>	<b>7.0000e-005</b>		<b>1.5700e-003</b>	<b>1.5700e-003</b>		<b>1.4400e-003</b>	<b>1.4400e-003</b>	<b>0.0000</b>	<b>6.5192</b>	<b>6.5192</b>	<b>2.1100e-003</b>	<b>0.0000</b>	<b>6.5719</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2026**

**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	1.0000e-005	5.0000e-004	1.8000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	3.0000e-005	0.0000	0.2204	0.2204	1.0000e-005	3.0000e-005	0.2302
Worker	8.0000e-005	6.0000e-005	8.7000e-004	0.0000	3.6000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.2636	0.2636	1.0000e-005	1.0000e-005	0.2655
<b>Total</b>	<b>9.0000e-005</b>	<b>5.6000e-004</b>	<b>1.0500e-003</b>	<b>0.0000</b>	<b>4.4000e-004</b>	<b>0.0000</b>	<b>4.4000e-004</b>	<b>1.1000e-004</b>	<b>0.0000</b>	<b>1.3000e-004</b>	<b>0.0000</b>	<b>0.4840</b>	<b>0.4840</b>	<b>2.0000e-005</b>	<b>4.0000e-005</b>	<b>0.4957</b>

**3.6 Paving - 2025**

**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	0.0121	0.1058	0.1511	2.4000e-004		4.7000e-003	4.7000e-003		4.4000e-003	4.4000e-003	0.0000	20.2119	20.2119	5.8900e-003	0.0000	20.3591
Paving	2.0000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0123</b>	<b>0.1058</b>	<b>0.1511</b>	<b>2.4000e-004</b>		<b>4.7000e-003</b>	<b>4.7000e-003</b>		<b>4.4000e-003</b>	<b>4.4000e-003</b>	<b>0.0000</b>	<b>20.2119</b>	<b>20.2119</b>	<b>5.8900e-003</b>	<b>0.0000</b>	<b>20.3591</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.6 Paving - 2025**

**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	1.0500e-003	7.4000e-004	0.0110	3.0000e-005	4.2500e-003	2.0000e-005	4.2700e-003	1.1300e-003	2.0000e-005	1.1500e-003	0.0000	3.2114	3.2114	7.0000e-005	7.0000e-005	3.2353
<b>Total</b>	<b>1.0500e-003</b>	<b>7.4000e-004</b>	<b>0.0110</b>	<b>3.0000e-005</b>	<b>4.2500e-003</b>	<b>2.0000e-005</b>	<b>4.2700e-003</b>	<b>1.1300e-003</b>	<b>2.0000e-005</b>	<b>1.1500e-003</b>	<b>0.0000</b>	<b>3.2114</b>	<b>3.2114</b>	<b>7.0000e-005</b>	<b>7.0000e-005</b>	<b>3.2353</b>

**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	0.0121	0.1058	0.1511	2.4000e-004		4.7000e-003	4.7000e-003		4.4000e-003	4.4000e-003	0.0000	20.2119	20.2119	5.8900e-003	0.0000	20.3591
Paving	2.0000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0123</b>	<b>0.1058</b>	<b>0.1511</b>	<b>2.4000e-004</b>		<b>4.7000e-003</b>	<b>4.7000e-003</b>		<b>4.4000e-003</b>	<b>4.4000e-003</b>	<b>0.0000</b>	<b>20.2119</b>	<b>20.2119</b>	<b>5.8900e-003</b>	<b>0.0000</b>	<b>20.3591</b>



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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.6 Paving - 2025**

**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	1.0500e-003	7.4000e-004	0.0110	3.0000e-005	4.2500e-003	2.0000e-005	4.2700e-003	1.1300e-003	2.0000e-005	1.1500e-003	0.0000	3.2114	3.2114	7.0000e-005	7.0000e-005	3.2353
<b>Total</b>	<b>1.0500e-003</b>	<b>7.4000e-004</b>	<b>0.0110</b>	<b>3.0000e-005</b>	<b>4.2500e-003</b>	<b>2.0000e-005</b>	<b>4.2700e-003</b>	<b>1.1300e-003</b>	<b>2.0000e-005</b>	<b>1.1500e-003</b>	<b>0.0000</b>	<b>3.2114</b>	<b>3.2114</b>	<b>7.0000e-005</b>	<b>7.0000e-005</b>	<b>3.2353</b>

**3.6 Paving - 2026**

**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	9.0200e-003	0.0787	0.1124	1.8000e-004		3.5000e-003	3.5000e-003		3.2700e-003	3.2700e-003	0.0000	15.0414	15.0414	4.3800e-003	0.0000	15.1510
Paving	1.5000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>9.1700e-003</b>	<b>0.0787</b>	<b>0.1124</b>	<b>1.8000e-004</b>		<b>3.5000e-003</b>	<b>3.5000e-003</b>		<b>3.2700e-003</b>	<b>3.2700e-003</b>	<b>0.0000</b>	<b>15.0414</b>	<b>15.0414</b>	<b>4.3800e-003</b>	<b>0.0000</b>	<b>15.1510</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.6 Paving - 2026**

**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	7.4000e-004	5.0000e-004	7.7200e-003	2.0000e-005	3.1600e-003	2.0000e-005	3.1800e-003	8.4000e-004	1.0000e-005	8.5000e-004	0.0000	2.3356	2.3356	5.0000e-005	5.0000e-005	2.3523
<b>Total</b>	<b>7.4000e-004</b>	<b>5.0000e-004</b>	<b>7.7200e-003</b>	<b>2.0000e-005</b>	<b>3.1600e-003</b>	<b>2.0000e-005</b>	<b>3.1800e-003</b>	<b>8.4000e-004</b>	<b>1.0000e-005</b>	<b>8.5000e-004</b>	<b>0.0000</b>	<b>2.3356</b>	<b>2.3356</b>	<b>5.0000e-005</b>	<b>5.0000e-005</b>	<b>2.3523</b>

**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	9.0200e-003	0.0787	0.1124	1.8000e-004		3.5000e-003	3.5000e-003		3.2700e-003	3.2700e-003	0.0000	15.0414	15.0414	4.3800e-003	0.0000	15.1510
Paving	1.5000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>9.1700e-003</b>	<b>0.0787</b>	<b>0.1124</b>	<b>1.8000e-004</b>		<b>3.5000e-003</b>	<b>3.5000e-003</b>		<b>3.2700e-003</b>	<b>3.2700e-003</b>	<b>0.0000</b>	<b>15.0414</b>	<b>15.0414</b>	<b>4.3800e-003</b>	<b>0.0000</b>	<b>15.1510</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.6 Paving - 2026**

**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	7.4000e-004	5.0000e-004	7.7200e-003	2.0000e-005	3.1600e-003	2.0000e-005	3.1800e-003	8.4000e-004	1.0000e-005	8.5000e-004	0.0000	2.3356	2.3356	5.0000e-005	5.0000e-005	2.3523
<b>Total</b>	<b>7.4000e-004</b>	<b>5.0000e-004</b>	<b>7.7200e-003</b>	<b>2.0000e-005</b>	<b>3.1600e-003</b>	<b>2.0000e-005</b>	<b>3.1800e-003</b>	<b>8.4000e-004</b>	<b>1.0000e-005</b>	<b>8.5000e-004</b>	<b>0.0000</b>	<b>2.3356</b>	<b>2.3356</b>	<b>5.0000e-005</b>	<b>5.0000e-005</b>	<b>2.3523</b>

**3.7 Architectural Coating - 2025**

**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	0.0322					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6700e-003	0.0246	0.0389	6.0000e-005		1.1100e-003	1.1100e-003		1.1100e-003	1.1100e-003	0.0000	5.4895	5.4895	3.0000e-004	0.0000	5.4970
<b>Total</b>	<b>0.0359</b>	<b>0.0246</b>	<b>0.0389</b>	<b>6.0000e-005</b>		<b>1.1100e-003</b>	<b>1.1100e-003</b>		<b>1.1100e-003</b>	<b>1.1100e-003</b>	<b>0.0000</b>	<b>5.4895</b>	<b>5.4895</b>	<b>3.0000e-004</b>	<b>0.0000</b>	<b>5.4970</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2025**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	6.1000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1784	0.1784	0.0000	0.0000	0.1797
<b>Total</b>	<b>6.0000e-005</b>	<b>4.0000e-005</b>	<b>6.1000e-004</b>	<b>0.0000</b>	<b>2.4000e-004</b>	<b>0.0000</b>	<b>2.4000e-004</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>0.1784</b>	<b>0.1784</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.1797</b>

**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	0.0322					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6700e-003	0.0246	0.0389	6.0000e-005		1.1100e-003	1.1100e-003		1.1100e-003	1.1100e-003	0.0000	5.4895	5.4895	3.0000e-004	0.0000	5.4970
<b>Total</b>	<b>0.0359</b>	<b>0.0246</b>	<b>0.0389</b>	<b>6.0000e-005</b>		<b>1.1100e-003</b>	<b>1.1100e-003</b>		<b>1.1100e-003</b>	<b>1.1100e-003</b>	<b>0.0000</b>	<b>5.4895</b>	<b>5.4895</b>	<b>3.0000e-004</b>	<b>0.0000</b>	<b>5.4970</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2025**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	6.1000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1784	0.1784	0.0000	0.0000	0.1797
<b>Total</b>	<b>6.0000e-005</b>	<b>4.0000e-005</b>	<b>6.1000e-004</b>	<b>0.0000</b>	<b>2.4000e-004</b>	<b>0.0000</b>	<b>2.4000e-004</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>0.1784</b>	<b>0.1784</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.1797</b>

**3.7 Architectural Coating - 2026**

**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	0.0240					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.7300e-003	0.0183	0.0290	5.0000e-005		8.2000e-004	8.2000e-004		8.2000e-004	8.2000e-004	0.0000	4.0852	4.0852	2.2000e-004	0.0000	4.0908
<b>Total</b>	<b>0.0267</b>	<b>0.0183</b>	<b>0.0290</b>	<b>5.0000e-005</b>		<b>8.2000e-004</b>	<b>8.2000e-004</b>		<b>8.2000e-004</b>	<b>8.2000e-004</b>	<b>0.0000</b>	<b>4.0852</b>	<b>4.0852</b>	<b>2.2000e-004</b>	<b>0.0000</b>	<b>4.0908</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2026**

**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	4.3000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1298	0.1298	0.0000	0.0000	0.1307
<b>Total</b>	<b>4.0000e-005</b>	<b>3.0000e-005</b>	<b>4.3000e-004</b>	<b>0.0000</b>	<b>1.8000e-004</b>	<b>0.0000</b>	<b>1.8000e-004</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.1298</b>	<b>0.1298</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.1307</b>

**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	0.0240					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.7300e-003	0.0183	0.0290	5.0000e-005		8.2000e-004	8.2000e-004		8.2000e-004	8.2000e-004	0.0000	4.0852	4.0852	2.2000e-004	0.0000	4.0908
<b>Total</b>	<b>0.0267</b>	<b>0.0183</b>	<b>0.0290</b>	<b>5.0000e-005</b>		<b>8.2000e-004</b>	<b>8.2000e-004</b>		<b>8.2000e-004</b>	<b>8.2000e-004</b>	<b>0.0000</b>	<b>4.0852</b>	<b>4.0852</b>	<b>2.2000e-004</b>	<b>0.0000</b>	<b>4.0908</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2026**

**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	4.3000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1298	0.1298	0.0000	0.0000	0.1307
<b>Total</b>	<b>4.0000e-005</b>	<b>3.0000e-005</b>	<b>4.3000e-004</b>	<b>0.0000</b>	<b>1.8000e-004</b>	<b>0.0000</b>	<b>1.8000e-004</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.1298</b>	<b>0.1298</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.1307</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive 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**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Single Family Housing	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Single Family Housing	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
Parking Lot	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583
Single Family Housing	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583

**5.0 Energy Detail**



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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

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	2.8858	2.8858	1.8000e-004	2.0000e-005	2.8966
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2.8858	2.8858	1.8000e-004	2.0000e-005	2.8966
NaturalGas Mitigated	1.3000e-004	1.1000e-003	4.7000e-004	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	1.2753	1.2753	2.0000e-005	2.0000e-005	1.2829
NaturalGas Unmitigated	1.3000e-004	1.1000e-003	4.7000e-004	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	1.2753	1.2753	2.0000e-005	2.0000e-005	1.2829

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**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
Single Family Housing	23897.8	1.3000e-004	1.1000e-003	4.7000e-004	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	1.2753	1.2753	2.0000e-005	2.0000e-005	1.2829
<b>Total</b>		<b>1.3000e-004</b>	<b>1.1000e-003</b>	<b>4.7000e-004</b>	<b>1.0000e-005</b>		<b>9.0000e-005</b>	<b>9.0000e-005</b>		<b>9.0000e-005</b>	<b>9.0000e-005</b>	<b>0.0000</b>	<b>1.2753</b>	<b>1.2753</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>1.2829</b>

**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
Single Family Housing	23897.8	1.3000e-004	1.1000e-003	4.7000e-004	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	1.2753	1.2753	2.0000e-005	2.0000e-005	1.2829
<b>Total</b>		<b>1.3000e-004</b>	<b>1.1000e-003</b>	<b>4.7000e-004</b>	<b>1.0000e-005</b>		<b>9.0000e-005</b>	<b>9.0000e-005</b>		<b>9.0000e-005</b>	<b>9.0000e-005</b>	<b>0.0000</b>	<b>1.2753</b>	<b>1.2753</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>1.2829</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	3964.1	0.9709	6.0000e-005	1.0000e-005	0.9746
Single Family Housing	7818.09	1.9149	1.2000e-004	1.0000e-005	1.9220
<b>Total</b>		<b>2.8858</b>	<b>1.8000e-004</b>	<b>2.0000e-005</b>	<b>2.8966</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	3964.1	0.9709	6.0000e-005	1.0000e-005	0.9746
Single Family Housing	7818.09	1.9149	1.2000e-004	1.0000e-005	1.9220
<b>Total</b>		<b>2.8858</b>	<b>1.8000e-004</b>	<b>2.0000e-005</b>	<b>2.8966</b>

**6.0 Area Detail**

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31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**6.1 Mitigation Measures Area**

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0401	1.2000e-004	0.0104	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0171	0.0171	2.0000e-005	0.0000	0.0175
Unmitigated	0.0401	1.2000e-004	0.0104	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0171	0.0171	2.0000e-005	0.0000	0.0175

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**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	5.6200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0342					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.2000e-004	1.2000e-004	0.0104	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0171	0.0171	2.0000e-005	0.0000	0.0175
<b>Total</b>	<b>0.0401</b>	<b>1.2000e-004</b>	<b>0.0104</b>	<b>0.0000</b>		<b>6.0000e-005</b>	<b>6.0000e-005</b>		<b>6.0000e-005</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>0.0171</b>	<b>0.0171</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0175</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**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	5.6200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0342					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.2000e-004	1.2000e-004	0.0104	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0171	0.0171	2.0000e-005	0.0000	0.0175
<b>Total</b>	<b>0.0401</b>	<b>1.2000e-004</b>	<b>0.0104</b>	<b>0.0000</b>		<b>6.0000e-005</b>	<b>6.0000e-005</b>		<b>6.0000e-005</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>0.0171</b>	<b>0.0171</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0175</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.3426	1.0000e-004	5.0000e-005	0.3607
Unmitigated	0.3426	1.0000e-004	5.0000e-005	0.3607

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	0.065154 / 0.0410754	0.3426	1.0000e-004	5.0000e-005	0.3607
<b>Total</b>		<b>0.3426</b>	<b>1.0000e-004</b>	<b>5.0000e-005</b>	<b>0.3607</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**7.2 Water by Land Use**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	0.065154 / 0.0410754	0.3426	1.0000e-004	5.0000e-005	0.3607
<b>Total</b>		<b>0.3426</b>	<b>1.0000e-004</b>	<b>5.0000e-005</b>	<b>0.3607</b>

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.4161	0.0246	0.0000	1.0310
Unmitigated	0.4161	0.0246	0.0000	1.0310



31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	2.05	0.4161	0.0246	0.0000	1.0310
<b>Total</b>		<b>0.4161</b>	<b>0.0246</b>	<b>0.0000</b>	<b>1.0310</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	2.05	0.4161	0.0246	0.0000	1.0310
<b>Total</b>		<b>0.4161</b>	<b>0.0246</b>	<b>0.0000</b>	<b>1.0310</b>

**9.0 Operational Offroad**

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31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

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

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**Fire Pumps and Emergency Generators**

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**31796 Coast Highway Fire Station #4 Relocation**

**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	10.00	Space	0.26	11,326.00	0
Single Family Housing	1.00	Dwelling Unit	0.14	9,250.00	5

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	31
<b>Climate Zone</b>	8			<b>Operational Year</b>	2026
<b>Utility Company</b>	San Diego Gas & Electric				
<b>CO2 Intensity (lb/MWhr)</b>	539.98	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use - Five full time staff, per project plans

Construction Phase - Per City provided information.

Demolition - Per City-provided information

Grading -

Vehicle Trips - Replacement structure. No additional trips.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No fireplaces

Water And Wastewater - Aerobic only.

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Solid Waste -

Construction Off-road Equipment Mitigation - Per SCAQMD rule 403

Area Mitigation - Per SCAQMD rule 1113

Water Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	5.00	75.00
tblConstructionPhase	NumDays	100.00	197.00
tblConstructionPhase	NumDays	2.00	24.00
tblConstructionPhase	NumDays	5.00	75.00
tblConstructionPhase	NumDays	1.00	20.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	0.85	0.00
tblFireplaces	NumberNoFireplace	0.10	0.00
tblFireplaces	NumberWood	0.05	0.00
tblGrading	MaterialExported	0.00	663.00
tblLandUse	LandUseSquareFeet	4,000.00	11,326.00
tblLandUse	LandUseSquareFeet	1,800.00	9,250.00
tblLandUse	LotAcreage	0.09	0.26
tblLandUse	LotAcreage	0.32	0.14
tblLandUse	Population	3.00	5.00
tblVehicleTrips	ST_TR	9.54	0.00
tblVehicleTrips	SU_TR	8.55	0.00
tblVehicleTrips	WD_TR	9.44	0.00
tblWater	AerobicPercent	87.46	100.00

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWoodstoves	NumberCatalytic	0.05	0.00
tblWoodstoves	NumberNoncatalytic	0.05	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

**2.0 Emissions Summary**

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31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**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					
2025	2.8608	11.6624	16.6207	0.0282	5.4650	0.5132	5.8168	2.6093	0.4797	2.9331	0.0000	2,690.579 4	2,690.579 4	0.6810	0.0354	2,710.655 6
2026	2.8569	11.6581	16.5771	0.0281	0.2811	0.5131	0.7942	0.0748	0.4797	0.5545	0.0000	2,684.661 3	2,684.661 3	0.6805	9.8900e- 003	2,704.618 7
<b>Maximum</b>	<b>2.8608</b>	<b>11.6624</b>	<b>16.6207</b>	<b>0.0282</b>	<b>5.4650</b>	<b>0.5132</b>	<b>5.8168</b>	<b>2.6093</b>	<b>0.4797</b>	<b>2.9331</b>	<b>0.0000</b>	<b>2,690.579 4</b>	<b>2,690.579 4</b>	<b>0.6810</b>	<b>0.0354</b>	<b>2,710.655 6</b>

**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					
2025	2.8608	11.6624	16.6207	0.0282	2.5417	0.5132	2.8935	1.1963	0.4797	1.5202	0.0000	2,690.579 4	2,690.579 4	0.6810	0.0354	2,710.655 6
2026	2.8569	11.6581	16.5771	0.0281	0.2811	0.5131	0.7942	0.0748	0.4797	0.5545	0.0000	2,684.661 3	2,684.661 3	0.6805	9.8900e- 003	2,704.618 7
<b>Maximum</b>	<b>2.8608</b>	<b>11.6624</b>	<b>16.6207</b>	<b>0.0282</b>	<b>2.5417</b>	<b>0.5132</b>	<b>2.8935</b>	<b>1.1963</b>	<b>0.4797</b>	<b>1.5202</b>	<b>0.0000</b>	<b>2,690.579 4</b>	<b>2,690.579 4</b>	<b>0.6810</b>	<b>0.0354</b>	<b>2,710.655 6</b>

## 31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	50.87	0.00	44.22	52.64	0.00	40.51	0.00	0.00	0.00	0.00	0.00	0.00

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**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	0.2205	9.6000e-004	0.0834	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	0.1507	0.1507	1.5000e-004	0.0000	0.1544
Energy	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
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
<b>Total</b>	<b>0.2212</b>	<b>6.9900e-003</b>	<b>0.0860</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>9.5000e-004</b>	<b>9.5000e-004</b>	<b>0.0000</b>	<b>9.5000e-004</b>	<b>9.5000e-004</b>	<b>0.0000</b>	<b>7.8535</b>	<b>7.8535</b>	<b>3.0000e-004</b>	<b>1.4000e-004</b>	<b>7.9030</b>

**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	0.2205	9.6000e-004	0.0834	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	0.1507	0.1507	1.5000e-004	0.0000	0.1544
Energy	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
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
<b>Total</b>	<b>0.2212</b>	<b>6.9900e-003</b>	<b>0.0860</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>9.5000e-004</b>	<b>9.5000e-004</b>	<b>0.0000</b>	<b>9.5000e-004</b>	<b>9.5000e-004</b>	<b>0.0000</b>	<b>7.8535</b>	<b>7.8535</b>	<b>3.0000e-004</b>	<b>1.4000e-004</b>	<b>7.9030</b>



31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	2/3/2025	2/14/2025	5	10	
2	Site Preparation	Site Preparation	2/15/2025	3/14/2025	5	20	
3	Grading	Grading	3/17/2025	4/17/2025	5	24	
4	Building Construction	Building Construction	4/18/2025	1/19/2026	5	197	
5	Paving	Paving	11/3/2025	2/13/2026	5	75	
6	Architectural Coating	Architectural Coating	11/3/2025	2/13/2026	5	75	

**Acres of Grading (Site Preparation Phase): 10**

**Acres of Grading (Grading Phase): 18**

**Acres of Paving: 0.26**

**Residential Indoor: 35,330; Residential Outdoor: 11,777; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 680 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	14.00	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	3	8.00	0.00	83.00	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**

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.2 Demolition - 2025**

**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					0.2953	0.0000	0.2953	0.0447	0.0000	0.0447			0.0000			0.0000
Off-Road	0.5743	5.1008	7.3641	0.0120		0.2102	0.2102		0.2008	0.2008		1,149.1195	1,149.1195	0.2060		1,154.2705
<b>Total</b>	<b>0.5743</b>	<b>5.1008</b>	<b>7.3641</b>	<b>0.0120</b>	<b>0.2953</b>	<b>0.2102</b>	<b>0.5055</b>	<b>0.0447</b>	<b>0.2008</b>	<b>0.2456</b>		<b>1,149.1195</b>	<b>1,149.1195</b>	<b>0.2060</b>		<b>1,154.2705</b>

**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	2.9000e-003	0.1718	0.0495	7.8000e-004	0.0245	1.2200e-003	0.0257	6.7100e-003	1.1600e-003	7.8700e-003		86.0897	86.0897	5.5000e-003	0.0137	90.3106
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
Worker	0.0277	0.0171	0.3044	9.2000e-004	0.1118	5.8000e-004	0.1124	0.0296	5.3000e-004	0.0302		95.5120	95.5120	1.9600e-003	1.9600e-003	96.1454
<b>Total</b>	<b>0.0306</b>	<b>0.1890</b>	<b>0.3539</b>	<b>1.7000e-003</b>	<b>0.1363</b>	<b>1.8000e-003</b>	<b>0.1381</b>	<b>0.0364</b>	<b>1.6900e-003</b>	<b>0.0381</b>		<b>181.6016</b>	<b>181.6016</b>	<b>7.4600e-003</b>	<b>0.0157</b>	<b>186.4560</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.2 Demolition - 2025**

**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					0.1329	0.0000	0.1329	0.0201	0.0000	0.0201			0.0000			0.0000
Off-Road	0.5743	5.1008	7.3641	0.0120		0.2102	0.2102		0.2008	0.2008	0.0000	1,149.1195	1,149.1195	0.2060		1,154.2705
<b>Total</b>	<b>0.5743</b>	<b>5.1008</b>	<b>7.3641</b>	<b>0.0120</b>	<b>0.1329</b>	<b>0.2102</b>	<b>0.3431</b>	<b>0.0201</b>	<b>0.2008</b>	<b>0.2210</b>	<b>0.0000</b>	<b>1,149.1195</b>	<b>1,149.1195</b>	<b>0.2060</b>		<b>1,154.2705</b>

**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	2.9000e-003	0.1718	0.0495	7.8000e-004	0.0245	1.2200e-003	0.0257	6.7100e-003	1.1600e-003	7.8700e-003		86.0897	86.0897	5.5000e-003	0.0137	90.3106
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
Worker	0.0277	0.0171	0.3044	9.2000e-004	0.1118	5.8000e-004	0.1124	0.0296	5.3000e-004	0.0302		95.5120	95.5120	1.9600e-003	1.9600e-003	96.1454
<b>Total</b>	<b>0.0306</b>	<b>0.1890</b>	<b>0.3539</b>	<b>1.7000e-003</b>	<b>0.1363</b>	<b>1.8000e-003</b>	<b>0.1381</b>	<b>0.0364</b>	<b>1.6900e-003</b>	<b>0.0381</b>		<b>181.6016</b>	<b>181.6016</b>	<b>7.4600e-003</b>	<b>0.0157</b>	<b>186.4560</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2025**

**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	0.4432	4.7918	3.8238	9.7300e-003		0.1654	0.1654		0.1521	0.1521		942.2955	942.2955	0.3048		949.9144
<b>Total</b>	<b>0.4432</b>	<b>4.7918</b>	<b>3.8238</b>	<b>9.7300e-003</b>	<b>0.5303</b>	<b>0.1654</b>	<b>0.6956</b>	<b>0.0573</b>	<b>0.1521</b>	<b>0.2094</b>		<b>942.2955</b>	<b>942.2955</b>	<b>0.3048</b>		<b>949.9144</b>

**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	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
Worker	0.0138	8.5700e-003	0.1522	4.6000e-004	0.0559	2.9000e-004	0.0562	0.0148	2.7000e-004	0.0151		47.7560	47.7560	9.8000e-004	9.8000e-004	48.0727
<b>Total</b>	<b>0.0138</b>	<b>8.5700e-003</b>	<b>0.1522</b>	<b>4.6000e-004</b>	<b>0.0559</b>	<b>2.9000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>2.7000e-004</b>	<b>0.0151</b>		<b>47.7560</b>	<b>47.7560</b>	<b>9.8000e-004</b>	<b>9.8000e-004</b>	<b>48.0727</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2025**

**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					0.2386	0.0000	0.2386	0.0258	0.0000	0.0258			0.0000			0.0000
Off-Road	0.4432	4.7918	3.8238	9.7300e-003		0.1654	0.1654		0.1521	0.1521	0.0000	942.2955	942.2955	0.3048		949.9144
<b>Total</b>	<b>0.4432</b>	<b>4.7918</b>	<b>3.8238</b>	<b>9.7300e-003</b>	<b>0.2386</b>	<b>0.1654</b>	<b>0.4040</b>	<b>0.0258</b>	<b>0.1521</b>	<b>0.1779</b>	<b>0.0000</b>	<b>942.2955</b>	<b>942.2955</b>	<b>0.3048</b>		<b>949.9144</b>

**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	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
Worker	0.0138	8.5700e-003	0.1522	4.6000e-004	0.0559	2.9000e-004	0.0562	0.0148	2.7000e-004	0.0151		47.7560	47.7560	9.8000e-004	9.8000e-004	48.0727
<b>Total</b>	<b>0.0138</b>	<b>8.5700e-003</b>	<b>0.1522</b>	<b>4.6000e-004</b>	<b>0.0559</b>	<b>2.9000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>2.7000e-004</b>	<b>0.0151</b>		<b>47.7560</b>	<b>47.7560</b>	<b>9.8000e-004</b>	<b>9.8000e-004</b>	<b>48.0727</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.4 Grading - 2025**

**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					5.3151	0.0000	5.3151	2.5690	0.0000	2.5690			0.0000			0.0000
Off-Road	0.8350	8.7341	5.3948	0.0141		0.3484	0.3484		0.3205	0.3205		1,364.6987	1,364.6987	0.4414		1,375.7329
<b>Total</b>	<b>0.8350</b>	<b>8.7341</b>	<b>5.3948</b>	<b>0.0141</b>	<b>5.3151</b>	<b>0.3484</b>	<b>5.6634</b>	<b>2.5690</b>	<b>0.3205</b>	<b>2.8895</b>		<b>1,364.6987</b>	<b>1,364.6987</b>	<b>0.4414</b>		<b>1,375.7329</b>

**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	7.1700e-003	0.4245	0.1224	1.9200e-003	0.0605	3.0100e-003	0.0635	0.0166	2.8800e-003	0.0195		212.6620	212.6620	0.0136	0.0339	223.0886
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
Worker	0.0221	0.0137	0.2435	7.3000e-004	0.0894	4.6000e-004	0.0899	0.0237	4.3000e-004	0.0241		76.4096	76.4096	1.5700e-003	1.5700e-003	76.9163
<b>Total</b>	<b>0.0293</b>	<b>0.4382</b>	<b>0.3659</b>	<b>2.6500e-003</b>	<b>0.1499</b>	<b>3.4700e-003</b>	<b>0.1534</b>	<b>0.0403</b>	<b>3.3100e-003</b>	<b>0.0436</b>		<b>289.0716</b>	<b>289.0716</b>	<b>0.0152</b>	<b>0.0354</b>	<b>300.0049</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.4 Grading - 2025**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.3918	0.0000	2.3918	1.1561	0.0000	1.1561			0.0000			0.0000
Off-Road	0.8350	8.7341	5.3948	0.0141		0.3484	0.3484		0.3205	0.3205	0.0000	1,364.6987	1,364.6987	0.4414		1,375.7329
<b>Total</b>	<b>0.8350</b>	<b>8.7341</b>	<b>5.3948</b>	<b>0.0141</b>	<b>2.3918</b>	<b>0.3484</b>	<b>2.7402</b>	<b>1.1561</b>	<b>0.3205</b>	<b>1.4766</b>	<b>0.0000</b>	<b>1,364.6987</b>	<b>1,364.6987</b>	<b>0.4414</b>		<b>1,375.7329</b>

**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	7.1700e-003	0.4245	0.1224	1.9200e-003	0.0605	3.0100e-003	0.0635	0.0166	2.8800e-003	0.0195		212.6620	212.6620	0.0136	0.0339	223.0886
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
Worker	0.0221	0.0137	0.2435	7.3000e-004	0.0894	4.6000e-004	0.0899	0.0237	4.3000e-004	0.0241		76.4096	76.4096	1.5700e-003	1.5700e-003	76.9163
<b>Total</b>	<b>0.0293</b>	<b>0.4382</b>	<b>0.3659</b>	<b>2.6500e-003</b>	<b>0.1499</b>	<b>3.4700e-003</b>	<b>0.1534</b>	<b>0.0403</b>	<b>3.3100e-003</b>	<b>0.0436</b>		<b>289.0716</b>	<b>289.0716</b>	<b>0.0152</b>	<b>0.0354</b>	<b>300.0049</b>



31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2025**

**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	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220		1,105.571 1	1,105.571 1	0.3576		1,114.510 2
<b>Total</b>	<b>0.5510</b>	<b>5.4820</b>	<b>7.0282</b>	<b>0.0114</b>		<b>0.2413</b>	<b>0.2413</b>		<b>0.2220</b>	<b>0.2220</b>		<b>1,105.571 1</b>	<b>1,105.571 1</b>	<b>0.3576</b>		<b>1,114.510 2</b>

**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	0.0000
Vendor	2.0400e-003	0.0732	0.0272	3.5000e-004	0.0128	4.1000e-004	0.0132	3.6900e-003	3.9000e-004	4.0800e-003		38.0604	38.0604	1.4600e-003	5.5400e-003	39.7468
Worker	0.0138	8.5700e-003	0.1522	4.6000e-004	0.0559	2.9000e-004	0.0562	0.0148	2.7000e-004	0.0151		47.7560	47.7560	9.8000e-004	9.8000e-004	48.0727
<b>Total</b>	<b>0.0159</b>	<b>0.0817</b>	<b>0.1794</b>	<b>8.1000e-004</b>	<b>0.0687</b>	<b>7.0000e-004</b>	<b>0.0694</b>	<b>0.0185</b>	<b>6.6000e-004</b>	<b>0.0192</b>		<b>85.8164</b>	<b>85.8164</b>	<b>2.4400e-003</b>	<b>6.5200e-003</b>	<b>87.8195</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2025**

**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	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220	0.0000	1,105.571 1	1,105.571 1	0.3576		1,114.510 2
<b>Total</b>	<b>0.5510</b>	<b>5.4820</b>	<b>7.0282</b>	<b>0.0114</b>		<b>0.2413</b>	<b>0.2413</b>		<b>0.2220</b>	<b>0.2220</b>	<b>0.0000</b>	<b>1,105.571 1</b>	<b>1,105.571 1</b>	<b>0.3576</b>		<b>1,114.510 2</b>

**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	0.0000
Vendor	2.0400e-003	0.0732	0.0272	3.5000e-004	0.0128	4.1000e-004	0.0132	3.6900e-003	3.9000e-004	4.0800e-003		38.0604	38.0604	1.4600e-003	5.5400e-003	39.7468
Worker	0.0138	8.5700e-003	0.1522	4.6000e-004	0.0559	2.9000e-004	0.0562	0.0148	2.7000e-004	0.0151		47.7560	47.7560	9.8000e-004	9.8000e-004	48.0727
<b>Total</b>	<b>0.0159</b>	<b>0.0817</b>	<b>0.1794</b>	<b>8.1000e-004</b>	<b>0.0687</b>	<b>7.0000e-004</b>	<b>0.0694</b>	<b>0.0185</b>	<b>6.6000e-004</b>	<b>0.0192</b>		<b>85.8164</b>	<b>85.8164</b>	<b>2.4400e-003</b>	<b>6.5200e-003</b>	<b>87.8195</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2026**

**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	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220		1,105.571 1	1,105.571 1	0.3576		1,114.510 2
<b>Total</b>	<b>0.5510</b>	<b>5.4820</b>	<b>7.0282</b>	<b>0.0114</b>		<b>0.2413</b>	<b>0.2413</b>		<b>0.2220</b>	<b>0.2220</b>		<b>1,105.571 1</b>	<b>1,105.571 1</b>	<b>0.3576</b>		<b>1,114.510 2</b>

**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	0.0000
Vendor	2.0000e-003	0.0727	0.0269	3.5000e-004	0.0128	4.1000e-004	0.0132	3.6900e-003	3.9000e-004	4.0800e-003		37.3562	37.3562	1.4600e-003	5.4400e-003	39.0141
Worker	0.0130	7.7900e-003	0.1432	4.4000e-004	0.0559	2.7000e-004	0.0562	0.0148	2.5000e-004	0.0151		46.6698	46.6698	8.9000e-004	9.3000e-004	46.9677
<b>Total</b>	<b>0.0150</b>	<b>0.0805</b>	<b>0.1701</b>	<b>7.9000e-004</b>	<b>0.0687</b>	<b>6.8000e-004</b>	<b>0.0694</b>	<b>0.0185</b>	<b>6.4000e-004</b>	<b>0.0192</b>		<b>84.0260</b>	<b>84.0260</b>	<b>2.3500e-003</b>	<b>6.3700e-003</b>	<b>85.9817</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2026**

**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	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220	0.0000	1,105.571 1	1,105.571 1	0.3576		1,114.510 2
<b>Total</b>	<b>0.5510</b>	<b>5.4820</b>	<b>7.0282</b>	<b>0.0114</b>		<b>0.2413</b>	<b>0.2413</b>		<b>0.2220</b>	<b>0.2220</b>	<b>0.0000</b>	<b>1,105.571 1</b>	<b>1,105.571 1</b>	<b>0.3576</b>		<b>1,114.510 2</b>

**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	0.0000
Vendor	2.0000e-003	0.0727	0.0269	3.5000e-004	0.0128	4.1000e-004	0.0132	3.6900e-003	3.9000e-004	4.0800e-003		37.3562	37.3562	1.4600e-003	5.4400e-003	39.0141
Worker	0.0130	7.7900e-003	0.1432	4.4000e-004	0.0559	2.7000e-004	0.0562	0.0148	2.5000e-004	0.0151		46.6698	46.6698	8.9000e-004	9.3000e-004	46.9677
<b>Total</b>	<b>0.0150</b>	<b>0.0805</b>	<b>0.1701</b>	<b>7.9000e-004</b>	<b>0.0687</b>	<b>6.8000e-004</b>	<b>0.0694</b>	<b>0.0185</b>	<b>6.4000e-004</b>	<b>0.0192</b>		<b>84.0260</b>	<b>84.0260</b>	<b>2.3500e-003</b>	<b>6.3700e-003</b>	<b>85.9817</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.6 Paving - 2025**

**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	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046		1,036.271 1	1,036.271 1	0.3019		1,043.817 9
Paving	9.0800e- 003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5729</b>	<b>4.9206</b>	<b>7.0257</b>	<b>0.0113</b>		<b>0.2186</b>	<b>0.2186</b>		<b>0.2046</b>	<b>0.2046</b>		<b>1,036.271 1</b>	<b>1,036.271 1</b>	<b>0.3019</b>		<b>1,043.817 9</b>

**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	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
Worker	0.0498	0.0309	0.5478	1.6500e- 003	0.2012	1.0400e- 003	0.2022	0.0534	9.6000e- 004	0.0543		171.9216	171.9216	3.5300e- 003	3.5300e- 003	173.0617
<b>Total</b>	<b>0.0498</b>	<b>0.0309</b>	<b>0.5478</b>	<b>1.6500e- 003</b>	<b>0.2012</b>	<b>1.0400e- 003</b>	<b>0.2022</b>	<b>0.0534</b>	<b>9.6000e- 004</b>	<b>0.0543</b>		<b>171.9216</b>	<b>171.9216</b>	<b>3.5300e- 003</b>	<b>3.5300e- 003</b>	<b>173.0617</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.6 Paving - 2025**

**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	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046	0.0000	1,036.271 1	1,036.271 1	0.3019		1,043.817 9
Paving	9.0800e- 003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5729</b>	<b>4.9206</b>	<b>7.0257</b>	<b>0.0113</b>		<b>0.2186</b>	<b>0.2186</b>		<b>0.2046</b>	<b>0.2046</b>	<b>0.0000</b>	<b>1,036.271 1</b>	<b>1,036.271 1</b>	<b>0.3019</b>		<b>1,043.817 9</b>

**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	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
Worker	0.0498	0.0309	0.5478	1.6500e- 003	0.2012	1.0400e- 003	0.2022	0.0534	9.6000e- 004	0.0543		171.9216	171.9216	3.5300e- 003	3.5300e- 003	173.0617
<b>Total</b>	<b>0.0498</b>	<b>0.0309</b>	<b>0.5478</b>	<b>1.6500e- 003</b>	<b>0.2012</b>	<b>1.0400e- 003</b>	<b>0.2022</b>	<b>0.0534</b>	<b>9.6000e- 004</b>	<b>0.0543</b>		<b>171.9216</b>	<b>171.9216</b>	<b>3.5300e- 003</b>	<b>3.5300e- 003</b>	<b>173.0617</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.6 Paving - 2026**

**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	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046		1,036.271 1	1,036.271 1	0.3019		1,043.817 9
Paving	9.0800e- 003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5729</b>	<b>4.9206</b>	<b>7.0257</b>	<b>0.0113</b>		<b>0.2186</b>	<b>0.2186</b>		<b>0.2046</b>	<b>0.2046</b>		<b>1,036.271 1</b>	<b>1,036.271 1</b>	<b>0.3019</b>		<b>1,043.817 9</b>

**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	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
Worker	0.0469	0.0280	0.5153	1.6000e- 003	0.2012	9.9000e- 004	0.2022	0.0534	9.1000e- 004	0.0543		168.0111	168.0111	3.2000e- 003	3.3300e- 003	169.0836
<b>Total</b>	<b>0.0469</b>	<b>0.0280</b>	<b>0.5153</b>	<b>1.6000e- 003</b>	<b>0.2012</b>	<b>9.9000e- 004</b>	<b>0.2022</b>	<b>0.0534</b>	<b>9.1000e- 004</b>	<b>0.0543</b>		<b>168.0111</b>	<b>168.0111</b>	<b>3.2000e- 003</b>	<b>3.3300e- 003</b>	<b>169.0836</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.6 Paving - 2026**

**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	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046	0.0000	1,036.271 1	1,036.271 1	0.3019		1,043.817 9
Paving	9.0800e- 003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5729</b>	<b>4.9206</b>	<b>7.0257</b>	<b>0.0113</b>		<b>0.2186</b>	<b>0.2186</b>		<b>0.2046</b>	<b>0.2046</b>	<b>0.0000</b>	<b>1,036.271 1</b>	<b>1,036.271 1</b>	<b>0.3019</b>		<b>1,043.817 9</b>

**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	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
Worker	0.0469	0.0280	0.5153	1.6000e- 003	0.2012	9.9000e- 004	0.2022	0.0534	9.1000e- 004	0.0543		168.0111	168.0111	3.2000e- 003	3.3300e- 003	169.0836
<b>Total</b>	<b>0.0469</b>	<b>0.0280</b>	<b>0.5153</b>	<b>1.6000e- 003</b>	<b>0.2012</b>	<b>9.9000e- 004</b>	<b>0.2022</b>	<b>0.0534</b>	<b>9.1000e- 004</b>	<b>0.0543</b>		<b>168.0111</b>	<b>168.0111</b>	<b>3.2000e- 003</b>	<b>3.3300e- 003</b>	<b>169.0836</b>



31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2025**

**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	1.4976					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>1.6685</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**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	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
Worker	2.7700e-003	1.7100e-003	0.0304	9.0000e-005	0.0112	6.0000e-005	0.0112	2.9600e-003	5.0000e-005	3.0200e-003		9.5512	9.5512	2.0000e-004	2.0000e-004	9.6145
<b>Total</b>	<b>2.7700e-003</b>	<b>1.7100e-003</b>	<b>0.0304</b>	<b>9.0000e-005</b>	<b>0.0112</b>	<b>6.0000e-005</b>	<b>0.0112</b>	<b>2.9600e-003</b>	<b>5.0000e-005</b>	<b>3.0200e-003</b>		<b>9.5512</b>	<b>9.5512</b>	<b>2.0000e-004</b>	<b>2.0000e-004</b>	<b>9.6145</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2025**

**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	1.4976					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>1.6685</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**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	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
Worker	2.7700e-003	1.7100e-003	0.0304	9.0000e-005	0.0112	6.0000e-005	0.0112	2.9600e-003	5.0000e-005	3.0200e-003		9.5512	9.5512	2.0000e-004	2.0000e-004	9.6145
<b>Total</b>	<b>2.7700e-003</b>	<b>1.7100e-003</b>	<b>0.0304</b>	<b>9.0000e-005</b>	<b>0.0112</b>	<b>6.0000e-005</b>	<b>0.0112</b>	<b>2.9600e-003</b>	<b>5.0000e-005</b>	<b>3.0200e-003</b>		<b>9.5512</b>	<b>9.5512</b>	<b>2.0000e-004</b>	<b>2.0000e-004</b>	<b>9.6145</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2026**

**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	1.4976					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>1.6685</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**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	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
Worker	2.6100e-003	1.5600e-003	0.0286	9.0000e-005	0.0112	5.0000e-005	0.0112	2.9600e-003	5.0000e-005	3.0100e-003		9.3340	9.3340	1.8000e-004	1.9000e-004	9.3935
<b>Total</b>	<b>2.6100e-003</b>	<b>1.5600e-003</b>	<b>0.0286</b>	<b>9.0000e-005</b>	<b>0.0112</b>	<b>5.0000e-005</b>	<b>0.0112</b>	<b>2.9600e-003</b>	<b>5.0000e-005</b>	<b>3.0100e-003</b>		<b>9.3340</b>	<b>9.3340</b>	<b>1.8000e-004</b>	<b>1.9000e-004</b>	<b>9.3935</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2026**

**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	1.4976					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>1.6685</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**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	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
Worker	2.6100e-003	1.5600e-003	0.0286	9.0000e-005	0.0112	5.0000e-005	0.0112	2.9600e-003	5.0000e-005	3.0100e-003		9.3340	9.3340	1.8000e-004	1.9000e-004	9.3935
<b>Total</b>	<b>2.6100e-003</b>	<b>1.5600e-003</b>	<b>0.0286</b>	<b>9.0000e-005</b>	<b>0.0112</b>	<b>5.0000e-005</b>	<b>0.0112</b>	<b>2.9600e-003</b>	<b>5.0000e-005</b>	<b>3.0100e-003</b>		<b>9.3340</b>	<b>9.3340</b>	<b>1.8000e-004</b>	<b>1.9000e-004</b>	<b>9.3935</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**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	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

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Single Family Housing	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

**4.4 Fleet Mix**

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583
Single Family Housing	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583

**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	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
NaturalGas Unmitigated	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**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
Single Family Housing	65.4733	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
<b>Total</b>		<b>7.1000e-004</b>	<b>6.0300e-003</b>	<b>2.5700e-003</b>	<b>4.0000e-005</b>		<b>4.9000e-004</b>	<b>4.9000e-004</b>		<b>4.9000e-004</b>	<b>4.9000e-004</b>		<b>7.7027</b>	<b>7.7027</b>	<b>1.5000e-004</b>	<b>1.4000e-004</b>	<b>7.7485</b>

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
Single Family Housing	0.0654733	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
<b>Total</b>		<b>7.1000e-004</b>	<b>6.0300e-003</b>	<b>2.5700e-003</b>	<b>4.0000e-005</b>		<b>4.9000e-004</b>	<b>4.9000e-004</b>		<b>4.9000e-004</b>	<b>4.9000e-004</b>		<b>7.7027</b>	<b>7.7027</b>	<b>1.5000e-004</b>	<b>1.4000e-004</b>	<b>7.7485</b>

**6.0 Area Detail**

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**6.1 Mitigation Measures Area**

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2205	9.6000e-004	0.0834	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	0.1507	0.1507	1.5000e-004	0.0000	0.1544
Unmitigated	0.2205	9.6000e-004	0.0834	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	0.1507	0.1507	1.5000e-004	0.0000	0.1544



31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**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	0.0308					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1872					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.5700e-003	9.6000e-004	0.0834	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.1507	0.1507	1.5000e-004		0.1544
<b>Total</b>	<b>0.2205</b>	<b>9.6000e-004</b>	<b>0.0834</b>	<b>0.0000</b>		<b>4.6000e-004</b>	<b>4.6000e-004</b>		<b>4.6000e-004</b>	<b>4.6000e-004</b>	<b>0.0000</b>	<b>0.1507</b>	<b>0.1507</b>	<b>1.5000e-004</b>	<b>0.0000</b>	<b>0.1544</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**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	0.0308					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1872					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.5700e-003	9.6000e-004	0.0834	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.1507	0.1507	1.5000e-004		0.1544
<b>Total</b>	<b>0.2205</b>	<b>9.6000e-004</b>	<b>0.0834</b>	<b>0.0000</b>		<b>4.6000e-004</b>	<b>4.6000e-004</b>		<b>4.6000e-004</b>	<b>4.6000e-004</b>	<b>0.0000</b>	<b>0.1507</b>	<b>0.1507</b>	<b>1.5000e-004</b>	<b>0.0000</b>	<b>0.1544</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**Fire Pumps and Emergency Generators**

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**31796 Coast Highway Fire Station #4 Relocation**

**South Coast Air Basin, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	10.00	Space	0.26	11,326.00	0
Single Family Housing	1.00	Dwelling Unit	0.14	9,250.00	5

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	31
<b>Climate Zone</b>	8			<b>Operational Year</b>	2026
<b>Utility Company</b>	San Diego Gas & Electric				
<b>CO2 Intensity (lb/MWhr)</b>	539.98	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

- Project Characteristics -
- Land Use - Five full time staff, per project plans
- Construction Phase - Per City provided information.
- Demolition - Per City-provided information
- Grading -
- Vehicle Trips - Replacement structure. No additional trips.
- Vehicle Emission Factors -
- Vehicle Emission Factors -
- Vehicle Emission Factors -
- Woodstoves - No fireplaces
- Water And Wastewater - Aerobic only.

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Solid Waste -

Construction Off-road Equipment Mitigation - Per SCAQMD rule 403

Area Mitigation - Per SCAQMD rule 1113

Water Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	5.00	75.00
tblConstructionPhase	NumDays	100.00	197.00
tblConstructionPhase	NumDays	2.00	24.00
tblConstructionPhase	NumDays	5.00	75.00
tblConstructionPhase	NumDays	1.00	20.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	0.85	0.00
tblFireplaces	NumberNoFireplace	0.10	0.00
tblFireplaces	NumberWood	0.05	0.00
tblGrading	MaterialExported	0.00	663.00
tblLandUse	LandUseSquareFeet	4,000.00	11,326.00
tblLandUse	LandUseSquareFeet	1,800.00	9,250.00
tblLandUse	LotAcreage	0.09	0.26
tblLandUse	LotAcreage	0.32	0.14
tblLandUse	Population	3.00	5.00
tblVehicleTrips	ST_TR	9.54	0.00
tblVehicleTrips	SU_TR	8.55	0.00
tblVehicleTrips	WD_TR	9.44	0.00
tblWater	AerobicPercent	87.46	100.00

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWoodstoves	NumberCatalytic	0.05	0.00
tblWoodstoves	NumberNoncatalytic	0.05	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

**2.0 Emissions Summary**

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31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**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					
2025	2.8655	11.6698	16.5578	0.0281	5.4650	0.5132	5.8168	2.6093	0.4797	2.9331	0.0000	2,677.900 1	2,677.900 1	0.6810	0.0356	2,698.069 4
2026	2.8615	11.6651	16.5183	0.0280	0.2811	0.5131	0.7942	0.0748	0.4797	0.5545	0.0000	2,672.284 4	2,672.284 4	0.6806	0.0102	2,692.329 5
<b>Maximum</b>	<b>2.8655</b>	<b>11.6698</b>	<b>16.5578</b>	<b>0.0281</b>	<b>5.4650</b>	<b>0.5132</b>	<b>5.8168</b>	<b>2.6093</b>	<b>0.4797</b>	<b>2.9331</b>	<b>0.0000</b>	<b>2,677.900 1</b>	<b>2,677.900 1</b>	<b>0.6810</b>	<b>0.0356</b>	<b>2,698.069 4</b>

**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					
2025	2.8655	11.6698	16.5578	0.0281	2.5417	0.5132	2.8935	1.1963	0.4797	1.5202	0.0000	2,677.900 1	2,677.900 1	0.6810	0.0356	2,698.069 4
2026	2.8615	11.6651	16.5183	0.0280	0.2811	0.5131	0.7942	0.0748	0.4797	0.5545	0.0000	2,672.284 4	2,672.284 4	0.6806	0.0102	2,692.329 5
<b>Maximum</b>	<b>2.8655</b>	<b>11.6698</b>	<b>16.5578</b>	<b>0.0281</b>	<b>2.5417</b>	<b>0.5132</b>	<b>2.8935</b>	<b>1.1963</b>	<b>0.4797</b>	<b>1.5202</b>	<b>0.0000</b>	<b>2,677.900 1</b>	<b>2,677.900 1</b>	<b>0.6810</b>	<b>0.0356</b>	<b>2,698.069 4</b>

## 31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	50.87	0.00	44.22	52.64	0.00	40.51	0.00	0.00	0.00	0.00	0.00	0.00



31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**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	0.2205	9.6000e-004	0.0834	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	0.1507	0.1507	1.5000e-004	0.0000	0.1544
Energy	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
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
<b>Total</b>	<b>0.2212</b>	<b>6.9900e-003</b>	<b>0.0860</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>9.5000e-004</b>	<b>9.5000e-004</b>	<b>0.0000</b>	<b>9.5000e-004</b>	<b>9.5000e-004</b>	<b>0.0000</b>	<b>7.8535</b>	<b>7.8535</b>	<b>3.0000e-004</b>	<b>1.4000e-004</b>	<b>7.9030</b>

**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	0.2205	9.6000e-004	0.0834	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	0.1507	0.1507	1.5000e-004	0.0000	0.1544
Energy	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
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
<b>Total</b>	<b>0.2212</b>	<b>6.9900e-003</b>	<b>0.0860</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>9.5000e-004</b>	<b>9.5000e-004</b>	<b>0.0000</b>	<b>9.5000e-004</b>	<b>9.5000e-004</b>	<b>0.0000</b>	<b>7.8535</b>	<b>7.8535</b>	<b>3.0000e-004</b>	<b>1.4000e-004</b>	<b>7.9030</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	2/3/2025	2/14/2025	5	10	
2	Site Preparation	Site Preparation	2/15/2025	3/14/2025	5	20	
3	Grading	Grading	3/17/2025	4/17/2025	5	24	
4	Building Construction	Building Construction	4/18/2025	1/19/2026	5	197	
5	Paving	Paving	11/3/2025	2/13/2026	5	75	
6	Architectural Coating	Architectural Coating	11/3/2025	2/13/2026	5	75	

**Acres of Grading (Site Preparation Phase): 10**

**Acres of Grading (Grading Phase): 18**

**Acres of Paving: 0.26**

**Residential Indoor: 35,330; Residential Outdoor: 11,777; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 680 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	14.00	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	3	8.00	0.00	83.00	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**

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.2 Demolition - 2025**

**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					0.2953	0.0000	0.2953	0.0447	0.0000	0.0447			0.0000			0.0000
Off-Road	0.5743	5.1008	7.3641	0.0120		0.2102	0.2102		0.2008	0.2008		1,149.1195	1,149.1195	0.2060		1,154.2705
<b>Total</b>	<b>0.5743</b>	<b>5.1008</b>	<b>7.3641</b>	<b>0.0120</b>	<b>0.2953</b>	<b>0.2102</b>	<b>0.5055</b>	<b>0.0447</b>	<b>0.2008</b>	<b>0.2456</b>		<b>1,149.1195</b>	<b>1,149.1195</b>	<b>0.2060</b>		<b>1,154.2705</b>

**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	2.7100e-003	0.1796	0.0502	7.8000e-004	0.0245	1.2200e-003	0.0257	6.7100e-003	1.1700e-003	7.8800e-003		86.1804	86.1804	5.4900e-003	0.0137	90.4054
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
Worker	0.0297	0.0188	0.2778	8.7000e-004	0.1118	5.8000e-004	0.1124	0.0296	5.3000e-004	0.0302		90.2016	90.2016	1.9900e-003	2.0800e-003	90.8722
<b>Total</b>	<b>0.0324</b>	<b>0.1984</b>	<b>0.3280</b>	<b>1.6500e-003</b>	<b>0.1363</b>	<b>1.8000e-003</b>	<b>0.1381</b>	<b>0.0364</b>	<b>1.7000e-003</b>	<b>0.0381</b>		<b>176.3820</b>	<b>176.3820</b>	<b>7.4800e-003</b>	<b>0.0158</b>	<b>181.2776</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.2 Demolition - 2025**

**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					0.1329	0.0000	0.1329	0.0201	0.0000	0.0201			0.0000			0.0000
Off-Road	0.5743	5.1008	7.3641	0.0120		0.2102	0.2102		0.2008	0.2008	0.0000	1,149.1195	1,149.1195	0.2060		1,154.2705
<b>Total</b>	<b>0.5743</b>	<b>5.1008</b>	<b>7.3641</b>	<b>0.0120</b>	<b>0.1329</b>	<b>0.2102</b>	<b>0.3431</b>	<b>0.0201</b>	<b>0.2008</b>	<b>0.2210</b>	<b>0.0000</b>	<b>1,149.1195</b>	<b>1,149.1195</b>	<b>0.2060</b>		<b>1,154.2705</b>

**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	2.7100e-003	0.1796	0.0502	7.8000e-004	0.0245	1.2200e-003	0.0257	6.7100e-003	1.1700e-003	7.8800e-003		86.1804	86.1804	5.4900e-003	0.0137	90.4054
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
Worker	0.0297	0.0188	0.2778	8.7000e-004	0.1118	5.8000e-004	0.1124	0.0296	5.3000e-004	0.0302		90.2016	90.2016	1.9900e-003	2.0800e-003	90.8722
<b>Total</b>	<b>0.0324</b>	<b>0.1984</b>	<b>0.3280</b>	<b>1.6500e-003</b>	<b>0.1363</b>	<b>1.8000e-003</b>	<b>0.1381</b>	<b>0.0364</b>	<b>1.7000e-003</b>	<b>0.0381</b>		<b>176.3820</b>	<b>176.3820</b>	<b>7.4800e-003</b>	<b>0.0158</b>	<b>181.2776</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2025**

**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	0.4432	4.7918	3.8238	9.7300e-003		0.1654	0.1654		0.1521	0.1521		942.2955	942.2955	0.3048		949.9144
<b>Total</b>	<b>0.4432</b>	<b>4.7918</b>	<b>3.8238</b>	<b>9.7300e-003</b>	<b>0.5303</b>	<b>0.1654</b>	<b>0.6956</b>	<b>0.0573</b>	<b>0.1521</b>	<b>0.2094</b>		<b>942.2955</b>	<b>942.2955</b>	<b>0.3048</b>		<b>949.9144</b>

**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	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
Worker	0.0148	9.3900e-003	0.1389	4.3000e-004	0.0559	2.9000e-004	0.0562	0.0148	2.7000e-004	0.0151		45.1008	45.1008	1.0000e-003	1.0400e-003	45.4361
<b>Total</b>	<b>0.0148</b>	<b>9.3900e-003</b>	<b>0.1389</b>	<b>4.3000e-004</b>	<b>0.0559</b>	<b>2.9000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>2.7000e-004</b>	<b>0.0151</b>		<b>45.1008</b>	<b>45.1008</b>	<b>1.0000e-003</b>	<b>1.0400e-003</b>	<b>45.4361</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2025**

**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					0.2386	0.0000	0.2386	0.0258	0.0000	0.0258			0.0000			0.0000
Off-Road	0.4432	4.7918	3.8238	9.7300e-003		0.1654	0.1654		0.1521	0.1521	0.0000	942.2955	942.2955	0.3048		949.9144
<b>Total</b>	<b>0.4432</b>	<b>4.7918</b>	<b>3.8238</b>	<b>9.7300e-003</b>	<b>0.2386</b>	<b>0.1654</b>	<b>0.4040</b>	<b>0.0258</b>	<b>0.1521</b>	<b>0.1779</b>	<b>0.0000</b>	<b>942.2955</b>	<b>942.2955</b>	<b>0.3048</b>		<b>949.9144</b>

**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	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
Worker	0.0148	9.3900e-003	0.1389	4.3000e-004	0.0559	2.9000e-004	0.0562	0.0148	2.7000e-004	0.0151		45.1008	45.1008	1.0000e-003	1.0400e-003	45.4361
<b>Total</b>	<b>0.0148</b>	<b>9.3900e-003</b>	<b>0.1389</b>	<b>4.3000e-004</b>	<b>0.0559</b>	<b>2.9000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>2.7000e-004</b>	<b>0.0151</b>		<b>45.1008</b>	<b>45.1008</b>	<b>1.0000e-003</b>	<b>1.0400e-003</b>	<b>45.4361</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.4 Grading - 2025**

**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					5.3151	0.0000	5.3151	2.5690	0.0000	2.5690			0.0000			0.0000
Off-Road	0.8350	8.7341	5.3948	0.0141		0.3484	0.3484		0.3205	0.3205		1,364.6987	1,364.6987	0.4414		1,375.7329
<b>Total</b>	<b>0.8350</b>	<b>8.7341</b>	<b>5.3948</b>	<b>0.0141</b>	<b>5.3151</b>	<b>0.3484</b>	<b>5.6634</b>	<b>2.5690</b>	<b>0.3205</b>	<b>2.8895</b>		<b>1,364.6987</b>	<b>1,364.6987</b>	<b>0.4414</b>		<b>1,375.7329</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	6.7000e-003	0.4436	0.1240	1.9200e-003	0.0605	3.0100e-003	0.0635	0.0166	2.8800e-003	0.0195		212.8861	212.8861	0.0136	0.0339	223.3229
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
Worker	0.0237	0.0150	0.2222	6.9000e-004	0.0894	4.6000e-004	0.0899	0.0237	4.3000e-004	0.0241		72.1613	72.1613	1.6000e-003	1.6700e-003	72.6978
<b>Total</b>	<b>0.0304</b>	<b>0.4587</b>	<b>0.3462</b>	<b>2.6100e-003</b>	<b>0.1499</b>	<b>3.4700e-003</b>	<b>0.1534</b>	<b>0.0403</b>	<b>3.3100e-003</b>	<b>0.0436</b>		<b>285.0474</b>	<b>285.0474</b>	<b>0.0152</b>	<b>0.0356</b>	<b>296.0206</b>



31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.4 Grading - 2025**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.3918	0.0000	2.3918	1.1561	0.0000	1.1561			0.0000			0.0000
Off-Road	0.8350	8.7341	5.3948	0.0141		0.3484	0.3484		0.3205	0.3205	0.0000	1,364.6987	1,364.6987	0.4414		1,375.7329
<b>Total</b>	<b>0.8350</b>	<b>8.7341</b>	<b>5.3948</b>	<b>0.0141</b>	<b>2.3918</b>	<b>0.3484</b>	<b>2.7402</b>	<b>1.1561</b>	<b>0.3205</b>	<b>1.4766</b>	<b>0.0000</b>	<b>1,364.6987</b>	<b>1,364.6987</b>	<b>0.4414</b>		<b>1,375.7329</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	6.7000e-003	0.4436	0.1240	1.9200e-003	0.0605	3.0100e-003	0.0635	0.0166	2.8800e-003	0.0195		212.8861	212.8861	0.0136	0.0339	223.3229
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
Worker	0.0237	0.0150	0.2222	6.9000e-004	0.0894	4.6000e-004	0.0899	0.0237	4.3000e-004	0.0241		72.1613	72.1613	1.6000e-003	1.6700e-003	72.6978
<b>Total</b>	<b>0.0304</b>	<b>0.4587</b>	<b>0.3462</b>	<b>2.6100e-003</b>	<b>0.1499</b>	<b>3.4700e-003</b>	<b>0.1534</b>	<b>0.0403</b>	<b>3.3100e-003</b>	<b>0.0436</b>		<b>285.0474</b>	<b>285.0474</b>	<b>0.0152</b>	<b>0.0356</b>	<b>296.0206</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2025**

**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	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220		1,105.571 1	1,105.571 1	0.3576		1,114.510 2
<b>Total</b>	<b>0.5510</b>	<b>5.4820</b>	<b>7.0282</b>	<b>0.0114</b>		<b>0.2413</b>	<b>0.2413</b>		<b>0.2220</b>	<b>0.2220</b>		<b>1,105.571 1</b>	<b>1,105.571 1</b>	<b>0.3576</b>		<b>1,114.510 2</b>

**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	0.0000
Vendor	1.9600e-003	0.0766	0.0281	3.5000e-004	0.0128	4.1000e-004	0.0132	3.6900e-003	3.9000e-004	4.0800e-003		38.1260	38.1260	1.4500e-003	5.5500e-003	39.8163
Worker	0.0148	9.3900e-003	0.1389	4.3000e-004	0.0559	2.9000e-004	0.0562	0.0148	2.7000e-004	0.0151		45.1008	45.1008	1.0000e-003	1.0400e-003	45.4361
<b>Total</b>	<b>0.0168</b>	<b>0.0860</b>	<b>0.1670</b>	<b>7.8000e-004</b>	<b>0.0687</b>	<b>7.0000e-004</b>	<b>0.0694</b>	<b>0.0185</b>	<b>6.6000e-004</b>	<b>0.0192</b>		<b>83.2268</b>	<b>83.2268</b>	<b>2.4500e-003</b>	<b>6.5900e-003</b>	<b>85.2524</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2025**

**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	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220	0.0000	1,105.571 1	1,105.571 1	0.3576		1,114.510 2
<b>Total</b>	<b>0.5510</b>	<b>5.4820</b>	<b>7.0282</b>	<b>0.0114</b>		<b>0.2413</b>	<b>0.2413</b>		<b>0.2220</b>	<b>0.2220</b>	<b>0.0000</b>	<b>1,105.571 1</b>	<b>1,105.571 1</b>	<b>0.3576</b>		<b>1,114.510 2</b>

**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	0.0000
Vendor	1.9600e-003	0.0766	0.0281	3.5000e-004	0.0128	4.1000e-004	0.0132	3.6900e-003	3.9000e-004	4.0800e-003		38.1260	38.1260	1.4500e-003	5.5500e-003	39.8163
Worker	0.0148	9.3900e-003	0.1389	4.3000e-004	0.0559	2.9000e-004	0.0562	0.0148	2.7000e-004	0.0151		45.1008	45.1008	1.0000e-003	1.0400e-003	45.4361
<b>Total</b>	<b>0.0168</b>	<b>0.0860</b>	<b>0.1670</b>	<b>7.8000e-004</b>	<b>0.0687</b>	<b>7.0000e-004</b>	<b>0.0694</b>	<b>0.0185</b>	<b>6.6000e-004</b>	<b>0.0192</b>		<b>83.2268</b>	<b>83.2268</b>	<b>2.4500e-003</b>	<b>6.5900e-003</b>	<b>85.2524</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2026**

**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	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220		1,105.571 1	1,105.571 1	0.3576		1,114.510 2
<b>Total</b>	<b>0.5510</b>	<b>5.4820</b>	<b>7.0282</b>	<b>0.0114</b>		<b>0.2413</b>	<b>0.2413</b>		<b>0.2220</b>	<b>0.2220</b>		<b>1,105.571 1</b>	<b>1,105.571 1</b>	<b>0.3576</b>		<b>1,114.510 2</b>

**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	0.0000
Vendor	1.9100e-003	0.0761	0.0278	3.5000e-004	0.0128	4.1000e-004	0.0132	3.6900e-003	3.9000e-004	4.0800e-003		37.4215	37.4215	1.4600e-003	5.4500e-003	39.0832
Worker	0.0140	8.5300e-003	0.1307	4.2000e-004	0.0559	2.7000e-004	0.0562	0.0148	2.5000e-004	0.0151		44.0776	44.0776	9.1000e-004	9.8000e-004	44.3930
<b>Total</b>	<b>0.0159</b>	<b>0.0846</b>	<b>0.1585</b>	<b>7.7000e-004</b>	<b>0.0687</b>	<b>6.8000e-004</b>	<b>0.0694</b>	<b>0.0185</b>	<b>6.4000e-004</b>	<b>0.0192</b>		<b>81.4992</b>	<b>81.4992</b>	<b>2.3700e-003</b>	<b>6.4300e-003</b>	<b>83.4762</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2026**

**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	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220	0.0000	1,105.571 1	1,105.571 1	0.3576		1,114.510 2
<b>Total</b>	<b>0.5510</b>	<b>5.4820</b>	<b>7.0282</b>	<b>0.0114</b>		<b>0.2413</b>	<b>0.2413</b>		<b>0.2220</b>	<b>0.2220</b>	<b>0.0000</b>	<b>1,105.571 1</b>	<b>1,105.571 1</b>	<b>0.3576</b>		<b>1,114.510 2</b>

**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	0.0000
Vendor	1.9100e-003	0.0761	0.0278	3.5000e-004	0.0128	4.1000e-004	0.0132	3.6900e-003	3.9000e-004	4.0800e-003		37.4215	37.4215	1.4600e-003	5.4500e-003	39.0832
Worker	0.0140	8.5300e-003	0.1307	4.2000e-004	0.0559	2.7000e-004	0.0562	0.0148	2.5000e-004	0.0151		44.0776	44.0776	9.1000e-004	9.8000e-004	44.3930
<b>Total</b>	<b>0.0159</b>	<b>0.0846</b>	<b>0.1585</b>	<b>7.7000e-004</b>	<b>0.0687</b>	<b>6.8000e-004</b>	<b>0.0694</b>	<b>0.0185</b>	<b>6.4000e-004</b>	<b>0.0192</b>		<b>81.4992</b>	<b>81.4992</b>	<b>2.3700e-003</b>	<b>6.4300e-003</b>	<b>83.4762</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.6 Paving - 2025**

**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	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046		1,036.271 1	1,036.271 1	0.3019		1,043.817 9
Paving	9.0800e- 003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5729</b>	<b>4.9206</b>	<b>7.0257</b>	<b>0.0113</b>		<b>0.2186</b>	<b>0.2186</b>		<b>0.2046</b>	<b>0.2046</b>		<b>1,036.271 1</b>	<b>1,036.271 1</b>	<b>0.3019</b>		<b>1,043.817 9</b>

**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	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
Worker	0.0534	0.0338	0.5000	1.5600e- 003	0.2012	1.0400e- 003	0.2022	0.0534	9.6000e- 004	0.0543		162.3629	162.3629	3.5900e- 003	3.7500e- 003	163.5699
<b>Total</b>	<b>0.0534</b>	<b>0.0338</b>	<b>0.5000</b>	<b>1.5600e- 003</b>	<b>0.2012</b>	<b>1.0400e- 003</b>	<b>0.2022</b>	<b>0.0534</b>	<b>9.6000e- 004</b>	<b>0.0543</b>		<b>162.3629</b>	<b>162.3629</b>	<b>3.5900e- 003</b>	<b>3.7500e- 003</b>	<b>163.5699</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.6 Paving - 2025**

**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	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046	0.0000	1,036.271 1	1,036.271 1	0.3019		1,043.817 9
Paving	9.0800e- 003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5729</b>	<b>4.9206</b>	<b>7.0257</b>	<b>0.0113</b>		<b>0.2186</b>	<b>0.2186</b>		<b>0.2046</b>	<b>0.2046</b>	<b>0.0000</b>	<b>1,036.271 1</b>	<b>1,036.271 1</b>	<b>0.3019</b>		<b>1,043.817 9</b>

**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	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
Worker	0.0534	0.0338	0.5000	1.5600e- 003	0.2012	1.0400e- 003	0.2022	0.0534	9.6000e- 004	0.0543		162.3629	162.3629	3.5900e- 003	3.7500e- 003	163.5699
<b>Total</b>	<b>0.0534</b>	<b>0.0338</b>	<b>0.5000</b>	<b>1.5600e- 003</b>	<b>0.2012</b>	<b>1.0400e- 003</b>	<b>0.2022</b>	<b>0.0534</b>	<b>9.6000e- 004</b>	<b>0.0543</b>		<b>162.3629</b>	<b>162.3629</b>	<b>3.5900e- 003</b>	<b>3.7500e- 003</b>	<b>163.5699</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.6 Paving - 2026**

**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	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046		1,036.271 1	1,036.271 1	0.3019		1,043.817 9
Paving	9.0800e- 003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5729</b>	<b>4.9206</b>	<b>7.0257</b>	<b>0.0113</b>		<b>0.2186</b>	<b>0.2186</b>		<b>0.2046</b>	<b>0.2046</b>		<b>1,036.271 1</b>	<b>1,036.271 1</b>	<b>0.3019</b>		<b>1,043.817 9</b>

**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	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
Worker	0.0504	0.0307	0.4706	1.5100e- 003	0.2012	9.9000e- 004	0.2022	0.0534	9.1000e- 004	0.0543		158.6795	158.6795	3.2700e- 003	3.5400e- 003	159.8148
<b>Total</b>	<b>0.0504</b>	<b>0.0307</b>	<b>0.4706</b>	<b>1.5100e- 003</b>	<b>0.2012</b>	<b>9.9000e- 004</b>	<b>0.2022</b>	<b>0.0534</b>	<b>9.1000e- 004</b>	<b>0.0543</b>		<b>158.6795</b>	<b>158.6795</b>	<b>3.2700e- 003</b>	<b>3.5400e- 003</b>	<b>159.8148</b>



31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.6 Paving - 2026**

**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	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046	0.0000	1,036.271 1	1,036.271 1	0.3019		1,043.817 9
Paving	9.0800e- 003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5729</b>	<b>4.9206</b>	<b>7.0257</b>	<b>0.0113</b>		<b>0.2186</b>	<b>0.2186</b>		<b>0.2046</b>	<b>0.2046</b>	<b>0.0000</b>	<b>1,036.271 1</b>	<b>1,036.271 1</b>	<b>0.3019</b>		<b>1,043.817 9</b>

**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	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
Worker	0.0504	0.0307	0.4706	1.5100e- 003	0.2012	9.9000e- 004	0.2022	0.0534	9.1000e- 004	0.0543		158.6795	158.6795	3.2700e- 003	3.5400e- 003	159.8148
<b>Total</b>	<b>0.0504</b>	<b>0.0307</b>	<b>0.4706</b>	<b>1.5100e- 003</b>	<b>0.2012</b>	<b>9.9000e- 004</b>	<b>0.2022</b>	<b>0.0534</b>	<b>9.1000e- 004</b>	<b>0.0543</b>		<b>158.6795</b>	<b>158.6795</b>	<b>3.2700e- 003</b>	<b>3.5400e- 003</b>	<b>159.8148</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2025**

**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	1.4976					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>1.6685</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**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	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
Worker	2.9700e-003	1.8800e-003	0.0278	9.0000e-005	0.0112	6.0000e-005	0.0112	2.9600e-003	5.0000e-005	3.0200e-003		9.0202	9.0202	2.0000e-004	2.1000e-004	9.0872
<b>Total</b>	<b>2.9700e-003</b>	<b>1.8800e-003</b>	<b>0.0278</b>	<b>9.0000e-005</b>	<b>0.0112</b>	<b>6.0000e-005</b>	<b>0.0112</b>	<b>2.9600e-003</b>	<b>5.0000e-005</b>	<b>3.0200e-003</b>		<b>9.0202</b>	<b>9.0202</b>	<b>2.0000e-004</b>	<b>2.1000e-004</b>	<b>9.0872</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2025**

**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	1.4976					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>1.6685</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**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	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
Worker	2.9700e-003	1.8800e-003	0.0278	9.0000e-005	0.0112	6.0000e-005	0.0112	2.9600e-003	5.0000e-005	3.0200e-003		9.0202	9.0202	2.0000e-004	2.1000e-004	9.0872
<b>Total</b>	<b>2.9700e-003</b>	<b>1.8800e-003</b>	<b>0.0278</b>	<b>9.0000e-005</b>	<b>0.0112</b>	<b>6.0000e-005</b>	<b>0.0112</b>	<b>2.9600e-003</b>	<b>5.0000e-005</b>	<b>3.0200e-003</b>		<b>9.0202</b>	<b>9.0202</b>	<b>2.0000e-004</b>	<b>2.1000e-004</b>	<b>9.0872</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2026**

**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	1.4976					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>1.6685</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**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	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
Worker	2.8000e-003	1.7100e-003	0.0261	8.0000e-005	0.0112	5.0000e-005	0.0112	2.9600e-003	5.0000e-005	3.0100e-003		8.8155	8.8155	1.8000e-004	2.0000e-004	8.8786
<b>Total</b>	<b>2.8000e-003</b>	<b>1.7100e-003</b>	<b>0.0261</b>	<b>8.0000e-005</b>	<b>0.0112</b>	<b>5.0000e-005</b>	<b>0.0112</b>	<b>2.9600e-003</b>	<b>5.0000e-005</b>	<b>3.0100e-003</b>		<b>8.8155</b>	<b>8.8155</b>	<b>1.8000e-004</b>	<b>2.0000e-004</b>	<b>8.8786</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2026**

**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	1.4976					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>1.6685</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**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	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
Worker	2.8000e-003	1.7100e-003	0.0261	8.0000e-005	0.0112	5.0000e-005	0.0112	2.9600e-003	5.0000e-005	3.0100e-003		8.8155	8.8155	1.8000e-004	2.0000e-004	8.8786
<b>Total</b>	<b>2.8000e-003</b>	<b>1.7100e-003</b>	<b>0.0261</b>	<b>8.0000e-005</b>	<b>0.0112</b>	<b>5.0000e-005</b>	<b>0.0112</b>	<b>2.9600e-003</b>	<b>5.0000e-005</b>	<b>3.0100e-003</b>		<b>8.8155</b>	<b>8.8155</b>	<b>1.8000e-004</b>	<b>2.0000e-004</b>	<b>8.8786</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**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	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

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Single Family Housing	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

**4.4 Fleet Mix**

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583
Single Family Housing	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583

**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	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
NaturalGas Unmitigated	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**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
Single Family Housing	65.4733	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
<b>Total</b>		<b>7.1000e-004</b>	<b>6.0300e-003</b>	<b>2.5700e-003</b>	<b>4.0000e-005</b>		<b>4.9000e-004</b>	<b>4.9000e-004</b>		<b>4.9000e-004</b>	<b>4.9000e-004</b>		<b>7.7027</b>	<b>7.7027</b>	<b>1.5000e-004</b>	<b>1.4000e-004</b>	<b>7.7485</b>

**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
Single Family Housing	0.0654733	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
<b>Total</b>		<b>7.1000e-004</b>	<b>6.0300e-003</b>	<b>2.5700e-003</b>	<b>4.0000e-005</b>		<b>4.9000e-004</b>	<b>4.9000e-004</b>		<b>4.9000e-004</b>	<b>4.9000e-004</b>		<b>7.7027</b>	<b>7.7027</b>	<b>1.5000e-004</b>	<b>1.4000e-004</b>	<b>7.7485</b>

**6.0 Area Detail**



31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**6.1 Mitigation Measures Area**

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2205	9.6000e-004	0.0834	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	0.1507	0.1507	1.5000e-004	0.0000	0.1544
Unmitigated	0.2205	9.6000e-004	0.0834	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	0.1507	0.1507	1.5000e-004	0.0000	0.1544

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**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	0.0308					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1872					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.5700e-003	9.6000e-004	0.0834	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.1507	0.1507	1.5000e-004		0.1544
<b>Total</b>	<b>0.2205</b>	<b>9.6000e-004</b>	<b>0.0834</b>	<b>0.0000</b>		<b>4.6000e-004</b>	<b>4.6000e-004</b>		<b>4.6000e-004</b>	<b>4.6000e-004</b>	<b>0.0000</b>	<b>0.1507</b>	<b>0.1507</b>	<b>1.5000e-004</b>	<b>0.0000</b>	<b>0.1544</b>

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**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	0.0308					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1872					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.5700e-003	9.6000e-004	0.0834	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.1507	0.1507	1.5000e-004		0.1544
<b>Total</b>	<b>0.2205</b>	<b>9.6000e-004</b>	<b>0.0834</b>	<b>0.0000</b>		<b>4.6000e-004</b>	<b>4.6000e-004</b>		<b>4.6000e-004</b>	<b>4.6000e-004</b>	<b>0.0000</b>	<b>0.1507</b>	<b>0.1507</b>	<b>1.5000e-004</b>	<b>0.0000</b>	<b>0.1544</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

31796 Coast Highway Fire Station #4 Relocation - South Coast Air Basin, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**Fire Pumps and Emergency Generators**

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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# Appendix B

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Cultural Resources Assessment



**Rincon Consultants, Inc.**

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August 16, 2022  
Project No 22-13204

Ken Domer, Assistant City Manager  
City of Laguna Beach  
505 Forest Avenue  
Laguna Beach, California 92651  
Submitted via email: kdomer@lagunabeachcity.net

**Subject: Cultural Resources Assessment for the 31796 Coast Highway—Fire Station No. 4 Relocation Project Laguna Beach, CA 92651**

Dear Mr. Domer:

This letter report presents the findings of a cultural resources assessment completed in support of the 31796 Coast Highway—Fire Station No. 4 Relocation Project (proposed project) in Laguna Beach. The project would be completed on three adjacent parcels near the northeast corner of Coast Highway and 5<sup>th</sup> Avenue (Assessor's Parcel Numbers [APN] 056-105-04, -07, and -35). The City of Laguna Beach (City) retained Rincon Consultants, Inc. (Rincon) to support the proposed project's compliance with the California Environmental Quality Act (CEQA). This letter report documents the results of the tasks performed by Rincon, specifically archival and background research, review of a previously conducted cultural resources records search, a Sacred Lands File (SLF) search, a cultural resources field survey, and a significance evaluation of one built environment resource. All work was completed in accordance with CEQA and applicable local regulations, including (City of Laguna Beach Municipal Code Chapter 25.45 Historic Preservation).

## Project Site and Description

The project site is located at 31786 and 31796 Coast Highway (Attachment A, Figure 1 and Figure 2). Specifically, the proposed project encompasses portions of Township 08 South, Range 08 West, Section 5 of the *San Juan Capistrano, California* United States Geological Survey (USGS) 7.5-minute topographic quadrangle. The parcels with APNs 056-105-07 and -35 comprise a circa 1967 commercial property with a listed address of 31796 Coast Highway. At the north end of the project site, parcel 056-105-04 is undeveloped.

The following project description has been adapted from information provided by the City of Laguna Beach in July 2022.

The City of Laguna Beach's Administrative Policy Manual, Chapter Five, General Policy 5-17, which was last revised in 2007, provides procedures for the City to follow in the acquisition of real property for City use/ownership, etc. In part, Section 5, Environmental Review, notes that acquisition of real property by a public agency is a "project" within the meaning of CEQA and may be subject to certain exemptions. Further, the policy advises the Community Development Department should be consulted to ensure that the appropriate environmental review is conducted, and that any necessary environmental documentation is completed prior to a decision to acquire the parcel. Therefore, this study is being



prepared in conjunction with an Initial Study to support the City's potential acquisition of the real property located at 31786 and 31796 Coast Highway, Laguna Beach, California.

The property would be purchased with the future intent of providing a replacement fire station for the existing Fire Station No. 4. Development of the station would require the demolition of the existing commercial building on the project site (31796 Coast Highway). If a replacement fire station is developed on the site, the station would include living quarters, three apparatus bays, and an exterior public restroom within an approximately 9,250 sf, two-story (27 feet including roof) building. A surface parking lot would provide 10 parking spaces, including one van-accessible ADA-compliant space, for personnel and visitor use. Construction of the parking lot would take place on the currently undeveloped north parcel of the project site and would require construction of a retaining wall. The station would include a driveway via Coast Highway or 5<sup>th</sup> Avenue for fire engine, paramedic truck, and employee ingress and egress. Fire station priority signal lighting would be added on Coast Highway. The proposed fire station would include a five-foot side yard and rear yard setbacks on 5<sup>th</sup> Avenue and Virginia Way, consistent with the zoning requirements. A three-foot side yard setback would be included on the northern property boundary adjacent to the South Coast Water District property. A ten-foot highway dedication would be added along the Coast Highway property frontage.

Construction of the project is anticipated to occur over an approximately one-year period that would commence in or after February 2025. Construction would include demolition, site preparation, grading, building construction, asphalt paving and architectural. The maximum depth of excavation would be approximately 14 feet below ground surface. Approximately 663 cubic yards (cy) of soil would be removed and exported offsite during grading. Soil would be disposed of at one of the 16 construction and debris diversion facilities located in Orange County, such as the Waste Management Sunset Environmental Transfer Station located approximately 20 miles (driving distance) from the project site. Construction equipment staging would occur at the existing Fire Station No. 4 parking lot or at the vacant property across from the project site at 31822 Coast Highway.

## Methods

### Background and Archival Research

Rincon completed background and archival research in support of this assessment in July 2022. A variety of primary and secondary source materials were consulted. Sources included, but were not limited to, historical maps, aerial photographs, and written histories of the area. The following sources were utilized to develop an understanding of the project site and its context:

- Orange County Assessor's Office
- Historical aerial photographs accessed via NETROnline
- Historical aerial photographs accessed via University of California, Santa Barbara Library FrameFinder
- Historical USGS topographic maps
- City of Laguna Beach building permits and planning documents provided by the City of Laguna Beach
- Historical newspaper clippings obtained from Newspapers.com and the California Digital Newspaper Collection



- City of Laguna Beach Laguna Beach Historic Resources Inventory (1981) and Historic Resources Inventory Update (2014)
- Other sources as identified in References

## California Historical Resources Information System Records Search

In support of this assessment, Rincon reviewed the results (Records Search File No. 22590.8775) of a previous California Historical Resources Information System (CHRIS) records search conducted at the South Central Coastal Information Center (SCCIC) in 2021 in support of the 31727 Coast Highway Civic Site Project. The site of the previous project on which the records search was based is approximately 300 feet northwest of the current project site, and the search radius for the records search included the current 31797 Coast Highway Civic Site Project and nearly all the 0.5-mile radius extending from the current project site. The purpose of the records search was to identify previously recorded cultural resources, as well as previously conducted cultural resources studies within the project site and a 0.5-mile radius surrounding it. Rincon also reviewed the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Historical Landmarks list, and the Built Environment Resources Directory (BERD), as well as its predecessor the California State Historic Property Data (HPD) File. Additionally, Rincon reviewed the Archaeological Determination of Eligibility (ADOE) list. A summary of the records search results is included as Attachment B of this memorandum.

## Sacred Lands File Search

Rincon contacted the Native American Heritage Commission (NAHC) on July 19, 2022, to request a search of the Sacred Lands File (SLF), as well as a contact list of Native Americans culturally affiliated with the project site vicinity (Attachment C).

## Field Survey

Rincon Architectural Historian Andrew Rodriguez conducted a cultural resources survey of the project site and its surroundings on August 3, 2022. The built environment resources within the project site, buildings, landscaping, and hardscaping, were visually inspected. Under the direction of Archaeologist Dustin Merrick, Mr. Rodriguez inspected and photographed any areas of exposed soil to document potential evidence of archaeological artifacts. Pursuant to OHP Guidelines (California OHP 1995: 2), properties over 45 years of age were evaluated for inclusion in the NRHP, CRHR, and local listing and recorded on California Department of Parks (DPR) 523 series forms. Overall condition and integrity of these resources were documented and assessed. Site characteristics and conditions were documented using notes and digital photographs which are maintained at our Rincon Los Angeles office.

## Findings

### Known Cultural Resources Studies

The CHRIS records search and background research identified 28 cultural resources studies within 0.5 mile of the project site (Attachment B). Of these studies, 4 include a portion of the project site and none include areas directly adjacent to the project site. Approximately 100 percent of the project site has been studied within the last 41 years. Known studies that occurred within or adjacent to the project site are discussed in further detail below.





## OR-04179

In 1981, the City of Laguna Beach completed the Laguna Beach Historic Resources Inventory. As part of the citywide inventory of built-environment resources, 758 properties were surveyed and evaluated to determine their potential for eligibility for local listing. The inventory did not identify any properties within or adjacent to the project area. This study is discussed in more detail below in Review of Historical Resources Documentation.

### Known Cultural Resources

The CHRIS records search and background research identified eight cultural resources within a 0.5 mile of the project site. Resources recorded in the search radius are listed in Table 1 below. Of these, no resources are recorded within the project site, and three are recorded adjacent to the project site. Resources recorded adjacent to the project site are discussed in further detail below.

**Table 1 Known Cultural Resources**

Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	Eligibility Status	Relationship to Project Site
P-30-000597	CA-ORA-000597	Prehistoric Site	Prehistoric site described by Drover as containing shell midden, a lithic scatter, and a possible milling stone. Brunzell's update in 2014 describes the majority of the site as inaccessible and highly disturbed from residential development. This resource is located approximately 0.25 mile from the project site.	Drover, C.E. (1976); Brunzell, David (2014)	Unevaluated	Outside
P-30-000812	CA-ORA-000812	Prehistoric Site	Prehistoric site comprised of two rock shelters, shell and quartz flakes. This resource is located approximately 0.25 mile from the project site.	Magalousis, Nicholas, M. (1979)	Unevaluated	Outside
P-30-000813	CA-ORA-000813	Prehistoric Site	Prehistoric site consisting of quartz flakes, shell and fire cracked sandstone. This resource is located approximately 0.4 mile from the project site.	Magalousis, Nicholas (1979)	Unevaluated	Outside



P-30-000842	CA-ORA-000842	Prehistoric Site	Prehistoric site consisting of shell midden, a low-density lithic scatter, and one possible groundstone fragment. This resource is located approximately 0.25 mile from the project site.	Magalousis, Nicholas (1979); Roeder, R. and N. Zelenka (1979); Baker, Charles (2004); Strudwick, Ivan (2018)	Unevaluated	Outside
P-30-160147		Historic District	Historic-period South Laguna Commercial Buildings, historically referred to as Three Arches and constructed between 1928 and 1940. The nearest district contributor is located at 31742, approximately 270 northwest of the project site.	Turnball, Karen (1981)	Historic district recommended locally eligible in 1981 (Historical Resource Status Code: 5D2)	<b>Adjacent (nearest district contributor located 270 feet to the northwest)</b>
P-30-160186		Historic District	Historic-period South Laguna single family residential housing, historically referred to as Three Arches and constructed between 1924 and 1940. The nearest district contributor is located approximately 30 feet east of the project site at 31791 5 <sup>th</sup> Avenue.	Turnbull, Karen (1981)	Historic district recommended locally eligible in 1981 (Historical Resource Status Code: 5D2)	<b>Adjacent (nearest district contributor located 30 feet to the northwest)</b>
P-30-177512		Historic Building/S tructure	Historic-period single-family property with unattached garage constructed in 1928. The property is located at 31762 Coast Highway, approximately 45 feet from the project area. <sup>1</sup>	Daly, Pamela (2010); Brunzell, David (2014)	Recommended ineligible for the NRHP, CRHR or Local (Historical Resource Status Code: 6Z)	<b>Adjacent (located approximately 30 feet to the west)</b>



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P-30-177513	Historic Structure	Historic-period South Coast Water District Beach (SCWD) Interceptor Sewer and Tunnel constructed in 1954. This resource is located approximately 180 feet from the project site.	Brunzell, David (2014)	Unevaluated	Outside
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Source: South Central Coastal Information Center 2021

<sup>1</sup>The residence and garage at 31762 Coast Highway were demolished after the 2014 evaluation.

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### **P-30 160147**

In 1981, Karen Turnbull of Environmental Coalition recorded resource P-30-160186 as a potential historic district called South Laguna Commercial Buildings. The district, which contains five pre-1940 commercial buildings located on Coast highway, between 1st and 4th avenues, was recommended eligible for local designation for significance in the area of Architecture, though no significance criteria were specified. The nearest contributing property, 31742 Coast Highway, is located approximately 270 feet northwest of the current project site (Turnbull 1981a).

### **P-30-160186**

In 1981, Karen Turnbull of Environmental Coalition recorded resource P-30-160186 as a historic district called South Laguna. It consists of 39 residential properties in an area bounded roughly by Mar Vista and Sunset drives on the north, the coastline on the south, 1st Avenue on the east, and 10th Avenue on the West, an area overlapping the current project area. Properties within the district represent the Beach Cottage, Mediterranean Revival, and Eclectic styles of architecture. The district was recommended eligible for local designation for significance in the area of Architecture, presumably under NRHP Criterion C. The map included with the resource record suggests two contributing properties were located in close proximity to the project area. One of these, is identified as 31791 5<sup>th</sup> Avenue, but is presumed to be 31793 5<sup>th</sup> Avenue, and is located directly across Virginia Way from the current project site. The other is located near the southeast corner of Virginia Way and 4<sup>th</sup> Avenue and is labeled with the house number 31471, though research for the current study could not confirm the property's address. The district record does not identify the property in the current project site as a district contributor (Turnbull 1981b).

### **P-30-177512**

Resource P-30-177512 was a residential property located at 31762 Coast Highway, across Coast Highway to the east from the project area. In 2010, Pamela Daly of recorded and evaluated the property for the Historic Resource Evaluation Report of 31762 South Coast Highway, South Laguna Beach. Per the record, the resource was previously recorded as 31762 4th Avenue (as part of P-30-160186) and received a local designation as Contributive for the City of Laguna Beach Historic Inventory, meaning it was eligible for listing on the City's Historic Register (Daly 2010). David Brunzell revisited the site in 2014 and confirmed the previously recorded buildings had been demolished (Brunzell 2014).



## Review of Historical Resources Documentation

As part of background research for this study, Rincon also reviewed the NRHP, BERD, and previous historical resource surveys conducted in the vicinity of the project site to determine whether any properties within or adjacent to the project site have been previously identified as a historical resource.

The Laguna Beach Historic Resources Inventory was completed by Heritage Orange County, Inc. on behalf of the City of Laguna Beach between July 1980 and July 1981 in accordance with the guidelines of the California Office of Historic Preservation (City of Laguna Beach 1981).<sup>1</sup> The survey identified and 706 pre-1940 historical resources in Laguna Beach and assigned each property one of three classifications: Exceptional (E), those which were outstanding architectural examples; Key (K), those which are very good architectural examples and retained strong integrity; and Contributive (C), those which were found to contribute to historic and visual fabric of Laguna Beach but were not important in a more general historical and architectural context. Neither the subject property nor any adjacent properties were identified in the survey.

The 1981 South Laguna Historic Resources Inventory effort also documented the South Laguna, Coast Royal, and Three Arch Bay areas, areas that have since then been annexed into the city of Laguna Beach (Environmental Coalition of Orange County 1981). Two of the historic districts were recorded adjacent to or potentially overlapping the project site, South Laguna Commercial Buildings and South Laguna (Resources P-30-160186 and P-30-160186, respectively). Neither record identifies the subject building as a district contributor. As discussed above in as part of the CHRIS results, the South Laguna Commercial historic district, which contains five pre-1940 commercial buildings located on Coast Highway, between 1<sup>st</sup> and 4<sup>th</sup> avenues, was recommended eligible for local designation for significance in the area of Architecture. The district record does not depict the district's boundaries; however, two contributing properties are located one to two blocks north of the project site: 31709 and 31742 Coast Highway (Turnbull 1981a). In 1996, as part of an unrelated effort, 31709 Coast Highway was added to the Laguna Beach Historic Register (LBHR) with an E rating.

The South Laguna historic district was also recorded and evaluated in 1981. The district consists of 39 residential properties in an area bounded roughly by Mar Vista and Sunset drives on the north, the coastline on the south, 1<sup>st</sup> Avenue on the east, and 10<sup>th</sup> Avenue on the west (Turnbull 1981b). The project site is located within the district's implied boundaries, although no map or narrative detailing the explicit boundaries is presented in the survey documentation. The collection of Beach Cottage-, Mediterranean Revival-, and Eclectic- style properties was recommended eligible for local listing for significance in the area of Architecture. Two contributing properties were located in close proximity to the project site, 31971 5<sup>th</sup> Avenue and an unclearly labeled property at the intersection of 4<sup>th</sup> Avenue and Virginia Way. The one commercial building within the project site is not identified as contributor the South Laguna historic district. In communication with Rincon, the City stated the neither the South Laguna Commercial nor the South Laguna district is officially designated as a historic district in Laguna Beach.

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<sup>1</sup> The City Council adopted the results of the survey in 1982 under Resolution No. 82-111 as a list of the historically significant architecture in Laguna Beach. However, in 2022, the City Council adopted Resolution 1670, which stripped all references to the 1981 survey from to the Laguna Beach Municipal Code (Section 25.45.004[A]) because the survey has not been updated within the last five years and, therefore, no longer meets the requirements of Public Resources Code Section 5020.1 (k).



The current study also reviewed the results of the 2014 Laguna Beach Survey Update (City of Laguna Beach 2014). The results consist of a table of inventoried properties with current and proposed local eligibility ratings and current and proposed Office of Historic Preservation (OHP) Status Codes. The commercial building within the project site was not documented in the results listings. However, three properties in close proximity were included. Located immediately across Virginia Way from the project site, 31793 5<sup>th</sup> Avenue was previously assigned a local rating of C in 1981 but was updated with a local code of K. Its previous OHP Status Code of 5D2 (locally eligible as a district contributor) was recommended to be updated to 53S (individually eligible for local designation). The property at 31762 Coast Highway is located less than half a block to the north of the project site. It was previously assigned a local rating of C and an OHP Status Code of 5D2 but has since been demolished. The property at 31746 4<sup>th</sup> Avenue, also located nearby, at the southeast corner of Virginia Way and 4<sup>th</sup> Avenue, was previously assigned a local code of C and an OHP code of 5D2. The 2014 survey recommended stripping the local resource code and assigning an OHP status code of 6Z, meaning it is ineligible for the NRHP, CRHR, or LBHR. Communication with the City found that the survey update was never formally adopted and was used only for guidance in planning decisions.

A review of the BERD found the properties at 31762 4<sup>th</sup> Avenue, 31746 4<sup>th</sup> Avenue, and 31791 5<sup>th</sup> Avenue were assigned an OHP status code of 5D2. These codes are consistent with the recommendations of the 1981 South Laguna historic district record. However, as mentioned above, the City has not formally adopted the results of the district evaluation.

## Aerial Imagery and Historical Topographic Maps Review

Rincon completed a review of historical topographic maps and aerial imagery to ascertain the development history of the project site. Historical topographic maps from 1900 to 1920 depict the project site as undeveloped and the surroundings as sparsely developed, though these maps may not accurately depict early twentieth century development patterns as documented in other sources (SGS 2022). The earliest available aerial photograph, taken in 1938, shows the surrounding street grid was in place and developed with scattered properties, most likely residential, judging from the building's compact footprints. At the time, the project site and nearly all of its block remained undeveloped, however. Aerial photographs taken between 1947 and 1963 show the surrounding area was subject to gradual development, but that the project site remained undeveloped (UCSB 1947, 1960; NETROnline 2022). A 1967 aerial photograph shows a building corresponding to the north end of the extant commercial building; the building was augmented by 1972, completing its current footprint (NETROnline 2022). Subsequent aerial photographs show no discernible changes to the project site. Since the 1960s, the pattern of development in the surrounding area has remained largely consistent, though scattered redevelopment and infill construction resulted in denser development with nearly all vacant lots improved, including in areas directly adjacent to the coast (NETROnline 2021; UCSB Map & Imagery Lab 1947, 1960).

## Sacred Land File Search

September 1, 2022, Rincon received the results of the SLF search, which were "negative." Appendix B documents the results of the SLF search.



## Survey Results

No archaeological resources were Identified during the survey; however, surface visibility was less than five percent. Ground surface visibility was obscured by hardscaping, leaf litter, and landscaped vegetation. Exposed soils in accessible areas consisted of light brown tan sand with no inclusion.

The fieldwork and background research resulted in the identification of one historic-age property within the project site: 31796 Coast Highway (Attachment A, Figure 2) Figure 3 31796 Coast Highway, South and West Elevations, Facing North



**Figure 4 31796 Coast Highway, South and East Elevations, Facing Northwest**



Figure 5). The property was recorded and evaluated for historical resources eligibility on DPR series 523 forms, which are included in Attachment D and summarized below.

### *31796 Coast Highway*

#### **PHYSICAL DESCRIPTION**

The property at 31796 Coast Highway consists of a one-story commercial building exhibiting no discernible architectural style. It was originally constructed circa 1967 and augmented circa 1972 (Attachment A, Figure 3 and Figure 4). It is roughly rectangular in plan, sits on a concrete foundation, and is capped with a roof that is alternately flat and gabled. Overall, the roof surfaced in rolled composition sheeting and concealed on the street-facing elevations with an overhanging Mansard visor. Its structural system is enveloped by stucco, corrugated metal, and brick veneer. Entrances are on the main (west) and rear (east) elevations. Accessible from the nearly full-width concrete porch, the recessed main entrance consists of a commercial-style glazed metal door with a metal-sash transom. The two rear entrances feature solid and glazed wood doors, the latter being approached by a non-original concrete accessibility ramp. The main elevation features a ribbon of fixed metal-sash windows, interrupted only by the door; there are no windows on the other elevations. Post-1972 alterations include the accessibility ramp, wall-mounted commercial signage, and porch tiles. A review of historical photographs suggests no-longer-extant partial walls or some other screening elements once enclosed the porch, in addition to a since-removed pole-mounted commercial sign. The building is in good condition and, despite a few alterations, and generally retains its integrity to period of the circa-1972 addition.





The property occupies sloping terrain on the northeast corner of Coast Highway and 5<sup>th</sup> Avenue. Outside the building footprint, most of the property consists of a paved parking lot. Shrubs are planted near the building's northwest corner.

### **PROPERTY HISTORY**

Despite a period of residential and tourism-related development that began in the late nineteenth century, the subject property remained vacant until at least as recently as 1960, even as much of the surrounding area was built out in waves of construction through the post-World War II era (Turnbull 1988; NETROnline 2022; Orange County 2022). However, circa 1967 the original portion of the building, now the north end, was completed, and by 1972 the building an addition was completed, bringing the building's footprint to its current form (NETROnline 2022).

Research for this study, including a review of Ancestry.com and Newspapers.com, failed to identify any of the property's earliest owners, occupants, or uses. And building permits dating to the property's original construction circa 1960 and completion of the circa 1972 addition were not available. However, historical building permits and planning obtained via the City of Laguna Beach show that, between 1976 and 1999, the building housed a succession of restaurants, including Luigi's Restaurant, Savories Café, Mongkut Thai Restaurant, and Gino's Grill. In 1999, the property's owner, John Mazza, began the property's conversion to a dental office operated by Pacific Dental Group. It is likely around this time, the pole-mounted sign associated with the property's history as a restaurant was removed from the parking lot (City of Laguna Beach various; Attachment A, Figure 5). As indicated by signage mounted on the building, Laguna Beach Dental Group is the property's current or most recent occupant. Research for this study did not identify any further information of consequence regarding the history of development and alterations of the subject building or the biographies of any individuals associated with the building.

### **HISTORICAL RESOURCES EVALUATION**

As detailed below, 31796 Coast Highway is recommended ineligible for inclusion in the NRHP, CRHR, or LBHR because it lacks historical and architectural significance.

The subject property was developed circa 1967 and expanded substantially circa 1972. It was used as a restaurant since at least as early as 1976 and converted to a dental office in 2000. Research for this study found no evidence the property was important in the commercial development of the South Laguna community or in the context of any other event significant to the history of the city, region, state, or nation. The property is therefore recommended ineligible for inclusion on the NRHP or CRHR under Criteria A/1.

Available sources did not indicate that any owner or occupant of the subject property has made important contributions to the history of the city, region, state, or nation. Therefore, the property is recommended in ineligible for inclusion on the NRHP or CRHR under Criteria B/2.

Architecturally, the subject property consists of an ordinary commercial building exhibiting no discernible architectural style. It does not embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic values. Although research for this study did not identify the building's designer, its design does not suggest the building is exemplary of the work of any master. As such, the property is recommended ineligible for inclusion on the NRHP or CRHR under Criterion C/3.

A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history. It is therefore recommended ineligible for the NRHP and CRHR under Criteria D/4.



The property is also not recommended eligible for listing as a contributor to any known or potential historic district.

Based on the preceding and other factors, the property is also recommended ineligible for the LBHR. It is not listed on the NRHP or CRHR (Criterion 2); does not exemplify the cultural, political, economic, social or historical heritage of the community (Criterion 3); is not identified with a person, events, culture or site significant in local, state or national history (Criterion 4); is not representative of the work of a notable builder, designer, architect, or artist including those of local importance (Criterion 5); does not embody distinguishing architectural characteristics of a style, type, period or method of construction that exemplify a particular architectural style or way of life important to the city (Criterion 6); does not embody elements that represent a significant structural, engineering, or architectural achievement or innovation (Criterion 7); does not have a unique location, a singular physical characteristic, and is not an iconic visual feature or public view point within the city (Criterion 8); is not one of the last remaining examples in the city, region, state or nation possessing distinguishing characteristics of architectural, cultural or historical importance (Criterion 9); is not an iconic landscape, garden, space or public view point that is significant to the history and heritage of the city (Criterion 10); and has not yielded, and does not have the potential to yield, information important to the prehistory or history of the local area, California, or the nation (Criterion 11). Because it does not meet any of the local designation criteria listed above, permission to designate the property on the LBHR was not sought from its owners, pursuant to local Criterion 1.

## Conclusions and Recommendations

The impact analysis included here is organized based on the cultural resources thresholds included in CEQA Guidelines Appendix G: Environmental Checklist Form:

- a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- c. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Threshold A broadly refers to historical resources. To more clearly differentiate between archaeological and built environment resources, we have chosen to limit analysis under Threshold A to built environment resources. Archaeological resources, including those that may be considered historical resources pursuant to Section 15064.5 and those that may be considered unique archaeological resources pursuant to Section 21083.2, are considered under Threshold B.

### Historical Built Environment Resources

The field survey and background research identified one built-environment resource in the project site, 31796 Coast Highway. As detailed above, as a result of this study, the property is recommended ineligible for listing in the NRHP, CRHR, and LBHR. Therefore, it does not qualify as a historical resource as defined by CEQA and its demolition would not constitute the material impairment of a historical resource, meaning it would not alter in an adverse manner those physical characteristics that convey its historical significance and that justify its inclusion in the NRHP, CRHR, or the local register.



In addition, the CHRIS records search and background research identified four known or potential historical resources listed on or identified as eligible for the LBHR in close proximity to the project area. Among these, 31709 and 31742 Coast Highway are contributors to the South Laguna Commercial historic district, while 31791 5<sup>th</sup> Avenue (identified elsewhere as 31793 5<sup>th</sup> Avenue) and a property at the intersection of 4<sup>th</sup> Avenue and Virginia Way were identified as contributors to the South Laguna historic district. In addition, two properties identified in the South Laguna Commercial and South Laguna historic district documentation were identified elsewhere. However, the survey documentation for both of these districts are approximately 40 years old and have not been updated since this time. The California OHP recommends surveys be updated every five years and as a result, the current historical resources status of these districts is unclear. An evaluation of these properties was outside the scope of this study.

In addition, as a result of the 2014 historic resources survey update, 31793 5<sup>th</sup> Avenue was recommended individually eligible for listing in the LBHR and assigned a rating of K. However, the 2014 survey was never adopted by the City and was used only unofficially for guidance in planning decisions. The historical resource status of the property is therefore unclear, and a significance evaluation was outside the scope of the current study.

The LBHR shows that 31709 Coast Highway was reevaluated as an individual resource in 1996 and listed in the local register with a rating of E. Because it is designated in the LBHR, the property qualifies as a historical resource pursuant to CEQA.

The project would result in the redevelopment of the project site with a new two-story fire station would potentially introduce a new visual element into the setting of the known and potential historical resources discussed immediately above. However, available documentation for the resources identified above does not indicate their setting contributes to their historical significance. Moreover, the proposed fire station would be consistent with land use in the surrounding area, which has been redeveloped gradually with new residential and commercial properties since World War II. Therefore, new construction associated with the current project would not destroy, damage, or alter those physical features that convey the significance of the resources and justify their eligibility for listing in the LBHR. The proposed project would therefore result in ***no impact to historical resources*** pursuant to CEQA.

## Historical and Unique Archaeological Resources

No previously recorded archaeological resources were identified within the project site, and the NAHC returned “negative” SLF results for a nearby project in 2021. However, most of the project site is developed, has limited or no ground surface visibility, or was inaccessible. Records search results depicted several previously recorded archaeological resources in the vicinity of the project site suggests the area is highly sensitive for archaeological resources. It is possible that unrecorded archaeological resources exist below the existing building and parking lot or on the inaccessible undeveloped parcel, based on the general sensitivity indicated in records search results. Additionally, it is possible that previously unidentified cultural resources could be present under the building and parking lot, as archaeological resources have been previously recorded as below existing infrastructure in the project vicinity. Given the general sensitivity of the project vicinity and the lack of surface visibility, Rincon recommends archaeological and Native American monitoring (outlined below) for earth disturbing activities related to the project. Rincon further recommends a standard unanticipated discovery recommendation in the event a cultural resource is discovered within the project site. With adherence to these recommendations, Rincon recommends a finding of ***less than significant impact with***



**mitigation for archaeological resources** under CEQA. The project is also required to adhere to regulations regarding the unanticipated discovery of human remains, detailed below.

## Recommended Mitigation

### *Archaeological and Native American Monitoring*

Subsequent to the removal of the existing facilities and hardscaping, a qualified archaeologist and locally affiliated Native American monitor should monitor construction activities within the project site. If, during initial ground disturbance, the qualified archaeologist determines that the construction activities have little or no potential to impact cultural resources (e.g., excavations are within previously disturbed, non-native soils, or within soil formation not expected to yield cultural resources deposits), the qualified archaeologist may recommend that monitoring be reduced or eliminated. If cultural resources are identified during initial monitoring, work in the immediate vicinity should halt until the resource has been evaluated for significance. Should cultural resources be discovered during excavation, additional studies including data recovery efforts may be needed to reduce project impacts and/or consultation with local tribes and the City of Laguna Beach, acting as lead agency, may be necessary to mitigate any significant impacts.

### *Unanticipated Discovery of Cultural Resources*

In the unlikely event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work in the immediate area should be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archeology (National Park Service 1983) should be contacted immediately to evaluate the find. If the find is prehistoric, then a Native American representative should also be contacted to participate in the evaluation of the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be eligible for the CRHR and cannot be avoided by the proposed project, additional work, such as data recovery excavation, may be warranted to mitigate any significant impacts to historical resources.

## Human Remains

No human remains are known to be present within the project site. However, the discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be of Native American origin, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from subsequent disturbance. With adherence to existing regulations, Rincon recommends a finding ***of less than significant impact to human remains*** under CEQA.

Should you have any questions concerning this study, please do not hesitate to contact the undersigned at (805) 946-1931 or [jwilliams@rinconconsultants.com](mailto:jwilliams@rinconconsultants.com).



Sincerely,  
**Rincon Consultants, Inc.**

A handwritten signature in blue ink that reads "James Williams".

James Williams  
Architectural Historian

A handwritten signature in black ink that reads "Dustin Merrick".

Dustin Merrick  
Archaeologist

A handwritten signature in black ink that reads "Steven Treffers".

Steven Treffers, M.H.P.  
Architectural History Program Manager

A handwritten signature in black ink that reads "Shannon Carmack".

Shannon Carmack  
Principal Architectural Historian

### **Attachments**

- Attachment A Figures
- Attachment B California Historical Resources Information Center Records Search Results
- Attachment C Sacred Lands File Search Results
- Attachment D Department of Recreation Series 523 Forms



## References

Brunzell, David

- 2014 31762 Coast Highway (Update), Department of Parks and Recreation Series 523 forms. Record on file at the South Central Coastal Information Center, California State University, Fullerton.

Daly, Pamela P-30-177512

- 2010 31762 South Coast Highway, Department of Parks and Recreation Series 523 forms. Record on file at the South Central Coastal Information Center, California State University, Fullerton.

Laguna Beach, City of

- Var. Building permits and related documents for 31796 Coast Highway. Obtained via City of Laguna Beach.

Orange County

- 2022 "County of Orange, Historical Aerial Imagery" [historical aerial photograph online database]. <https://www.ocgis.com/ocpw/historicalimagery/>. Accessed July 2022.

Turnbull, Karen

- 1981a South Laguna Commercial Buildings/Three Arches Historic District, Department of Parks and Recreation Series 523 forms. Record on file at the South Central Coastal Information Center, California State University, Fullerton.
- 1981b South Laguna/Three Arches Historic District, Department of Parks and Recreation Series 523 forms. Record on file at the South Central Coastal Information Center, California State University, Fullerton.
- 1988 "A Short History of Laguna Beach" in A Hundred Years of Yesterdays: A Centennial History of the People of Orange County and Their Communities. Santa Ana, California: The Orange County Centennial.

# Attachment A



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Figures

**Figure 1 Regional Location**



Imagery provided by Esri and its licensors © 2021.

-  Project Location
-  City of Laguna Beach

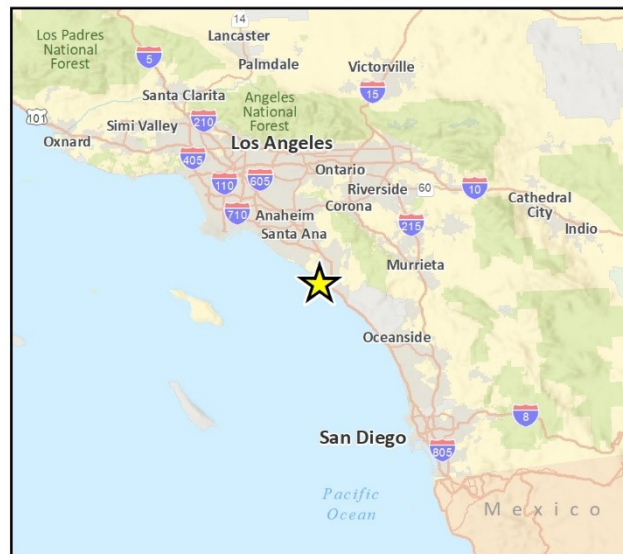


Fig 1 Regional Location



Figure 2 Location Map



Imagery provided by Microsoft Bing and its licensors © 2022.

**Figure 3 31796 Coast Highway, South and West Elevations, Facing North**



**Figure 4 31796 Coast Highway, South and East Elevations, Facing Northwest**



Figure 5 31796 Coast Highway, Facing North, Circa 1989



City of Laguna Beach, 1989

# Attachment B

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California Historical Resources Information Center Search Results

# Attachment C

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Sacred Lands File Search Results

# Attachment D

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Department of Parks and Recreation Series 523 Forms



**CHRIS Data Request Form**

**ACCESS AND USE AGREEMENT NO.:** \_\_\_\_\_ **IC FILE NO.:** \_\_\_\_\_

To: \_\_\_\_\_ Information Center

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Affiliation: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Billing Address (if different than above): \_\_\_\_\_

Billing Email: \_\_\_\_\_ Billing Phone: \_\_\_\_\_

Project Name / Reference: \_\_\_\_\_

Project Street Address: \_\_\_\_\_

County or Counties: \_\_\_\_\_

Township/Range/UTMs: \_\_\_\_\_

USGS 7.5' Quad(s): \_\_\_\_\_

PRIORITY RESPONSE (Additional Fee): yes / no

TOTAL FEE NOT TO EXCEED: \$ \_\_\_\_\_

(If blank, the Information Center will contact you if the fee is expected to exceed \$1,000.00)

Special Instructions:

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***Information Center Use Only***

Date of CHRIS Data Provided for this Request: \_\_\_\_\_

Confidential Data Included in Response: yes / no

Notes: \_\_\_\_\_

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**CHRIS Data Request Form**

Mark the request form as needed. Attach a PDF of your project area (with the radius if applicable) mapped on a 7.5' USGS topographic quadrangle to scale 1:24000 ratio 1:1 neither enlarged nor reduced and include a shapefile of your project area, if available. Shapefiles are the current CHRIS standard for submitting digital spatial data for your project area or radius. **Check with the appropriate IC for current availability of digital data products.**

- Documents will be provided in PDF format. Paper copies will only be provided if PDFs are not available at the time of the request or under specially arranged circumstances.
- Location information will be provided as a digital map product (Custom Maps or GIS data) unless the area has not yet been digitized. In such circumstances, the IC may provide hand drawn maps.
- In addition to the \$150/hr. staff time fee, client will be charged the Custom Map fee when GIS is required to complete the request [e.g., a map printout or map image/PDF is requested and no GIS Data is requested, or an electronic product is requested (derived from GIS data) but no mapping is requested].

For product fees, see the CHRIS IC Fee Structure on the [OHP website](#).

**1. Map Format Choice:**

Select One: Custom GIS Maps  GIS Data  Custom GIS Maps **and** GIS Data  No Maps

**Any selection below left unmarked will be considered a "no."**

**Location Information:**

	Within project area	Within _____	radius
<b>ARCHAEOLOGICAL Resource Locations<sup>1</sup></b>	yes / no	yes / no	
<b>NON-ARCHAEOLOGICAL Resource Locations Report Locations<sup>1</sup></b>	yes / no	yes / no	
<b>"Other" Report Locations<sup>2</sup></b>	yes / no	yes / no	

**3. Database Information:**

(contact the IC for product examples, or visit the [SSJVIC website](#) for examples)

	Within project area	Within _____	radius
<b>ARCHAEOLOGICAL Resource Database<sup>1</sup></b>			
List (PDF format)	yes / no	yes / no	
Detail (PDF format)	yes / no	yes / no	
Excel Spreadsheet	yes / no	yes / no	
<b>NON-ARCHAEOLOGICAL Resource Database</b>			
List (PDF format)	yes / no	yes / no	
Detail (PDF format)	yes / no	yes / no	
Excel Spreadsheet	yes / no	yes / no	
<b>Report Database<sup>1</sup></b>			
List (PDF format)	yes / no	yes / no	
Detail (PDF format)	yes / no	yes / no	
Excel Spreadsheet	yes / no	yes / no	
Include "Other" Reports <sup>2</sup>	yes / no	yes / no	

**4. Document PDFs (paper copy only upon request):**

	Within project area	Within _____	radius
ARCHAEOLOGICAL Resource Records <sup>1</sup>	yes / no	yes / no	
NON-ARCHAEOLOGICAL Resource Records Reports <sup>1</sup>	yes / no	yes / no	
"Other" Reports <sup>2</sup>	yes / no	yes / no	

**CHRIS Data Request Form**

**5. Eligibility Listings and Documentation:**

	Within project area	Within _____	radius
<b>OHP Built Environment Resources Directory<sup>3</sup>:</b>			
Directory listing only (Excel format)	yes / no	yes / no	
Associated documentation <sup>4</sup>	yes / no	yes / no	
<b>OHP Archaeological Resources Directory<sup>1,5</sup>:</b>			
Directory listing only (Excel format)	yes / no	yes / no	
Associated documentation <sup>4</sup>	yes / no	yes / no	
<b>California Inventory of Historic Resources (1976):</b>			
Directory listing only (PDF format)	yes / no	yes / no	
Associated documentation <sup>4</sup>	yes / no	yes / no	

**6. Additional Information:**

The following sources of information may be available through the Information Center. However, several of these sources are now available on the [OHP website](#) and can be accessed directly. The Office of Historic Preservation makes no guarantees about the availability, completeness, or accuracy of the information provided through these sources. Indicate below if the Information Center should review and provide documentation (if available) of any of the following sources as part of this request.

<b>Caltrans Bridge Survey</b>	yes / no
<b>Ethnographic Information</b>	yes / no
<b>Historical Literature</b>	yes / no
<b>Historical Maps</b>	yes / no
<b>Local Inventories</b>	yes / no
<b>GLO and/or Rancho Plat Maps</b>	yes / no
<b>Shipwreck Inventory</b>	yes / no
<b>Soil Survey Maps</b>	yes / no

<sup>1</sup> In order to receive archaeological information, requestor must meet qualifications as specified in Section III of the current version of the California Historical Resources Information System Information Center Rules of Operation Manual and be identified as an Authorized User or Conditional User under an active CHRIS Access and Use Agreement.

<sup>2</sup> "Other" Reports GIS layer consists of report study areas for which the report content is almost entirely non-fieldwork related (e.g., local/regional history, or overview) and/or for which the presentation of the study area boundary may or may not add value to a record search.

<sup>3</sup> Provided as Excel spreadsheets with no cost for the rows; the only cost for this component is IC staff time. Includes, but not limited to, information regarding National Register of Historic Places, California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and historic building surveys. Previously known as the HRI and then as the HPD, it is now known as the Built Environment Resources Directory (BERD). The Office of Historic Preservation compiles this documentation and it is the source of the official status codes for evaluated resources.

<sup>4</sup> Associated documentation will vary by resource. Contact the IC for further details.

<sup>5</sup> Provided as Excel spreadsheets with no cost for the rows; the only cost for this component is IC staff time. Previously known as the Archaeological Determinations of Eligibility, now it is known as the Archaeological Resources Directory (ARD). The Office of Historic Preservation compiles this documentation and it is the source of the official status codes for evaluated resources.

**South Central Coastal Information Center**

California State University, Fullerton  
Department of Anthropology MH-426  
800 North State College Boulevard  
Fullerton, CA 92834-6846  
657.278.5395 / FAX 657.278.5542  
[sccic@fullerton.edu](mailto:sccic@fullerton.edu)

*California Historical Resources Information System*  
*Orange, Los Angeles, and Ventura Counties*

8/13/2021

Records Search File No.: 22590.8775

Dustin Merrick  
Rincon Consultants, Inc.  
180 N. Ashwood Avenue  
Ventura, CA 93003

Re: Record Search Results for the 1727 Coast Highway Project (21-11517)

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Laguna Beach, San Juan Capistrano, and Dana Point, CA USGS 7.5' quadrangles. Due to the COVID-19 emergency, we have implemented new records search protocols, which limits the deliverables available to you at this time. Please see the attached document on COVID-19 Emergency Protocols for what data is available. If your selections on your data request form are in conflict with this document, we reserve the right to send you what we state on the document. You may receive more than you asked for or less than you wanted. The following reflects the results of the records search for the project area and a ½-mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format:  custom GIS maps  shape files  hand-drawn maps

Resources within project area: 1	P-30-160186
Resources within ½-mile radius: 7	SEE ATTACHED MAP or LIST
Reports within project area: 4	OR-03133, OR-03507, OR-04026, OR-04179
Reports within ½-mile radius: 24	SEE ATTACHED MAP or LIST

- Resource Database Printout (list):**  enclosed  not requested  nothing listed
- Resource Database Printout (details):**  enclosed  not requested  nothing listed
- Resource Digital Database (spreadsheet):**  enclosed  not requested  nothing listed
- Report Database Printout (list):**  enclosed  not requested  nothing listed
- Report Database Printout (details):**  enclosed  not requested  nothing listed
- Report Digital Database (spreadsheet):**  enclosed  not requested  nothing listed
- Resource Record Copies:**  enclosed  not requested  nothing listed
- Report Copies:**  enclosed  not requested  nothing listed
- OHP Built Environment Resources Directory (BERD) 2019:**  available online; please go to [https://ohp.parks.ca.gov/?page\\_id=30338](https://ohp.parks.ca.gov/?page_id=30338)

<b><u>Archaeo Determinations of Eligibility 2012:</u></b>	<input type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input checked="" type="checkbox"/> nothing listed
<b><u>Los Angeles Historic-Cultural Monuments</u></b>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Historical Maps:</u></b>	<input type="checkbox"/> enclosed	<input checked="" type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Ethnographic Information:</u></b>	<input checked="" type="checkbox"/> not available at SCCIC		
<b><u>Historical Literature:</u></b>	<input checked="" type="checkbox"/> not available at SCCIC		
<b><u>GLO and/or Rancho Plat Maps:</u></b>	<input checked="" type="checkbox"/> not available at SCCIC		
<b><u>Caltrans Bridge Survey:</u></b>	<input checked="" type="checkbox"/> not available at SCCIC; please go to <a href="http://www.dot.ca.gov/hq/structur/strmaint/historic.htm">http://www.dot.ca.gov/hq/structur/strmaint/historic.htm</a>		
<b><u>Shipwreck Inventory:</u></b>	<input checked="" type="checkbox"/> not available at SCCIC; please go to <a href="http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp">http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp</a>		
<b><u>Soil Survey Maps: (see below)</u></b>	<input checked="" type="checkbox"/> not available at SCCIC; please go to <a href="http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx">http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx</a>		

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.


The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,

**Isabela Kott**

 Digitally signed by Isabela Kott  
Date: 2021.08.13 12:02:47 -07'00'

Isabela Kott  
Assistant Coordinator, GIS Program Specialist

Enclosures:

(X) COVID -19 EMERGENCY Records Search Protocols for LA, Orange and Ventura Counties – 2 pages

(X) Custom Maps – 3 pages

(X) Resource Database Printout (list) – 1 page

(X) Report Database Printout (list) – 3 pages

(X) Resource Record Copies – (list) 50 pages

(X) Report Copies – (project area – scanned only) 16 pages

## **COVID -19 EMERGENCY Records Search Protocols for LA, Orange and Ventura Counties – Custom Maps instead of Shape Files**

These instructions are for qualified consultants with a valid Access and Use Agreement. These instructions are for those of you who cannot accept shape files as a deliverable and need us to make you a custom map of the resource and report locations. Please note that you are charged for each map feature even if you opt out of receiving custom maps. You cannot get secondary products such as bibliographies or pdfs of records if you don't pay for the primary products (custom map features) as this is the scaffolding upon which the secondary products are derived. If you opt out of having us make you a custom map then you are not charged for the "time" to make you a custom map. If you do not understand the digital fee structure, ask before we process your request and send you data. You can find the digital fee structure on the OHP website under the CHRIS tab. In order to keep costs down, you must be willing to make adjustments to the search radius or what you are expecting to receive as part of the search. Remember that some areas are loaded with data and others are sparse – our fees will reflect that.

WE ARE ONLY PROVIDING DATA THAT IS ALREADY DIGITAL AT THIS TIME. For LA, Orange, and Ventura Counties, this is good news because we are almost fully digital. The exception to this is that not all of our reports are scanned. You can submit a second request for any unscanned documents when we are back in the office (fees apply).

### **INSTRUCTIONS FOR SUBMITTING A RECORD SEARCH:**

There is a one-hour minimum per invoice. Use one data request form for each project search. Please send in your requests via email to [SCCIC@fullerton.edu](mailto:SCCIC@fullerton.edu) using the data request form along with the associated shape files and pdf maps of the project area(s) at 1-24k scale. PDFs must be able to be printed out on 8.5X 11 paper. We check your shape file data against the pdf maps. This is where we find discrepancies between your shape files and your maps. This is required. If you do not submit shape files of your project area, you will be charged for our time to draw your project area digitally so that we can process your request. Any "special instructions" must be noted on the data request form – not in the body of an email.

Please use this data request form and make sure you fill it out properly.  
<http://web.sonoma.edu/nwic/docs/CHRISDataRequestForm.pdf>

### **DELIVERABLES:**

1. A copy of the Built Environment Resources Directory or BERD for Los Angeles, Orange, Ventura, or San Bernardino County can now be found at the OHP Website for you to do your own research. This replaces the old Historic Properties Directory or HPD. We will not be searching this for you at this time but you can search it while you are waiting for our results to save time.

2. You will get custom maps of resource locations for the project area and the radius that you choose. For report locations you can request any radius you like, but we will only be providing custom maps of report locations for the project area and up to a ¼-mile radius. If you don't see a report plotted on the map then it's outside of the ¼-mile radius. You can ask for a project area only search if the lead agency or your client will accept a project area only search.
3. You will receive the type of bibliography that you select on the data request form and in accord with the search radius that you selected. If you need bibliographic information for reports for more than ¼-mile radius – you will be charged for all report map features within your selected search radius – even if they are not mapped.
4. You will get pdfs of resources and reports in accord with the search radius if you request them, provided that they are in digital formats. We will not be scanning records or reports at this time.
5. You will get one invoice per data request form. There is a one-hour minimum per job.
6. We will be billing you at the staff rate of \$150 per hour and you will be charged for all resources and report locations according to the “custom map charges”. You will also be billed 0.15 per pdf page, or 0.25 per excel line as is usual. Quad fees will apply if your research includes more than 2 quads.
7. **A copy of the digital fee structure is available on the Office of Historic Preservation website under the CHRIS tab. If the digital fee structure is new to you or you don't understand it; please ask questions before we process your request, not after. Thank you**
8. Your packet will be sent to you electronically via Dropbox. We use 7-zip to password protect the files so you will need both on your computers. We email you the password. If you can't use Dropbox for some reason, then you will need to provide us with your Fed ex account number and we will ship you a disc with the results. As a last resort, we will ship on a disc via the USPS. You may be billed for our shipping and handling costs.

I may not have been able to cover every possible contingency in this set of instructions and will update it if necessary. You can email me with questions at [sccic@fullerton.edu](mailto:sccic@fullerton.edu)

Thank you,

Stacy St. James

South Central Coastal Information Center

Los Angeles, Orange, Ventura, and San Bernardino Counties

Reports highlighted in orange are located within the project area but have NOT been scanned and are unavailable at this time.

## Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00094		1976	Desautels, Roger J.	Archaeological Survey Report on Parcel Number 46 - a Residential Lot Located in the South Laguna Area of O. C.	Scientific Resource Surveys, Inc.	
OR-00125		1976	Desautels, Roger J.	Lot 34 of a Resurvey of a Portion of 3 Arches Palisades #2 (rs. 3-32) in the South Laguna Area of the County of Orange	Scientific Resource Surveys, Inc.	
OR-00176		1977	Desautels, Roger J.	Archaeological Survey Report on Lots 5 and 64 Located in the South Laguna Area of Orange County	Scientific Resource Surveys, Inc.	
OR-00255		1977	Anonymous	Archaeological Report on the Aliso Creek Corridor- Planning Units 2 & 3 Orange County, California	Scientific Resource Surveys, Inc.	30-000006, 30-000008, 30-000009, 30-000010, 30-000017, 30-000018, 30-000019, 30-000020, 30-000033, 30-000040, 30-000074, 30-000110, 30-000126, 30-000131, 30-000133, 30-000135, 30-000388, 30-000389, 30-000390, 30-000395, 30-000396, 30-000397, 30-000398, 30-000399, 30-000400, 30-000401, 30-000402, 30-000403, 30-000404, 30-000405, 30-000406, 30-000407, 30-000512, 30-000515, 30-000580
OR-00377		1979	Magalousis, Nicholas M.	Archaeological Survey Report	Interdisciplinary Research Group	30-000812, 30-000813, 30-000814
OR-00432		1979	Anonymous	Archaeological Test Excavation of the Robert C. Dolley Property South Laguna	Interdisciplinary Research Group	30-000842
OR-00460		1979	Anonymous	Archaeological Test Excavation Report Site ORA-813 South Laguna	Interdisciplinary Research Group	30-000813
OR-00580		1977	Anonymous	The Aliso Creek Watershed, Orange County, California a Proposal for Creating an Archaeological District for the National Register of Historic Places and a Suggested Research and Study Design	Scientific Resource Surveys, Inc.	
OR-00641		1981	Anonymous	Archaeological Report - Volume 1 Executive Summary on Ora-436, Ora-437 Test and Salvage Excavation	Scientific Resource Surveys, Inc.	30-000436, 30-000437, 30-000814
OR-00663		1983	Anonymous	Cultural Resources Report on the Proposed South Coast Community Hospital Extension, South Laguna	Scientific Resource Surveys, Inc.	
OR-00664		1983	Anonymous	Cultural Resource Report on Two Parcels of Land Located in the South Laguna Area	Scientific Resource Surveys, Inc.	30-000437

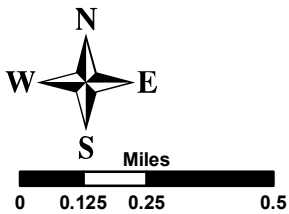
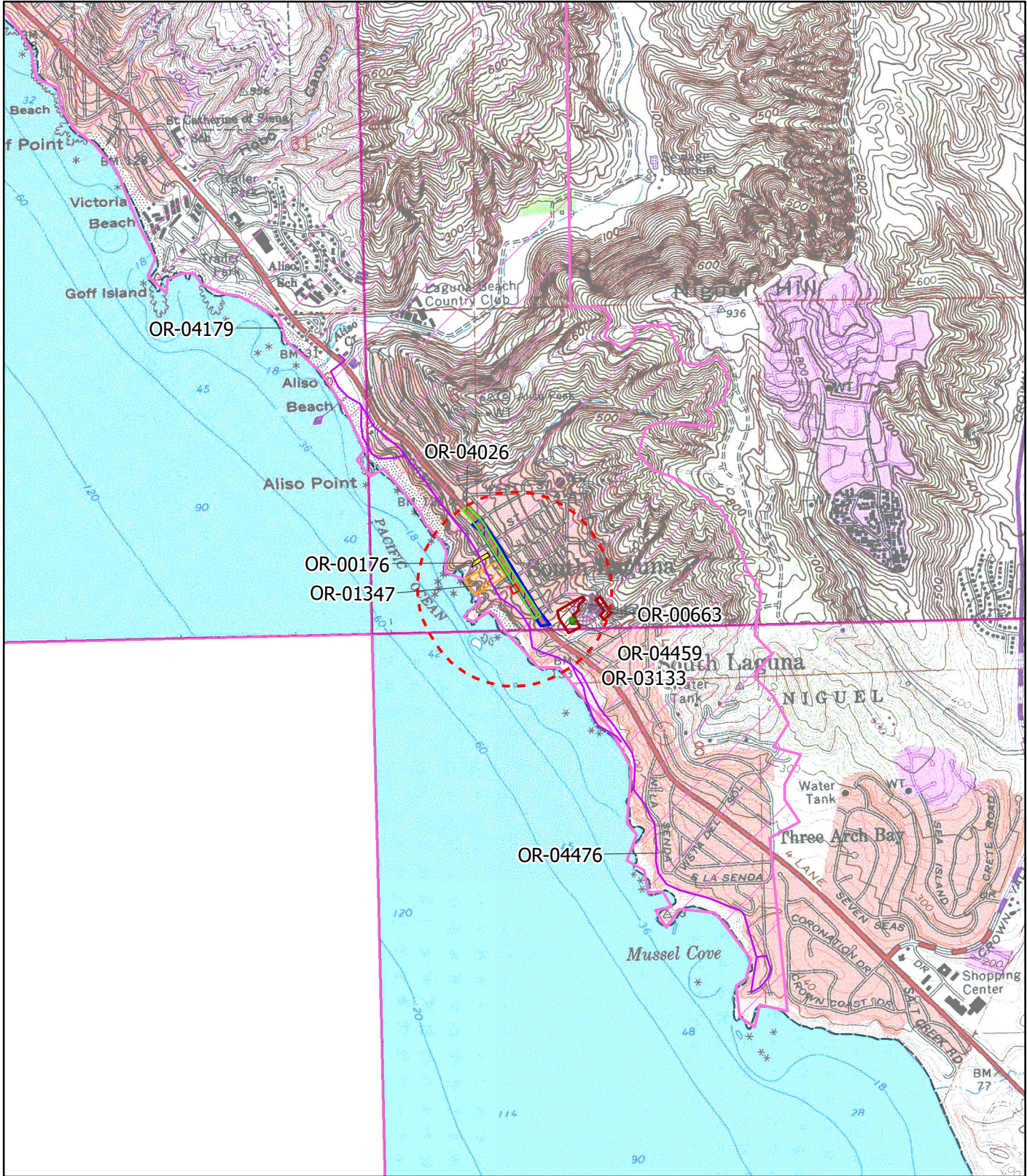


## Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00686		1983	Cottrell, Marie G.	Archaeological Assessment of the Ellis Residence Site of South Laguna Beach	Archaeological Resource Management Corp.	
OR-00822		1986	Cameron, Constance	Archaeological Investigations at Laguna Sur CA-ORA-813, CA-ORA-436, CA-ORA-437	Irvine Soils Engeneering	30-000436, 30-000437, 30-000813
OR-00938		1988	Bissell, Ronald M.	Status of Cultural Resources in the Wood Canyon Area, Southern Orange County, California	RMW Paleo Associates, Inc.	30-000006, 30-000013, 30-000019, 30-000020, 30-000126, 30-000133, 30-000177, 30-000266, 30-000388, 30-000389, 30-000390, 30-000395, 30-000396, 30-000397, 30-000398, 30-000399, 30-000400, 30-000401, 30-000402, 30-000403, 30-000404, 30-000405, 30-000406, 30-000407, 30-000412, 30-000413, 30-000415, 30-000418, 30-000422, 30-000423, 30-000424, 30-000427, 30-000436
OR-01013		1976	Carrico, Richard L.	Archaeological Testing at ORA-597 South Laguna Beach, California.	Westec Services, Inc.	30-000597
OR-01121		1991	Breece, William H.	Results of the Archaeological Study for the Binion Property, Laguna Niguel, Orange County, California.	LSA Associates, Inc.	30-000824
OR-01347		1977	Carrico, Richard L.	Draft Environmental Impact Report #288 Christeson-porter Tract Map, South Laguna Tt10027	Westec Services, Inc.	30-000597
OR-01797	Cellular -	1998	Brechbiel, Brant A.	Cultural Resources Records Search and Literature Review Report for a Pacific Bell Mobile Services Telecommunications Facility: Cm 074-03 in the City of Laguna Beach, California	Chambers Group, Inc.	
<b>OR-03133</b>		2004	McKenna, Jeanette A.	Cultural Resource Assessment Coast Highway Streetscape Improvements in South Laguna	McKenna et al.	19-000597, 19-000842, 30-000597
OR-03143		2005	Wlodarski, Robert J.	A Phase I Archaeological Study for 31691 Pacific Coast Highway South Laguna Beach, Orange County, California	Cellular, Archaeological, Resource, Evaluations	
<b>OR-03507</b>		2006	McKenna, Jeanette A.	Historic Survey Report for the City of Laguna Beach Street Scape Improvements	McKenna et al.	30-000842
OR-03960	Cellular -	2011	Wlodarski, Robert J.	Records Search and Field Reconnaissance for Proposed AT&T Wireless Telecommunications Site LAC288 (South Laguna), 31642 Coast Hwy., Laguna Beach, California.	Cellular, Archaeological Resource Evaluations	30-000597, 30-000812, 30-000813, 30-000842

## Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-04026		2007	McKenna, Jeanette A.	Archaeological Survey Report: South Laguna Coast Highway Improvements Project, Coast Highway Between West Street to 5th Avenue, City of South Laguna, Orange County, California	McKenna et al.	30-000842
OR-04082		1987	Pierson, Larry, Shiner, Gerald, and Slater, Richard	California Outer Continental Shelf, Archaeological Resource Study: Morro Bay to Mexican Border, Final Report	PS Associates	
OR-04179		2008	unknown	Laguna Beach Historic Resources Inventory	City of Laguna Beach	30-157939
OR-04416		2010	Daly, Pamela	Historic Resources Assessment Report of 31762 South Coast Highway, South Laguna Beach, CA	Daly and Associates	30-177512
OR-04459		2014	Bonner, Diane, Wills, Carrie, and Crawford, Kathleen	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02074A (CM074 S Coast Medical Center) 31872 Coast Highway, Laguna Beach, Orange County, California	EAS	30-000437, 30-000597, 30-000812, 30-000813, 30-000842, 30-160147, 30-160186
OR-04476		2014	Brunzell, Dave	Cultural Resources Assessment Tunnel Stabilization and Sewer Pipeline Replacement Project South Laguna Beach, Orange County, California	BCR Consulting	30-000008, 30-000009, 30-000010, 30-000011, 30-000074, 30-000127, 30-000437, 30-000583, 30-000597, 30-000812, 30-000813, 30-000814, 30-000842, 30-001060, 30-001713, 30-160186, 30-176779, 30-177512, 30-177513

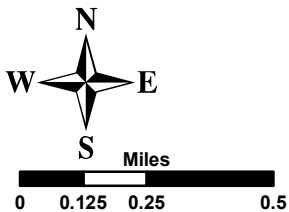
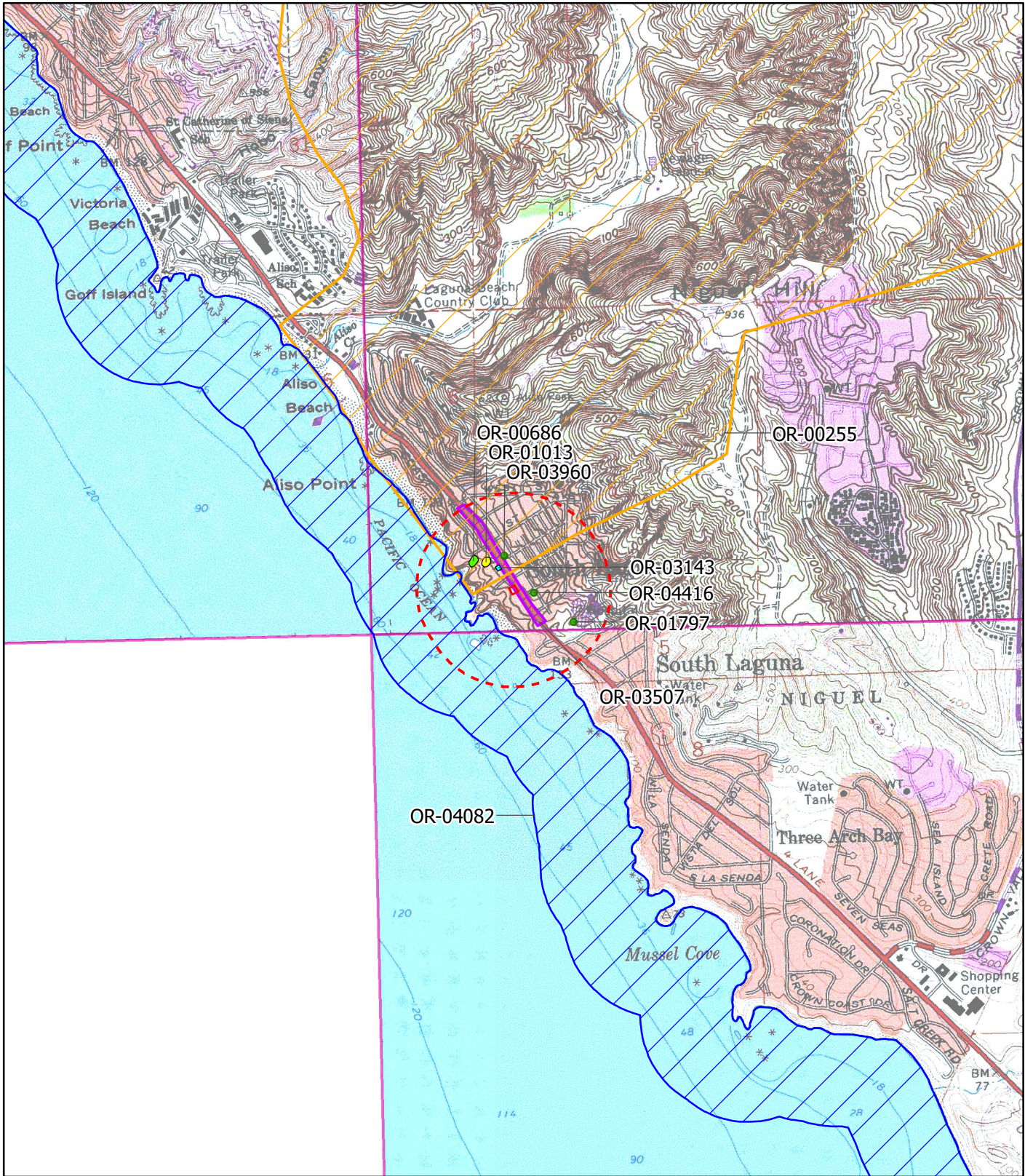


Reports within the project area:  
 OR-03133, OR-04026, OR-04179  
 5 additional reports within a 1/2-mile radius

**Laguna Beach, CA PR: 1981**  
**San Juan Capistrano, CA PR: 1981**  
**Dana Point, CA PR: 1975**  
**1:24,000 USGS 7.5'**  
**INV #22590**  
**July 2021**

South Central Coastal Information Center

May depict confidential cultural resource locations. Do not distribute.



Reports within the project area: OR-03507  
 8 additional reports within a 1/2-mile radius

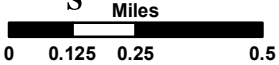
**Laguna Beach, CA PR: 1981**  
**San Juan Capistrano, CA PR: 1981**  
**Dana Point, CA PR: 1975**  
**1:24,000 USGS 7.5'**  
**INV #22590**  
**July 2021**

South Central Coastal Information Center

May depict confidential cultural resource locations. Do not distribute.

## Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-000597	CA-ORA-000597		Site	Prehistoric	AP02; AP08; AP11; AP15	1976 (Drover, C.E.); 2014 (David Brunzell, BCR Consulting)	OR-01013, OR-01347, OR-01995, OR-03133, OR-03960, OR-04459, OR-04476
P-30-000812	CA-ORA-000812	Resource Name - Temporary Field No. 11	Site	Prehistoric	AP02; AP14; AP15	1979 (MAGALOUSIS); 1979 (Magalousis, Nicholas M., Interdisciplinary Research Group)	OR-00377, OR-03960, OR-04459, OR-04476
P-30-000813	CA-ORA-000813	Resource Name - Temporary Field No. 12	Site	Prehistoric	AP02; AP15	1979 (MAGALOUSIS); 1979 (MAGALOUSIS); 1986 (Constance Cameron, Irvine Soils Engeneering)	OR-00377, OR-00460, OR-00822, OR-03960, OR-04459, OR-04476
P-30-000842	CA-ORA-000842	Resource Name - SL-14; Other - SRS-SL-1	Site	Prehistoric	AP02; AP15	1979 (Magalousis, Nicholas); 1979 (Roeder, Zelenka, Scientific Resource Surveys, Inc.); 2004 (Baker, Charles, Caltrans District 12); 2018 (Ivan Strudwick, LSA)	OR-00432, OR-03507, OR-03960, OR-04026, OR-04459, OR-04476
P-30-160147		OHP Property Number - 039516; Resource Name - South Laguna Commercial Bldgs District, Three Arches; Other - South Laguna Commercial Bldgs; Other - zip 92651; Other - Three Arches	District	Historic	HP05; HP06	1981 (K. Turnbull, Environmental Coalition)	OR-04459
P-30-160186		OHP Property Number - 039555; Resource Name - South Laguna District, Three Arches; Other - zip 92651; Other - South Laguna; Other - Three Arches	District	Historic	HP02	1981 (Turnbull, Karen, Environmental Coalition)	OR-04459, OR-04476
P-30-177512		Resource Name - 31762 S Coast Hwy	Building, Structure	Historic	HP02; HP04	2010 (Pamela Daly, Daly & Associates); 2014 (David Brunzell, BCR Consulting)	OR-04416, OR-04476
P-30-177513		Resource Name - South Coast Water District Beach (SCWD) Interceptor Sewer and Tunnel	Structure	Historic	HP39	2014 (David Brunzell, BCR Consulting)	OR-04476



**Laguna Beach, CA PR: 1981**  
**San Juan Capistrano, CA PR: 1981**  
**Dana Point, CA PR: 1975**  
**1:24,000 USGS 7.5'**  
**INV #22590**  
**July 2021**

Resources within the project area: P-30-160186  
 7 additional resources within a 1/2-mile radius

South Central Coastal Information Center

May depict confidential cultural resource locations. Do not distribute.

## NATIVE AMERICAN HERITAGE COMMISSION

September 1, 2022

James Williams  
Rincon Consultants, Inc.

Via Email to: [jwilliams@rinconconsultants.com](mailto:jwilliams@rinconconsultants.com)

**Re: 31796 Coast Highway Civic Site Project, Orange County**

Dear Mr. Williams:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [Andrew.Green@nahc.ca.gov](mailto:Andrew.Green@nahc.ca.gov).

Sincerely,



Andrew Green  
Cultural Resources Analyst

Attachment



CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

PARLIAMENTARIAN  
**Russell Attebery**  
Karuk

SECRETARY  
**Sara Dutschke**  
Miwok

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

COMMISSIONER  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

EXECUTIVE SECRETARY  
**Raymond C. Hitchcock**  
Miwok/Nisenan

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
NAHC.ca.gov

**Native American Heritage Commission  
Native American Contact List  
Orange County  
9/1/2022**

**Gabrieleno Band of Mission Indians - Kizh Nation**

Andrew Salas, Chairperson  
P.O. Box 393 Gabrieleno  
Covina, CA, 91723  
Phone: (626) 926 - 4131  
admin@gabrielenoindians.org

**Gabrieleno/Tongva San Gabriel Band of Mission Indians**

Anthony Morales, Chairperson  
P.O. Box 693 Gabrieleno  
San Gabriel, CA, 91778  
Phone: (626) 483 - 3564  
Fax: (626) 286-1262  
GTtribalcouncil@aol.com

**Gabrielino /Tongva Nation**

Sandonne Goad, Chairperson  
106 1/2 Judge John Aiso St., Gabrielino  
#231  
Los Angeles, CA, 90012  
Phone: (951) 807 - 0479  
sgoad@gabrielino-tongva.com

**Gabrielino Tongva Indians of California Tribal Council**

Robert Dorame, Chairperson  
P.O. Box 490 Gabrielino  
Bellflower, CA, 90707  
Phone: (562) 761 - 6417  
Fax: (562) 761-6417  
gtongva@gmail.com

**Gabrielino Tongva Indians of California Tribal Council**

Christina Conley, Tribal Consultant and Administrator  
P.O. Box 941078 Gabrielino  
Simi Valley, CA, 93094  
Phone: (626) 407 - 8761  
christina.marsden@alumni.usc.edu

**Gabrielino-Tongva Tribe**

Charles Alvarez,  
23454 Vanowen Street Gabrielino  
West Hills, CA, 91307  
Phone: (310) 403 - 6048  
roadkingcharles@aol.com

**Juaneno Band of Mission Indians**

Sonia Johnston, Chairperson  
P.O. Box 25628 Juaneno  
Santa Ana, CA, 92799  
sonia.johnston@sbcglobal.net

**Juaneno Band of Mission Indians Acjachemen Nation - Belardes**

Joyce Perry, Tribal Manager  
4955 Paseo Segovia Juaneno  
Irvine, CA, 92603  
Phone: (949) 293 - 8522  
kaamalam@gmail.com

**Juaneno Band of Mission Indians Acjachemen Nation - Belardes**

Matias Belardes, Chairperson  
32161 Avenida Los Amigos Juaneno  
San Juan Capistrano, CA, 92675  
Phone: (949) 293 - 8522  
kaamalam@gmail.com

**Juaneno Band of Mission Indians Acjachemen Nation 84A**

Heidi Lucero, Chairperson  
31411-A La Matanza Street Juaneno  
San Juan Capistrano, CA, 92675  
Phone: (562) 879 - 2884  
hllucero105@gmail.com

**La Jolla Band of Luiseno Indians**

Norma Contreras, Chairperson  
22000 Highway 76 Luiseno  
Pauma Valley, CA, 92061  
Phone: (760) 742 - 3771

**Pala Band of Mission Indians**

Shasta Gaughen, Tribal Historic Preservation Officer  
PMB 50, 35008 Pala Temecula Cupeno  
Rd. Luiseno  
Pala, CA, 92059  
Phone: (760) 891 - 3515  
Fax: (760) 742-3189  
sgaughen@palatribe.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 31796 Coast Highway Civic Site Project, Orange County.



**Native American Heritage Commission  
Native American Contact List  
Orange County  
9/1/2022**

***Pauma Band of Luiseno Indians***

Temet Aguilar, Chairperson  
P.O. Box 369 Luiseno  
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Fax: (760) 742-3422  
bennaecalac@aol.com

***Santa Rosa Band of Cahuilla Indians***

Lovina Redner, Tribal Chair  
P.O. Box 391820 Cahuilla  
Anza, CA, 92539  
Phone: (951) 659 - 2700  
Fax: (951) 659-2228  
lsaul@santarosa-nsn.gov

***Soboba Band of Luiseno Indians***

Joseph Ontiveros, Cultural  
Resource Department  
P.O. BOX 487 Cahuilla  
San Jacinto, CA, 92581 Luiseno  
Phone: (951) 663 - 5279  
Fax: (951) 654-4198  
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***Soboba Band of Luiseno Indians***

Isaiah Vivanco, Chairperson  
P. O. Box 487 Cahuilla  
San Jacinto, CA, 92581 Luiseno  
Phone: (951) 654 - 5544  
Fax: (951) 654-4198  
ivivanco@soboba-nsn.gov

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 31796 Coast Highway Civic Site Project, Orange County.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or #: 31796 Coast Highway

**P1. Other Identifier:** Laguna Beach Dental Group

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County:** Orange

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad:** *San Juan Capistrano, Calif.* **Date:**

T 8S ; R 8W ; SW<sup>1</sup>/<sub>4</sub> of SW <sup>1</sup>/<sub>4</sub> of Sec 5; S.B.B.M.

c. Address: 31796 Coast Highway

City: Laguna Beach

Zip: 92651

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: APNs: 056-105-35 and 056-105-07 Elevation: 115 ft. AMSL

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property at 31796 Coast Highway consists of a one-story commercial building exhibiting no discernible architectural style. It was originally constructed circa 1967 and augmented circa 1972. It is roughly rectangular in plan, sits on a concrete foundation, and is capped with a roof that is alternately flat and gabled. Overall, the roof surfaced in rolled composition sheeting and concealed on the street-facing elevations with an overhanging Mansard visor. Its structural system is enveloped by stucco, corrugated metal, and brick veneer. Entrances are on the main (west) and rear (east) elevations. Accessible from the nearly full-width concrete porch, the recessed main entrance consists of a commercial-style glazed metal door with a metal-sash transom. The two rear entrances feature solid and glazed wood doors, the latter being approached by a non-original concrete accessibility ramp. The main elevation features a ribbon of fixed metal-sash windows, interrupted only by the door; there are no windows on the other elevations. Post-1972 alterations include the accessibility ramp, wall-mounted commercial signage, and porch tiles. A review of historical photographs suggests no-longer-extant partial walls or some other screening elements once enclosed the porch, in addition to a since-removed pole-mounted commercial sign. The building is in good condition and, despite a few alterations, and generally retains its integrity to period of the circa-1972 addition.

The property occupies sloping terrain on the northeast corner of Coast Highway and 5th Avenue. Outside the building footprint, most of the property consists of a paved parking lot. Shrubs are planted near the building's northwest corner.

**\*P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photo or Drawing** (Photo required for buildings, structures, and objects.)



**P5b. Description of Photo:** (View, date, accession #)  
South and west elevations, facing northeast, taken August 3, 2022

**\*P6. Date Constructed/Age and Sources:**  Historic

Prehistoric  Both

Circa 1967/circa 1972

(NETROnline 2022)

**\*P7. Owner and Address:**

N/A

**\*P8. Recorded by:** (Name, affiliation, and address)

Andrew Rodriguez

Rincon Consultants, Inc.

250 East 1st Street, Suite 1400

Los Angeles, California 90012

**\*P9. Date Recorded:**

August 3, 2022

**\*P10. Survey Type:** Intensive

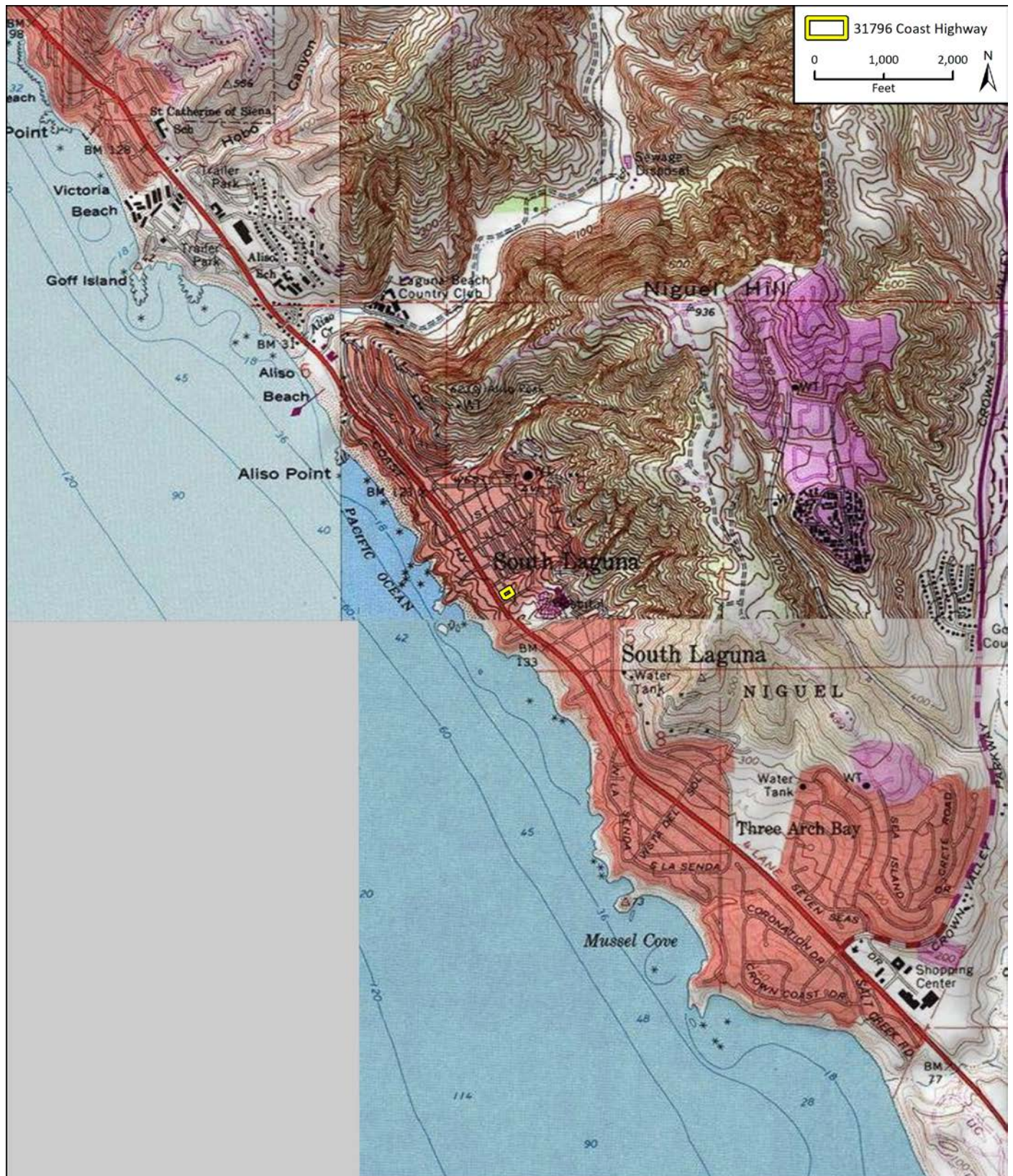
**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Williams, James, Laura Maldonado, Dustin Merrick, Steven Treffers, and Sahnnon Carmack. 2022. Cultural Resources Assessment for the 31786 and 31796 Coast Highway Project Letter Report. Laguna Beach, CA 92651. Prepared for the City of Laguna Beach. August 17, 2022. Project No 22-13204.

**\*Attachments:**  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # 31796 Coast Highway

- B1. Historic Name: Luigi's Restaurant
- B2. Common Name: Laguna Beach Dental Group
- B3. Original Use: Restaurant
- B4. Present Use: Dental offices

\*B5. **Architectural Style:** No discernible style

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The north end of the building was constructed circa 1967, and the south end added circa 1972, per historical aerial photographs (NETROnline 2022; Orange County 2022). Since then there have been only minor exterior alterations, including the removal of screening elements from the porch and removal and replacement of wall-mounted and free-standing commercial signage (City of Laguna Beach var.).

\*B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

\*B8. **Related Features:** N/A

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. **Significance: Theme:** N/A

**Area:** N/A

**Period of Significance:** N/A

**Property Type:** N/A

**Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property, a commercial building constructed circa 1967 and augmented with an addition circa 1972, is recommended ineligible for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the Laguna Beach Historic Register (LBHR). Despite a period of residential and tourism-related development that began in the late nineteenth century, the subject property remained vacant until at least as recently as 1960, even as much of the surrounding area was built out in waves of construction (Turnbull 1988; NETROnline 2022; Orange County 2022). However, circa 1967 the original portion of the building, now the north end, was completed, and by 1972 the building an addition was completed, bringing the building's footprint to its current form (NETROnline 2022).

Research for this study, including a review of Ancestry.com and Newspapers.com, failed to identify any of the property's earliest owners, occupants, or uses. And building permits dating to the property's original construction circa 1960 and completion of the circa 1972 addition were not available. However, historical building permits and planning obtained via the City of Laguna Beach show that, between 1976 and 1999, the building housed a succession of restaurants, including Luigi's Restaurant, Savories Café, Mongkut Thai Restaurant, and Gino's Grill. In 1999, the property's owner, John Mazza, began the property's conversion to a dental office operated by Pacific Dental Group. It is likely around this time, the pole-mounted sign associated with the property's history as a restaurant was removed from the parking lot (City of Laguna Beach various). As indicated by signage mounted on the building, Laguna Beach Dental Group is the property's current or most recent occupant. Research for this study did not identify any further information of consequence regarding the history of development and alterations of the subject building or the biographies of any individuals associated with the building.

See continuation sheet, p. 4.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. **References:**

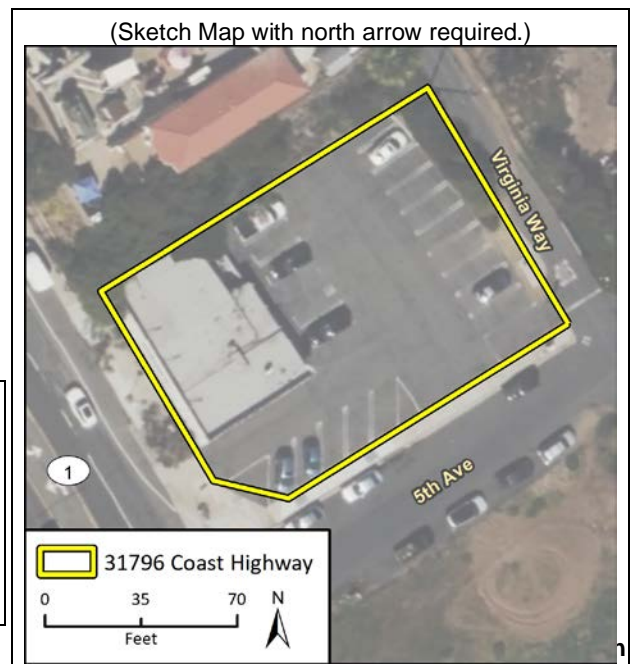
See continuation sheet, p. 4.

B13. Remarks:

\*B14. **Evaluator:** James Williams, Rincon Consultants, Inc.

\***Date of Evaluation:** August 8, 2022

(This space reserved for official comments.)



**CONTINUATION SHEET**

\*Recorded by: Andrew Rodriguez, Rincon Consultants

\*Date: August 3, 2022

Continuation  Update

**B10. Significance (continued):**

Historical Evaluation

As detailed below, 31796 Coast Highway is recommended ineligible for inclusion in the NRHP, CRHR, or LBHR because it lacks historical and architectural significance.

The subject property was developed circa 1967 and expanded substantially circa 1972. It was used as a restaurant since at least as early as 1976 and converted to a dental office in 2000. Research for this study found no evidence the property was important in the commercial development of the South Laguna community or in the context of any other event significant to the history of the city, region, state, or nation. The property is therefore recommended ineligible for inclusion on the NRHP or CRHR under Criteria A/1.

Available sources did not indicate that John Mazza or any other owner or occupant of the subject property has made important contributions to the history of the city, region, state, or nation. Therefore, the property is recommended ineligible for inclusion on the NRHP or CRHR under Criteria B/2.

Architecturally, the subject property consists of an ordinary commercial building exhibiting no discernible architectural style. It does not embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic values. Although research for this study did not identify the building's designer, its design does not suggest the building is exemplary of the work of any master. As such, the property is recommended ineligible for inclusion on the NRHP or CRHR under Criterion C/3.

A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history. It is therefore recommended ineligible for the NRHP and CRHR under Criteria D/4.

The property is also not recommended eligible for listing as a contributor to any known or potential historic district.

Based on the preceding and other factors, the property is also recommended ineligible for the LBHR. It is not listed on the NRHP or CRHR (Criterion 2); does not exemplify the cultural, political, economic, social or historical heritage of the community (Criterion 3); is not identified with a person, events, culture or site significant in local, state or national history (Criterion 4); is not representative of the work of a notable builder, designer, architect, or artist including those of local importance (Criterion 5); does not embody distinguishing architectural characteristics of a style, type, period or method of construction that exemplify a particular architectural style or way of life important to the city (Criterion 6); does not embody elements that represent a significant structural, engineering, or architectural achievement or innovation (Criterion 7); does not have a unique location, a singular physical characteristic, and is not an iconic visual feature or public view point within the city (Criterion 8); is not one of the last remaining examples in the city, region, state or nation possessing distinguishing characteristics of architectural, cultural or historical importance (Criterion 9); is not an iconic landscape, garden, space or public view point that is significant to the history and heritage of the city (Criterion 10); and has not yielded, and does not have the potential to yield, information important to the prehistory or history of the local area, California, or the nation (Criterion 11). Because it does not meet any of the local designation criteria listed above, permission to designate the property on the LBHR was not sought from its owners, pursuant to local Criterion 1.

**B12. References (continued):**

Laguna Beach, City of. Var. Building permits and related documents for 31796 Coast Highway. Obtained via City of Laguna Beach.

Nationwide Environmental Title Research Online (NETROnline). Var. "Historic Aerials" [online historical aerial photograph and topographic map database]. [www.historicaerials.com](http://www.historicaerials.com). Accessed July 2022.

Orange County. 2022. "County of Orange, Historical Aerial Imagery" [historical aerial photograph online database]. <https://www.ocgis.com/ocpw/historicalimagery/>. Accessed July 2022.

Turnbull, Karen. 1988. "A Short History of Laguna Beach" in A Hundred Years of Yesterdays: A Centennial History of the People of Orange County and Their Communities. Santa Ana, California: The Orange County Centennial.

# Appendix C

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Energy Use Calculations

# 31796 Coast Highway Civic Site Project

Last Updated: 08/23/2022

Compression-Ignition Engine Brake-Specific Fuel Consumption (BSFC) Factors [1]:

HP: 0 to 100	0.0588	HP: Greater than 100	0.0529
--------------	--------	----------------------	--------

*Values above are expressed in gallons per horsepower-hour/BSFC.*

CONSTRUCTION EQUIPMENT						
Construction Equipment	#	Hours per		Load Factor	Construction Phase	Fuel Used (gallons)
		Day	Horsepower			
Concrete/Industrial Saws	1	8	81	0.73	Demolition Phase	278
Rubber Tired Dozers	1	1	247	0.4	Demolition Phase	52
Tractors/Loaders/Backhoes	2	6	97	0.37	Demolition Phase	253
Graders	1	8	187	0.41	Site Preparation Phase	648
Tractors/Loaders/Backhoes	1	8	97	0.37	Site Preparation Phase	337
Graders	1	6	187	0.41	Grading Phase	584
Rubber Tired Dozers	1	6	247	0.4	Grading Phase	752
Tractors/Loaders/Backhoes	1	7	97	0.37	Grading Phase	354
Cranes	1	4	231	0.29	Building Construction Phase	2,790
Forklifts	2	6	89	0.2	Building Construction Phase	2,473
Tractors/Loaders/Backhoes	2	8	97	0.37	Building Construction Phase	6,648
Air Compressors	1	6	78	0.48	Architectural Coating Phase	990
Cement and Mortar Mixers	4	6	9	0.56	Paving Phase	533
Pavers	1	7	130	0.42	Paving Phase	1,515
Rollers	1	7	80	0.38	Paving Phase	938
Tractors/Loaders/Backhoes	1	7	97	0.37	Paving Phase	1,107
<b>Total Fuel Used</b>						<b>20,253</b>

(Gallons)

Construction Phase	Days of Operation
Demolition Phase	10
Site Preparation Phase	20
Grading Phase	24
Building Construction Phase	197
Paving Phase	75
Architectural Coating Phase	75
Total Days	401

WORKER TRIPS				
Constuction Phase	MPG [2]	Trips	Trip Length (miles)	Fuel Used (gallons)
Demolition Phase	25.3	10	14.7	58.10
Site Preparation Phase	25.3	5	14.7	58.10
Grading Phase	25.3	8	14.7	111.56
Building Construction Phase	25.3	5	14.7	572.31
Paving Phase	25.3	18	14.7	784.39
Architectural Coating Phase	25.3	1	14.7	43.58
<b>Total</b>				<b>1,628.04</b>

HAULING AND VENDOR TRIPS				
Trip Class	MPG [2]	Trips	Trip Length (miles)	Fuel Used (gallons)
HAULING TRIPS				

Demolition Phase	7.6	14	20.0	36.84
Site Preparation Phase	7.6	0	20.0	0.00
Grading Phase	7.6	83	20.0	218.42
Building Construction Phase	7.6	0	20.0	0.00
Paving Phase	7.6	0	20.0	0.00
Architectural Coating Phase	7.6	0	20.0	0.00

**Total** **255.26**

**VENDOR TRIPS**

Demolition Phase	7.6	0	14.7	0.00
Site Preparation Phase	7.6	0	14.7	0.00
Grading Phase	7.6	0	14.7	0.00
Building Construction Phase	7.6	2	14.7	762.08
Paving Phase	7.6	0	14.7	0.00
Architectural Coating Phase	7.6	0	14.7	0.00

**Total** **762.08**

<b>Total Gasoline Consumption (gallons)</b>	<b>1,628</b>
<b>Total Diesel Consumption (gallons)</b>	<b>21,271</b>

**Sources:**

[1] United States Environmental Protection Agency. 2021. *Exhaust and Crankcase Emission Factors for Nonroad Compression-Ignition Engines in MOVES3.0.2*. September. Available at: <https://www.epa.gov/system/files/documents/2021-08/420r21021.pdf>.

[2] United States Department of Transportation, Bureau of Transportation Statistics. 2022. *National Transportation Statistics*. Available at: <https://www.bts.gov/topics/national-transportation-statistics>.



# Appendix D

---

Phase I Environmental Site Assessment



## **Phase I Environmental Site Assessment**

31796 Coast Highway  
Laguna Beach, California 92651

August 24, 2022

City of Laguna Beach  
505 Forest Avenue  
Laguna Beach, CA 92651

Project Number 22-08-004

Prepared by:



1938 Kellogg Avenue, Suite 116  
Carlsbad, CA 92008  
(760) 585-7070  
[www.weisenviro.com](http://www.weisenviro.com)



1938 Kellogg Avenue, Suite 116, Carlsbad, CA 92008  
(760) 585-7070  
www.weisenviro.com

August 24, 2022

Ken Domer  
Assistant City Manager  
City of Laguna Beach  
505 Forest Avenue  
Laguna Beach, CA 92651

Subject: Phase I Environmental Site Assessment  
31796 Coast Highway  
Laguna Beach, CA 92651  
Project Number 22-08-004

Dear Mr. Domer:

Weis Environmental, LLC has completed the contracted environmental consulting services for the above referenced project. The services were performed in accordance with our proposal and agreement fully executed by all parties. The Phase I Environmental Site Assessment has been performed in accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E1527-13 and Title 40 of the Code of Federal Regulations (40 CFR) Part 312. We appreciate the opportunity to be of service to you on this project. Please contact us if you have any questions or comments regarding this report or if we can be of further assistance.

Sincerely,

Weis Environmental, LLC

A handwritten signature in black ink that reads "Daniel Weis". The signature is written in a cursive style and is positioned above a horizontal line.

Daniel Weis, R.E.H.S.  
Environmental Manager

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## 1.0 INTRODUCTION

This report presents the methods and findings of a Phase I ESA of the property identified as 31796 Coast Highway in the City of Laguna Beach, Orange County, California (Site) performed in conformance with the contract/agreement for this assignment and the scope and limitations of ASTM Standard Practice E1527-13 and United States Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries (AAI) as published in 40 Code of Federal Regulations (CFR) Part 312. EPA promulgated the AAI rule that became effective in November 2006 and has indicated that the ASTM E1527 practice is consistent with the requirements of AAI and may be used to comply with the provisions of the AAI rule.

### 1.1 Purpose

The purpose of the ASTM E1527 practice (framework for this Phase I ESA) is to define good commercial and customary practice in the United States of America for conducting an ESA of a parcel of real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (Title 42 United States Code (U.S.C.) Section 9601)) and petroleum products. As such, 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. Section 9601(35)(B).

In defining a standard of good commercial and customary practice for conducting this Phase I ESA of the Site, the goal of the processes established by the ASTM E1527 practice is to identify, to the extent feasible, recognized environmental conditions. The term recognized environmental conditions is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. In addition, controlled recognized environmental conditions, historical recognized environmental conditions and/or de minimis conditions, if identified during the completion of the assessment, are discussed herein. Definitions of these terms and other key terminology relevant to the practice are included in Section 14.0 of this report.

### 1.2 Scope of the Assessment

In general terms, this Phase I ESA included the acquisition of readily available/accessible and practically reviewable regulatory records and historical information, a site reconnaissance, interviews and preparation of this written report of findings. A more detailed description of the four primary components of the Phase I ESA is presented below.

**Records Review** - A review of Federal, State, Tribal, and local standard ASTM and non-ASTM regulatory databases for a myriad of environmental identifiers including but not limited to properties with underground storage tanks (USTs), properties with leaking USTs, properties that have reported spills/releases that did not occur from a leaking UST, businesses that utilize hazardous materials and/or generate hazardous waste and hazardous waste disposal locations. The regulatory review may also include public records requests with one or more Federal, State, Tribal and/or local agencies. A review



of historical sources is also completed to help ascertain previous land uses of the property in question and in the surrounding area.

**Site Reconnaissance** - A property inspection and viewing of adjacent and surrounding properties for conditions that could be recognized environmental conditions.

**Interviews** - Interviews with present and past owners, operators and/or occupants of a property and local government officials.

**Reporting** - Evaluation of the information gathered during the completion of the Phase I ESA and the subsequent preparation of a written report.

### 1.3 Limitations and Exceptions

Concerns regarding liability under the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601 et seq. (CERCLA) and analogous State laws, have been a primary driver for Phase I ESA assignments in commercial real estate transactions. While the ASTM E1527 practice can be used in many contexts, a familiarity with CERCLA and its potential LLPs is critical in understanding and applying the ASTM E1527 practice. We advise consultation with legal counsel if further inquiry or information is desired.

AAI represents the minimum level of inquiry necessary to support the LLPs. However, it is important to understand that additional inquiry ultimately may be necessary or desirable for legal as well as business reasons depending upon the outcome of this inquiry and the particular risk tolerances of a given user. For example, additional inquiry may assist a user of a Phase I ESA in determining whether he or she would have continuing obligations in the event he or she acquires a given property and may also assist the user in defining the scope of future steps to be taken to satisfy such obligations. In addition, a user may be concerned about business environmental risks or non-scope ASTM considerations that do not fall within the definition of a recognized environmental condition. In addition, this assessment did not include subsurface or other invasive exploration. Users are also cautioned that Federal, State, Tribal and local laws may impose environmental assessment obligations that are beyond the scope of the ASTM E1527 practice.

The evaluation, opinion and conclusions presented herein are based solely on visual observations and regulatory, historical and personal knowledge related information that existed at the time our assessment was completed. The use of the gathered information is exclusively for the purposes outlined in this report and only for the Site. Our firm can make no warranty, either express or implied, except that the services conducted were performed in accordance with generally accepted environmental assessment practices applicable at the time and location of the assessment and that the conclusions of the assessment have been based in part on professional judgment/experience, an interpretation of readily available data and the standard of care normally followed by similar professionals practicing in a similar locale and under similar circumstances. Any opinions presented cannot apply to Site changes of which our firm is unaware and has not had the opportunity to evaluate. In addition, this report cannot feasibly include any evaluation of undocumented activities at the Site or on adjacent or nearby properties. Lastly, a Phase I ESA meeting or exceeding this practice and completed less than 180 days prior to the date of acquisition of a given property or (for transactions not involving an acquisition) the date of the intended transaction is presumed to be valid.



## **1.4 Special Terms and Conditions**

This Phase I ESA was prepared in accordance with the terms and conditions of the contract/agreement for the work as executed between our firm and the client. There are no other special terms and conditions established between our firm and the client pertinent to the findings of this ESA or methodology used to complete this assessment. In addition, our firm has no final or other vested interest in the Site or adjacent/surrounding properties, or in any entity that owns or occupies the Site or adjacent/surrounding properties.

## **1.5 Limiting Conditions and Deviations**

There were no significant limiting conditions that would inhibit our ability to identify recognized environmental conditions noted during the completion of this assessment. In addition, there were no deviations from the ASTM E1527 standard noted during the completion of this assessment. Any limiting conditions that are not considered to be ones that would inhibit our ability to identify recognized environmental conditions at the Site are referenced in applicable sections of this report.

## **1.6 Data Failure and Data Gaps**

No instances of data failure were encountered during the completion of this assessment. In addition, no data gaps of significance (i.e. those that would inhibit our ability to identify recognized environmental conditions) were identified during the completion of this assessment. Any data gaps that are not considered to be ones that would inhibit our ability to identify recognized environmental conditions at the Site are referenced in applicable sections of this report.

## **1.7 Reliance**

This report has been prepared for the exclusive use of the client of which our firm has contracted with to complete this assessment. This report may not be relied upon by any other person or entity without the written consent of both our firm and our client. The scope of services performed for this assessment may not be appropriate to satisfy the specific needs of other users, and any use or reuse of this document would be at the sole risk of said users. Any other party seeking liability protection under CERCLA must take independent action to accomplish its objective.





## 2.0 SITE DESCRIPTION

### 2.1 Location and Legal Description

The Site is identified by the physical address of 31796 Coast Highway and by the legal addresses of 31786 and 31796 Coast Highway. A historical address of 31792 Coast Highway is also reportedly associated with the Site. The Site is further identified by Orange County Assessor's Parcel Numbers 056-105-04, 056-105-07, and 056-105-35. The Site is a reported 17,447 square feet (0.40 acres) and is situated east of Coast Highway, west of Virginia Way and north of 5th Avenue. A Vicinity Map is included as Figure 1. A Site Plan is included as Figure 2.

### 2.2 Site and Vicinity Characteristics

The Site and the surrounding vicinity are situated in an area of the City of Laguna Beach that consists primarily of residential properties, commercial properties, Pacific Coast Highway and other public roadways. Additional details pertaining to the Site and its adjoining properties are provided in the sections below.

### 2.3 Current Use of the Site

The Site is currently occupied by a dentist office (Laguna Beach Dental Group).

### 2.4 Description of Site Improvements

The Site is developed with a single-story commercial building that was reportedly constructed in 1966. The building includes brick, wood and concrete masonry unit exteriors and appears to be constructed on a concrete slab-on-grade foundation. Other portions of the Site consist of concrete and asphalt paved parking and minor landscaping. Indicators of various utility systems are present throughout the Site, along the Site perimeter and throughout portions of the paved parking lot. The nature of each of the subsurface features is unknown. A higher level of confidence regarding the nature of extent of surface indicators of subsurface features can be obtained from a utility or geophysical consultant.

### 2.5 Utilities

Utilities that are reported to be present at the Site or provide service in the surrounding area are noted below along with their municipal provider where applicable. If certain utility systems are not provided by public agencies or entities, they are noted as privately maintained.

Utility	Provider (Where Applicable)
Potable Water	South Coast Water District
Sewage Maintenance	City of Laguna Beach
Electrical	Southern California Edison.
Natural Gas	Southern California Gas Company.
Solid Waste Disposal	Waste Management



## 2.6 Description of Adjoining Properties

Adjoining properties are defined as any real property or properties, the border of which is contiguous or partially contiguous with that of the subject property of a Phase I ESA, or that would be contiguous or partially contiguous with that of a subject property but for a street, road, or other public thoroughfare separating them. To the extent feasible, our firm performed a visual inspection of adjoining properties from the Site boundaries and along public right of ways. We did not encroach on to adjoining private property during the completion of this assessment. The following table identifies the adjoining property uses:

<b>Direction</b>	<b>Adjoining Property Use</b>
North	Residential property.
South	5 <sup>th</sup> Avenue followed by vacant land.
East	Virginia Way followed by vacant land and residential properties.
West	Coast Highway followed by residential properties.

## 2.7 Summary Relative to Environmental Concerns

No recognized environmental conditions in connection with the land use of the Site and improvements at the Site are noted. In addition, the land uses of adjoining properties and properties in the vicinity of the Site do not represent recognized environmental conditions to the Site.



## 3.0 PHYSICAL SETTING

### 3.1 Topography

The Site is depicted on the United States Geological Survey (USGS) topographic map for the San Juan Capistrano, California 7.5-minute quadrangle (2018). The Site is shown on the map as being situated at an elevation of approximately 115 feet above mean sea level with a local topographic gradient generally downward toward the southwest. There are no improvements, structures or surface waters depicted on-Site on the map. Adjoining and surrounding roadways are depicted on the map. A Topographic Map is included as Figure 3.

### 3.2 Hydrology

According to the Water Quality Control Plan for the San Diego Basin (Region 9), published by the California Regional Water Quality Control Board, the Site is situated within the Dana Point Hydrologic Subarea of the Laguna Hydrologic Area of the San Juan Hydrologic Unit. There are no known substantial hydrologic features at the Site including major storm drain inlets, drainages, channels or surface waters. Area drains are present at the Site. Due to the substantial amount of paving at the Site, infiltration of precipitation to the Site is likely relatively minor. Any excess water would appear to flow as surface runoff to surrounding areas of lower elevation and to adjoining roadways and the municipal stormwater conveyance system. The Site does not appear to receive significant drainage from off-Site properties.

### 3.3 Geology

General geologic information pertaining to the Site is presented in the table below.

Geologic Consideration	Details
California Geomorphic Province	Peninsular Ranges.
Mapped Soils or Formation	Middle Miocene marine sedimentary rocks (Monterey Formation).
Description of Soils or Formation	Generally moderately to well consolidated sandstone, shale, siltstone, and conglomerate.
Distance/Direction to Mapped Faults	No known faults are mapped on the Site. Refer to any available geotechnical reports for additional information.

### 3.4 Hydrogeology

General hydrogeologic information pertaining to the Site is presented in the table below.

Hydrogeologic Consideration	Details
Groundwater Basin or Unit	Dana Point Hydrologic Subarea.
Beneficial Uses	Yes.
Estimated Depth to Groundwater	Greater than 50 feet.



Hydrogeologic Consideration	Details
Estimated Flow of Groundwater	Southwest.
Known Site or Regional Groundwater Contamination Issues	None reported.

### 3.5 Oil and Gas Exploration

According to online resources provided by the California Department of Conservation, Geologic Energy Management Division, there are no oil, gas or geothermal wells located on the Site or its adjacent properties.

### 3.6 Summary Relative to Environmental Concerns

No recognized environmental conditions associated with Site physical setting considerations are noted. In addition, physical setting considerations related to the adjoining properties and properties in the vicinity of the Site do not represent recognized environmental conditions to the Site.



## **4.0 USER PROVIDED INFORMATION**

A representative of the user of this report was interviewed during the completion of this assessment. The questions posed during the interview are defined by the ASTM E1527 practice and we understand that the client also relied on information provided by their client (borrower) in order to respond to the standard interview questions. The client also provided us with any land title records and judicial records that may be available for the Site as part of the required evaluation for environmental liens and activity and use limitations (AULs) in connection with the subject property of a Phase I ESA. As stated in the ASTM E1527 practice, it is the responsibility of the user of the report to provide any available records pertaining to environmental liens and AULs that may exist in connection with a given property. Any land title and judicial recorded provided to our firm are discussed below. If such information is not discussed in the sections below, it was not provided by the user of the report.

In addition to the contact information obtained, the user of the report was also asked if they are aware of other useful documents that may exist and if so whether copies can be provided to the environmental professional within reasonable time and cost constraints. A list of typical useful documents is included in Section 10.8.1 of the ASTM E1527 practice and include but are not limited to environmental assessment reports, compliance audits and permits, registrations for tank and other aboveground or underground systems, safety plans, spill prevention and other facility related plans and geological/geotechnical studies and environmental governmental agency notices and/or correspondence.

### **4.1 Title Records**

Our firm was provided with a title report pertaining to the Site prepared by Fidelity National Title Company and dated August 9, 2022. No environmentally related liens, deed restrictions or activity and use limitations pertaining to the Site were noted in the title report. The title report is included in Appendix A.

### **4.2 Environmental Liens**

The client is unaware of environmental liens in connection with the Site.

### **4.3 Activity and Use Limitations**

The client is unaware of AULs in connection with the Site.

### **4.4 Specialized or Actual Knowledge or Experience**

The client is unaware of specialized knowledge, actual knowledge or experience that is material to recognized environmental conditions in connection with the Site.

### **4.5 Commonly Known or Reasonably Ascertainable Information**

The client is unaware of commonly known or reasonably ascertainable information within the local community that is material to recognized environmental conditions in connection with the Site.



#### **4.6 Valuation Reduction for Environmental Issues**

The client is unaware of information pertaining to an undervalued purchase price of the Site relative to the estimated fair market value of the Site due to the presence of contamination.

#### **4.7 Owner, Property Manager, and Occupant Information**

The Site is currently owned and managed by John Mazza. The Site is currently in use as a dental office (Laguna Beach Dental Group).

#### **4.8 Reason for Performing Phase I ESA**

The client has commissioned this Phase I ESA as part of a potential real estate transaction. The Phase I ESA is also being completed to assist the client in complying with 40 CFR Part 312.

#### **4.9 Proceedings Involving the Site**

The client is unaware of pending, threatened, or past litigation and administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Site. The client is also unaware of notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products in connection with the Site.

#### **4.10 Other Provided Documents**

Prior environmental documents pertaining to the Site were not provided to our firm during the completion of this assessment.

#### **4.11 Summary Relative to Environmental Concerns**

No recognized environmental conditions were noted in connection with the user provided information.



## 5.0 REGULATORY RECORDS REVIEW

Our firm commissioned the preparation of a regulatory database report from Environmental Data resources (EDR) as part of the regulatory records review. EDR searches a myriad of Federal, State and local government environmental databases during the preparation of their deliverables. Certain databases are specifically required by the ASTM E1527 practice and are referenced as “standard ASTM regulatory databases.” Such databases are searched to at least the minimum search distance around a given property as defined in the practice. Other regulatory databases are also searched that are not specifically referenced in ASTM E1527. Such databases are referenced as “non-ASTM regulatory databases” and are searched as varying radii around a given property as selected by EDR.

Descriptions of each database searched and the dates that the regulatory databases were last updated by the applicable agencies are included in the EDR report. The extent of historical information varies with each database and current information is determined by what is publicly available to EDR at the time of an updates. EDR updates databases in accordance with ASTM E1527 which states that government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public.

Our firm also reviewed unplottable sites listed in the database report by cross-referencing reasonably ascertainable information pertaining to such properties that may include facility names, street names, zip codes or other information. Unplottable sites are ones that cannot be formally mapped or geocoded due to various reasons, including limited geographic information. Any unplottable sites that we identify within the specified search radii have been evaluated as part of the preparation of this report. A copy of the regulatory database report is included in Appendix B.

### 5.1 Standard ASTM Regulatory Database Search

The tables below present the standard Federal, State, Tribal and local ASTM databases that were searched by EDR including the search distances from the Site. Below the tables are descriptions of any listings for the Site that may appear in the databases. In addition, a discussion of adjoining properties or properties in the Site vicinity that are listed in one or more regulatory databases that in our professional judgment and opinion have the potential to adversely impact the Site due to current or former releases of hazardous substances and/or petroleum products that occurred at said properties is presented. This practice of discussing only properties of potential environmental concern to the Site is noted in ASTM E1527 which states that the environmental professional may make statements applicable to multiple properties listed in regulatory databases that are not likely to have current or former releases of hazardous substances and/or petroleum products with the potential to migrate to the a given subject property. Our professional judgment and opinions discussed herein are based on several factors including the nature of the regulatory database listings, distance of the off-Site listed properties from the Site, orientation of the listed properties relative to the Site, interpreted the direction of groundwater flow and/or regulatory case status information for the various properties as described in the databases.



The following Federal standard ASTM databases were searched:

Standard Environmental Record Source Name	EDR Regulatory Database Identification	Search Distance From Site (Miles)
National Priorities List (NPL) Site List	NPL – Proposed NPL – Superfund Record of Decision (ROD)	1.0
Delisted NPL Site List	Deleted NPL	0.5
Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List	CERCLIS - SEMS – SEMS Archive – ODI – IODI – CERCLIS LIENS – SEMS LIENS	0.5
CERCLIS List	CERCLIS LIENS – SEMS LIENS	Site
CERCLIS No Further Remedial Action Planned (NFRAP) Site List	CERCLIS NFRAP	0.5
Resource Conservation and Recovery Act (RCRA) Corrective Action Sites (CORRACTS) Facilities List	RCRA CORRACTS	1.0
RCRA Non-CORRACTS Treatment, Storage and Disposal (TSD) Facilities List	RCRA TSD	0.5
RCRA Generators List	RCRA LQG – RCRA SOG – RCRA CESQG – RCRA NON-GEN – BULK TERMINAL – REFN – FEMA Underground Storage Tank (UST)	0.25
Institutional Control/Engineering Control Registries	FED ENG – FED INST – FED Brownfields	0.5
Emergency Response Notification System (ERNS) List	ERNS – ERNS 1982 to 1986 – ERNS 1987 to 1989	Site

**Site** – The Site is listed on the RCRA NonGen/NLR standard Federal ASTM regulatory database as a non generator of hazardous waste related to business operations as a dentist office. No violations are reported.

**Adjoining Properties** – No adjoining properties are listed on any of the standard Federal ASTM regulatory databases.

**Other Properties** – There are 12 listings on the standard Federal ASTM regulatory databases pertaining to properties in the surrounding area including RCRA SQG (two listings) and RCRA NON-GEN (10 listings). None of these properties are considered to have the potential to adversely impact the Site.

The following State, Tribal and local standard ASTM databases were searched:

Standard Environmental Record Sources Name	EDR Regulatory Database Identification	Search Distance From Site (Miles)
Equivalent NPL	RESPONSE	1.0
Equivalent CERCLIS	ENVIROSTOR – DELISTED ENVS – HWP - HHSS	0.5





Standard Environmental Record Sources Name	EDR Regulatory Database Identification	Search Distance From Site (Miles)
Landfill and/or Solid Waste Disposal Site Lists	SWF/LF – LDS – SWAT – SWRCB SWF – SANDIEGO SWF	0.5
Leaking Storage Tank Lists	LUST – DELISTED LST – UST CLOSURE – CLEANUP SITES – INDIAN LUST – DELISTED ILST – LOP ORANGE	0.5
Registered Storage Tank Lists	UST – AST – DELISTED TNK – CERS TANK – DELISTED CTNK – HIST TANK – INDIAN UST – DELISTED IUST – DELISTED COUNTY – ORANGE AST – UST ORANGE	Site and Adjoining Properties
Institutional Control/Engineering Control Registries	LUR – HLUR - DEED	Site
Voluntary Cleanup Sites	VCP	0.5
Brownfield Sites	Not Applicable – No Database Exists	0.5

**Site** – The Site is not listed on any of the State, Tribal and local standard ASTM regulatory databases.

**Adjoining Properties** – No adjoining properties are listed on any of the State, Tribal and local standard ASTM regulatory databases.

**Other Properties** – There are numerous listings on the State, Tribal and local standard ASTM regulatory databases pertaining to multiple properties in the surrounding area including LUST (13 listings), UST (seven listings), SWEEPS UST (three listings), HIST UST (five listings), CA FID UST (one listing), and CERS TANKS (two listings). None of these properties are not considered to have the potential to adversely impact the Site.

## 5.2 Non-ASTM Regulatory Database Search

A myriad of non-ASTM regulatory databases was searched by EDR as noted in the regulatory database report.

**Site** – The Site is listed on the HWTS, FINDS, and ECHO non-ASTM regulatory databases related to business operations as a dentist office. No violations are reported.

**Adjoining Properties** – No adjoining properties are listed on any of the non-ASTM regulatory databases.

**Other Properties** – There are eight listings on the non-ASTM regulatory databases pertaining to properties in the surrounding area including Cortese (five listings), DRYCLEANERS (two listings), and HWTS (one listing). None of these properties are not considered to have the potential to adversely impact the Site.



### 5.3 Regulatory Agency File Reviews

If a property being assessed under a Phase I ESA or any of the adjoining properties are identified on one or more of the above referenced standard environmental record sources, pertinent regulatory files and/or records associated with such listings should be reviewed to assist the environmental professional in evaluating if recognized environmental conditions existing at a given subject property in connection with any listings. However, if in the environmental professional’s opinion, such a review is not warranted, file reviews need not be conducted if the environmental professional provides justification for not doing so.

Agency file reviews for the Site completed during this assessment are noted below. No file reviews for adjoining properties or properties in the surrounding area were deemed warranted with the exception researching listings of properties in the surrounding area on the State of California Geotracker database. The agency inquiries were performed by way of on-line searches/queries of published databases and/or direct inquiries with public records clerks at one or more agencies. Both Samantha Weis and Daniel Weis of Weis Environmental conducted the agency file reviews during the completion of this assessment.

<b>Regulatory Agency</b>	<b>Jurisdiction</b>	<b>Date of Inquiry or Request</b>	<b>Contact</b>	<b>Response or Information From Agency</b>
United States EPA	Federal	8/10/2022	Online <a href="https://enviro.epa.gov/">https://enviro.epa.gov/</a>	No Records Identified
California Department of Toxic Substances Control	State	8/10/2022	Online <a href="https://www.envirostor.dtsc.ca.gov/public/">https://www.envirostor.dtsc.ca.gov/public/</a> <a href="https://hwts.dtsc.ca.gov/report_list.cfm">https://hwts.dtsc.ca.gov/report_list.cfm</a>	No Records Identified
State Water Resources Control Board/Regional Water Quality Control Board	State	8/10/2022	Online <a href="https://geotracker.waterboards.ca.gov/">https://geotracker.waterboards.ca.gov/</a> <a href="https://geotracker.waterboards.ca.gov/historical_ust_facilities">https://geotracker.waterboards.ca.gov/historical_ust_facilities</a>	No Records Identified
Orange County Health Care Agency (OCHCA)	Local	8/10/2022	Public Records Clerk	No Records Identified
City of Laguna Beach	Local	8/10/2022	Public Records Clerk	No Records Identified Pertaining to Environmental Considerations

### 5.4 Summary Relative to Environmental Concerns

No recognized environmental conditions associated with regulatory records searches are noted. In addition, regulatory resources related to the adjoining properties and properties in the vicinity of the Site do not represent recognized environmental conditions to the Site.



## 6.0 HISTORICAL RESOURCE REVIEW

The objective of consulting historical sources is to develop a history of the previous uses of a property and surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with a given property. The goal of the historical research is to identify all obvious uses of a subject property from the present, back to the property's first developed use, or back to 1940, whichever is earlier. The environmental professional exercises professional judgment in reviewing only as many of the standard historical sources referenced in ASTM E1527 that are deemed necessary, are reasonably ascertainable and are likely to be useful. Historical resources reviewed during the completion of this assessment are referenced below. Copies of select historical resources (city directories and the fire insurance map search) are included in Appendix C. Copies of aerial photographs are not appended due to copyright considerations but are available online for viewing.

### 6.1 Aerial Photographs

We reviewed historical aerial photographs from the years 1938, 1946, 1952, 1963, 1967, 1972, 1981, 1985, 1987, 1988, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016 and 2018 provided by online resources ([www.historicaerials.com](http://www.historicaerials.com)). The table below presents the results of the photograph review.

Photograph Year	Site Observations	Adjoining Property Observations
1938-1963	The Site appears to be vacant and undeveloped.	Adjoining properties generally appear to consist of residential development, unimproved land and some scattered commercial buildings. Coast Highway is visible.
1967-2018	The Site appears to be developed in its current configuration.	Adjoining properties appear generally similar to their current configurations.

### 6.2 City Directories

Our firm reviewed city directories dated ranging in date from 1973 to 2017 provided by EDR. We also reviewed city directories at the City of Laguna Beach public library for years ranging from 1951 to 1967. The following listings for the Site were noted in the directories:

- 1976 – Luigis Pizza
- 1987 – Savories Restaurant
- 1992- 1995 – Mongkut Thai Restaurant
- 2005 - 2017 – Laguna Beach Dental Group

### 6.3 Fire Insurance Maps

EDR search for historical fire insurance maps pertaining to the Site. No published maps were identified.



## **6.4 Other Historical Sources**

Other historical sources are referenced in the ASTM E1527 practice as any source or sources other than the standard historical sources referenced in the practice that are credible to a reasonable person and that identify past uses of a subject property. This category includes, but is not limited to miscellaneous maps, newspaper archives, internet sites, community organizations, local libraries, historical societies, current owners or occupants of neighboring properties, or records in the files and/or personal knowledge of the property owner and/or occupants. No historical sources other than the standard sources described above were deemed necessary and useful to assist in identifying recognized environmental conditions.

## **6.5 Summary Relative to Environmental Concerns**

No recognized environmental conditions associated with historical resources reviewed are noted. In addition, historical resources related to the adjoining properties and properties in the vicinity of the Site do not represent recognized environmental conditions to the Site.



## 7.0 SITE RECONNAISSANCE

The objective of the Site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with a subject property. The Site visit for our current assessment was completed by Daniel Weis on August 3, 2022. We were unaccompanied during the reconnaissance.

### 7.1 Methodology and Limiting Conditions

The Site reconnaissance consisted of observing the exterior periphery of the Site as well as walking publicly accessible areas surrounding the Site. Due to the sensitivity regarding the potential real estate transaction, the interior of the Site building was not accessible during the inspection. Based on our knowledge of historical land uses and the overall information gathered during the completion of this assessment, the lack of interior access is not considered to be a data gap of significance. Select photographs of the Site obtained during the Site reconnaissance are included in Appendix D.

### 7.2 Current General Site and Vicinity Characteristics

The Site and the surrounding vicinity are situated in an area of the City of Laguna Beach that consists primarily of residential properties, commercial properties, Pacific Coast Highway and other public roadways. The Site is currently occupied by a dental office. The current uses of the Site and adjoining properties are not ones that are indicative of the use, treatment, storage disposal or generation of hazardous substances or petroleum products that have adversely impacted the Site.

### 7.3 Indications of Past Site and Vicinity Uses

There are no material differences between the current and past uses of the Site, adjoining properties and the surrounding area Site that were visually and/or physically observed during the Site reconnaissance that pertain to recognized environmental conditions.

### 7.4 Site-Specific Observations

We examined visible and accessible areas of the Site for the features and conditions noted in the table below.

Feature or Condition	Details
General Description of Structures	The Site is developed with a single-story commercial building that was reportedly constructed in 1966. The building includes brick, wood and concrete masonry unit exteriors and appears to be constructed on a concrete slab-on-grade foundation. Other portions of the Site consist of concrete and asphalt paved parking and minor landscaping. Indicators of various utility systems are present throughout the Site, along the Site perimeter and throughout portions of the paved parking lot. The nature of each of the subsurface features is unknown. A higher level of confidence regarding the nature of extent of surface indicators of subsurface features can be obtained from a utility or geophysical consultant.
Drains and Sumps	Exterior area drains are present in landscaped and other areas. No significant staining, odors or other suspect conditions were observed or noted.



<b>Feature or Condition</b>	<b>Details</b>
Heating/Cooling Systems	Conventional roof and pad mounted systems.
Potable Water Supply	South Coast Water District
Roads	Primary access to the Site is from Coast Highway to the west and 5 <sup>th</sup> Avenue to the south
Septic Systems / Sewage Disposal System	Municipal (City of Laguna Beach)
Wastewater and Stormwater Discharges	None observed.
Wells	None observed.
Drums	None observed.
Electrical or Hydraulic Equipment Known to Contain PCBs or Likely to Contain PCBs	None observed.
Hazardous Substances and Petroleum Products in Connection with Identified Uses	None observed.
Hazardous Substance and Petroleum Products Not Necessarily in Connection With Identified Uses	None observed.
Odors	None noted.
Pits, Ponds or Lagoons	None observed.
Pools of Liquid	None observed.
Solid Waste (Including Fill Material)	Standard trash dumpsters managed by a local disposal company. No significant staining, odors or other suspect conditions were noted.
Stained Soil or Pavement	None observed
Stains or Corrosion	None observed.
Storage Tanks	None observed.
Stressed Vegetation	None observed.
Unidentified Substance Containers	None observed.

## 7.5 Summary Relative to Environmental Concerns

No recognized environmental conditions associated with the current use of the Site were noted during the Site reconnaissance. In addition, no current uses of the adjoining properties or properties in the surrounding area that were visually and/or physically observed during the Site reconnaissance were noted as being relevant to recognized environmental conditions to the Site.



## **8.0 INTERVIEWS**

### **8.1 Site Owner**

The Site owner completed an environmental questionnaire pertaining to the Site and is unaware of environmental concerns in connection with the Site. A copy of the questionnaire is included in Appendix E.

### **8.2 Key Site Manager**

The Site owner is also considered to be the Key Site Manager. Please refer to Section 8.1 above.

### **8.3 Current Occupants**

The Site is currently occupied by a dentist office (Laguna Beach Dental Group). Due to the sensitivity of the potential real estate transaction, the Site occupant was not interviewed during this assessment. Based on our knowledge of historical land uses and the overall information gathered during the completion of this assessment, the lack of an interview with the Site occupant is not considered to be a data gap of significance.

### **8.4 Local Government Official**

During the preparation of this assessment, the public records clerks of Orange County and the City of Laguna Beach were contacted by our firm regarding the Site. Representatives of the agencies indicated that a public records request should be conducted in order to obtain information known by the agencies regarding the Site. Public records requests were completed by our firm as described in Section 5.3.

### **8.5 Other Parties**

Interviews with other persons were not conducted during the preparation of this assessment. As stated in the ASTM E1527 practice, interviews with past owners, operators, and occupants of a subject property who are likely to have material information regarding the potential for contamination at a given property shall be conducted to the extent that they have been identified and that the information likely to be obtained is not duplicative of information already obtained from other sources. Interviews with persons with past association with the Site were not deemed warranted during the completion of this assessment.

### **8.6 Summary Relative to Environmental Concerns**

No recognized environmental conditions associated with the interviews completed during the assessment are noted.



## **9.0 ADDITIONAL SERVICES – NON-SCOPE ASTM CONSIDERATIONS**

No additional services were completed by our firm during the preparation of this assessment. Several non-scope ASTM considerations are referenced in the ASTM E1527 practice that a user of a report may wish to evaluate. Listed considerations in the practice include asbestos-containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality (unrelated to releases of hazardous substances or petroleum products into the environment), industrial hygiene, lead-based paint, lead in drinking water, mold, radon, regulatory compliance and wetlands. No implication is intended by the practice as to the relative importance of inquiry into such non-scope considerations, and the list of considerations is not intended to be all-inclusive.

An evaluation of one or more of the non-scope considerations was not requested of our firm as part of the scope of services for the assessment. Therefore, no findings, opinions and conclusions of this assessment are based on said non-scope ASTM considerations.





## **10.0 FINDINGS AND OPINIONS**

No features and/or conditions indicating the presence or likely presence of hazardous substances and/or petroleum products at the Site that are considered to have the potential to adversely impact the Site were identified during the completion of this assessment.



## 11.0 CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of the Site identified as 31796 Coast Highway in City of Laguna Beach, California (Orange County Assessor's Parcel Numbers 056-105-04, 056-105-07, and 056-105-35 ). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions or historical recognized environmental conditions in connection with the Site. Additional assessment at the Site is not considered to be warranted at this time.



## 12.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in Section 312.10 of 40 CFR. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Qualifications of personnel involved with the completion of this report are included in Appendix F.



---

Daniel Weis, R.E.H.S.  
Environmental Manager



## 13.0 ASSUMPTIONS

No Phase I ESA effort can eliminate uncertainty regarding the potential for recognized environmental conditions to exist in connection with a given property. Performance of the ASTM E1527 practice may reduce such uncertainty but in no way should the findings and report be misconstrued as insurance or a guarantee regarding the potential for recognized environmental conditions in connection with a given property. The ASTM E1527 practice recognizes reasonable limits of time and cost relative to the completion of a Phase I ESA.

During the completion of this ESA, our firm relied on certain information obtained from secondary sources, including but not limited to the user of the report, government agencies, historical research business entities, environmental databases and interviews with one or more persons. The sources obtained and/or consulted are assumed to be reliable. However, our firm cannot warranty or guarantee that the information provided by these other sources is wholly accurate or complete. Our firm is not responsible for any misrepresentations or false statements that may be provided by others or the lack of pertinent/relevant information that should have been provided/disclosed by others and we assume no responsibility for any consequence as a result of such omissions or withheld information.

Accuracy and completeness of records varies among information sources, including from governmental agencies. As a result, there is a possibility that even with the proper application of the methodologies presented in ASTM E1527, conditions may exist that could not be identified within the scope of this assessment or which were not reasonably identifiable from the available information. In addition, any responses received from Federal, State, Tribal, and local regulatory agency secondary sources of information after the issuance of this report may change certain findings and conclusions of this report.

Estimations and opinions regarding the potential for off-Site properties to adversely impact a given subject property is one of the key components of a Phase I ESA. In most cases, recent property-specific or adjacent-property specific measured groundwater data or other hydrogeological information is not reasonably ascertainable. In the absence of such data, reasonable assumptions regarding the depth and flow of groundwater are made based on various sources including comparisons to surface elevations, land topography and available hydrogeological on the State of California Geotracker database. In addition, estimations and opinions regarding potential impacts from off-Site locations may be based on certain assumptions that a hazardous substance or petroleum product may not migrate laterally within unsaturated soil for a substantial distance and that contaminants that have reached saturated soil and groundwater may attenuate over time and/or may decrease in concentration relative to distance from its source. While any interpretations presented herein may be effective in reducing uncertainty regarding potential impacts to a subject property from off-Site locations, in no way should the findings and report be misconstrued as insurance or a guarantee regarding the potential for such impacts to occur. Greater certainty regarding subsurface conditions at a given property can only be achieved by way of a subsurface sampling effort of one or more media.



## 14.0 DEFINITIONS

Definitions of key terminology relevant to the ASTM E1527 practice are presented below.

**Recognized Environmental Condition** - 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.

**Controlled Recognized Environmental Condition** - A recognized environmental condition 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).

**Data Failure** - A failure to achieve the historical research objectives as outlined in the ASTM E1527 practice even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

**Data Gap** - A lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by the ASTM E1527 practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.). Data gaps are only considered to be significant if they affect the ability of the environmental professional to identify recognized environmental conditions.

**De Minimis Condition** - 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. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

**Environment** - (A) the navigable waters, the waters of the contiguous zone, and the ocean waters of which the natural resources are under the exclusive management authority of the United States under the Magnuson-Stevens Fishery Conservation and Management Act [16 U.S.C. §§ 1801 et seq.], and (B) any other surface water, groundwater, drinking water supply, land surface or subsurface strata, or ambient air within the United States or under the jurisdiction of the United States.

**Good Faith** - The absence of any intention to seek an unfair advantage or to defraud another party; an honest and sincere intention to fulfill one's obligations in the conduct or transaction concerned.

**Hazardous Substance** - Includes hazardous substances designated under section 311 of the Clean Water Act (CWA) or Section 102 of CERCLA, any toxic pollutant listed under Section 307(a) of the CWA, any waste that has been listed as a RCRA hazardous waste or possesses a RCRA hazardous waste characteristic, any substance that is identified as a hazardous pollutant under Section 112 of the Clean Air Act (CAA), and any imminently hazardous chemical that EPA has taken action pursuant to Section 7 of the Toxic Substances Control Act (TSCA).

**Historical Recognized Environmental Condition** - A past release of any hazardous substances or petroleum products that 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 in question to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

**Petroleum Exclusion** – While the definition of a CERCLA hazardous substance specifically excludes petroleum products and crude oil, the EPA has determined that the petroleum exclusion applies to petroleum products such as gasoline and other fuels containing lead, benzene or other hazardous substances that are normally added during the refining process. Notwithstanding the existence of the petroleum exclusion, petroleum products are included within the scope of the ASTM E1527 practice for multiple reasons. Petroleum products have historically been widely used at commercial properties. In addition, other federal and state laws may impose liability for releases or spills of petroleum products.

**Reasonably Ascertainable Information** - Information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints and (3) practically reviewable.

**Release or Threatened Release** - Spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping or disposing into the environment (including the abandonment or discarding of barrels, containers and other closed receptacles containing any hazardous substance, or pollutant or contaminant).



## 15.0 REFERENCES

Sources of information consulted during the completion of our Phase I ESA are noted in the sections below.

### 15.1 Documents, Plans and Reports

- All Appropriate Inquiry” as necessary to satisfy the defenses available under 42 U.S.C. §§ 9607(b)(3), 9607(r)(1), and 9607(q), relying on definitions provided at 42 U.S.C. §§ 9601(35)(B); and as further explained in 40 CFR §§ 312.1 – 312.31.
- ASTM International, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM Designation E 1527-13, Published November 2013.
- California Geological Survey, 2002, California Geomorphic Provinces Note 36, Electronic Copy, Revised December.
- California State Water Resources Control Board, Water Quality Control Plan for the San Diego River Basin (9), California, Published 2008.
- EDR Database Report dated August 5, 2022
- EDR City Directory Report dated August 8, 2022
- EDR Fire Insurance Maps Report dated August 4, 2022
- USGS topographic map, San Juan Capistrano, California Quadrangle (2018).
- Aerial Photographs - [www.historicaerials.com](http://www.historicaerials.com)

### 15.2 Personal Communications

- Designated Client Representative – City of Laguna Beach
- Designated Site Owner Representative and Key Site Manager – Joe Mazza
- Public Records Clerks – Orange County Health Care Agency (OCHCA) and City of Laguna Beach

### 15.3 Agencies Consulted

- California Department of Conservation, Geologic Energy Management Division (CalGEM)
- California Department of Toxic Substances Control
- California State Water Resources Control Board
- OCHCA
- City of Laguna Beach
- United States EPA



## FIGURES



**FIGURE 1**  
VICINITY MAP



**Figure 1 - Vicinity Map**

31796 Coast Highway  
Laguna Beach, California



Prepared by:

**Weis Environmental**  
1938 Kellogg Avenue, Suite 116  
Carlsbad, CA 92008



**FIGURE 2**  
**SITE PLAN**



**Figure 2 - Site Plan**

31796 Coast Highway  
Laguna Beach, California

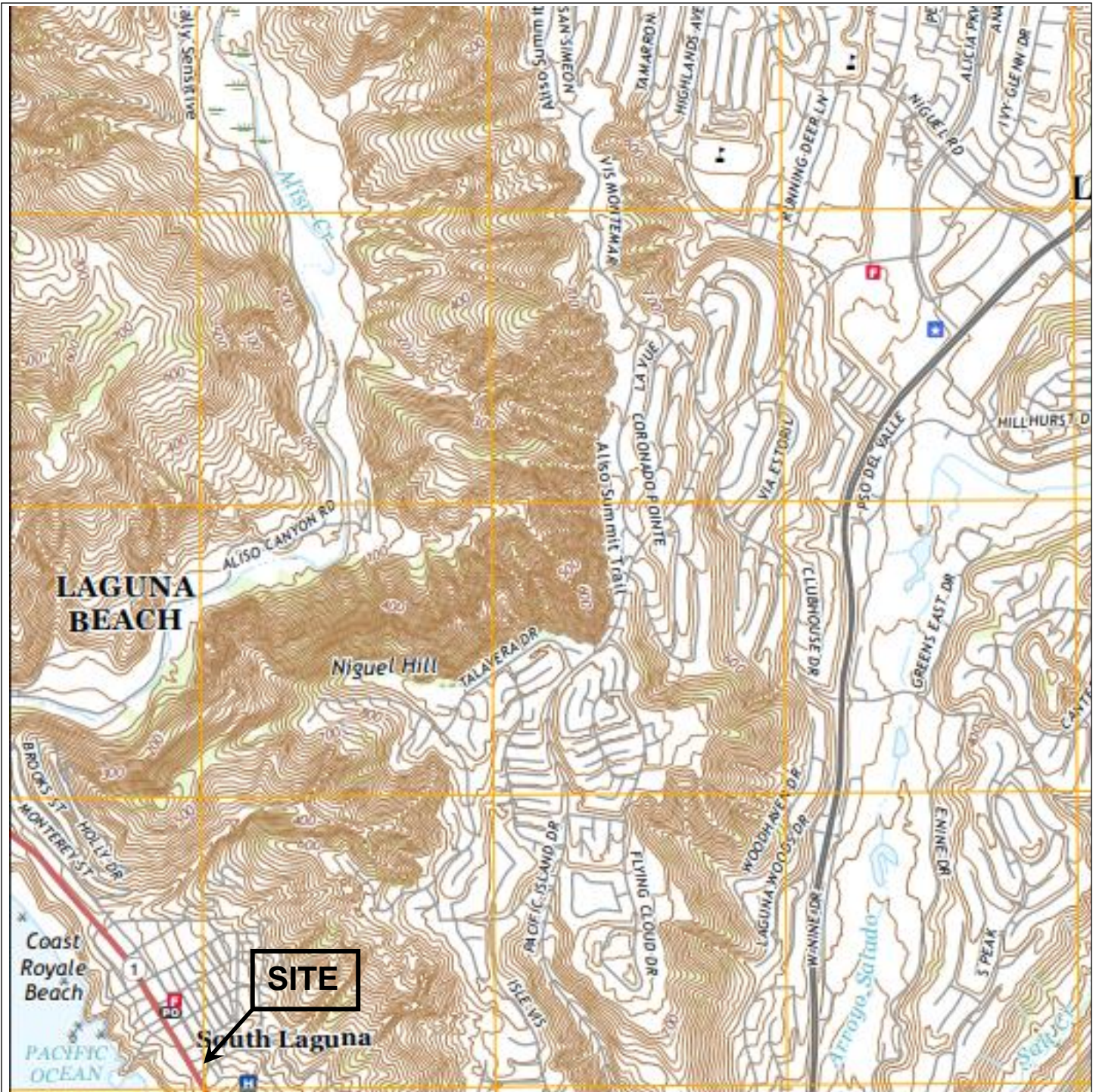


Prepared by:

**Weis Environmental**  
1938 Kellogg Avenue, Suite 116  
Carlsbad, CA 92008



**FIGURE 3**  
TOPOGRAPHIC MAP



**Figure 3 - Topographic Map**

31796 Coast Highway  
Laguna Beach, California



Prepared by:

**Weis Environmental**  
1938 Kellogg Avenue, Suite 116  
Carlsbad, CA 92008



## **APPENDICES**

**APPENDIX A**  
**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: Chris Scurti (MA)  
Escrow Officer: Major Accounts OAC

Order No.: 987-30090911--CS7

TO:

City of Laguna Beach  
505 Forest Avenue  
Laguna Beach, CA 92651

ATTN: **Ken Domer**  
YOUR REFERENCE:

**PROPERTY ADDRESS: 31792, 31786 and 31796 Coast Highway, Laguna Beach, CA**

## AMENDED 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

### AMENDED PRELIMINARY REPORT

---

**EFFECTIVE DATE:** August 9, 2022 at 7:30 a.m., Amended: August 18, 2022, Amendment No.

**ORDER NO.:** 987-30090911--CS7

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:](#)

**JOHN G. MAZZA, Trustee of the John G. Mazza Loving Trust u/d/t 5/17/90**

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 LAGUNA BEACH IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: INTENTIONALLY DELETED

PARCEL B:

LOTS 36, 37 AND 38 OF TRACT NO. 849, AS PER MAP RECORDED IN [BOOK 25, PAGES 43](#) TO 45 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

[APN: 056-105-04](#), 056-105-35

PARCEL C:

LOTS 39 AND 40 OF TRACT NO. 849, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN [BOOK 25, PAGES 43](#), 44 AND 45 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

[APN: 056-105-07](#)

## 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. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2022-2023.
- 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.
- Water rights, claims or title to water, whether or not disclosed by the public records.
  - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: State Highway  
Recording Date: June 19, 1925  
Recording No: [Book 592, Page 103](#) Deeds
  - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: San Diego Consolidated Gas and Electric Company  
Purpose: electric power lines  
Recording Date: August 12, 1925  
Recording No: [Book 666, Page 312](#) Deeds  
Affects: as referenced within said document
  - Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, citizenship, immigration status, primary language, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
  
Recording Date: August 19, 1930  
Recording No: [Book 414, Page 50](#), Official Records
  - Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
  
Recording Date: March 11, 1932  
[Recording No: 1932-5528 of Official Records](#)  
  
Affects: Lots 36 and 37

**EXCEPTIONS  
(Continued)**

6. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 12, 1933  
[Recording No:](#) [11165](#) in Book 617, Page 468 of Official Records

Affects: Lot 38

7. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: November 7, 1940  
[Recording No:](#) [25909](#) Book 1064, Page 548 of Official Records

Affects: Lots 39 and 40

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Orange  
Purpose: Right of way for Street and highway  
Recording Date: June 27, 1966  
Recording No: 17965 in [Book 7972, Page 977](#) of Official Records  
Affects: The Southwesterly 10.00 feet of Lots 37 and 38

Affects: Lots 37 and 38

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Orange  
Purpose: Right of way for Street and highway  
Recording Date: June 30, 1966  
Recording No: 21399 in [Book 7978, Page 30](#) of Official Records  
Affects: The Southwesterly 10.00 feet of Lots 39 and 40

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Laguna Beach, a general law city  
Purpose: Right-of-way for storm drain purposes  
Recording Date: August 13, 1998  
[Recording No:](#) [19980530946](#) of Official Records  
Affects: As set forth therein

11. Intentionally deleted.

**EXCEPTIONS  
(Continued)**

- 12. Intentionally deleted.
- 13. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
- 14. 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.
- 15. 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.

- 16. 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.

**PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.**

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**END OF EXCEPTIONS**

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## REQUIREMENTS SECTION

1. The Company will require either (a) a complete copy of the trust agreement and any amendments thereto certified by the trustee(s) to be a true and complete copy with respect to the hereinafter named trust, or (b) a Certification, pursuant to California Probate Code Section 18100.5, executed by all of the current trustee(s) of the hereinafter named trust, a form of which is attached.

Name of Trust:                The John G. Mazza Loving Trust dated May 17, 1990

2. Prior to the close of escrow, the Company requires a Statement of Information to be completed by the following party(s),

Party(s):                      All Parties

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

3. 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. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 056-105-07  
Fiscal Year: 2021-2022  
1st Installment: \$1,128.40  
2nd Installment: \$1,128.40  
Exemption: \$0.00  
Code Area: 05-035

Affects: Lots 39 and 40

Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 056-105-35  
Fiscal Year: 2021-2022  
1st Installment: \$2,637.68  
2nd Installment: \$2,637.68  
Exemption: \$0.00  
Code Area: 05-035

Affects: Lots 37 and 38

Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 056-105-04  
Fiscal Year: 2021-2022  
1st Installment: \$376.51  
2nd Installment: \$376.51  
Exemption: \$0.00  
Code Area: 05-035

Affects: Lot 36

2. 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.
3. The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land Commercial/Single Family Residence properties, known as 31792, 31786 and 31796 Coast Highway, located within the city of Laguna Beach, California, 92651, to an Extended Coverage Loan Policy.
4. 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.
5. 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.



## INFORMATIONAL NOTES (Continued)

6. 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.
7. The following Exclusion(s) are added to preliminary reports, commitments and will be included as an endorsement in the following policies:
  - A. 2006 ALTA Owner's Policy (06-17-06).
    6. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.
  - B. 2006 ALTA Loan Policy (06-17-06).
    8. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.
    9. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.
  - C. ALTA Homeowner's Policy of Title Insurance (12-02-13) and CLTA Homeowner's Policy of Title Insurance (12-02-13).
    10. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.
  - D. ALTA Expanded Coverage Residential Loan Policy - Assessments Priority (04-02-15).
    12. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.
    13. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.
  - E. CLTA Standard Coverage Policy 1990 (11-09-18).
    7. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the public records but that would be disclosed by an examination of any records maintained by or on behalf of a tribe or on behalf of its members.
    8. Any claim of invalidity, unenforceability, or lack of priority of the lien of the insured mortgage based on the application of a tribe's law resulting from the failure of the insured mortgage to specify state law as the governing law with respect to the lien of the insured mortgage.
8. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

**INFORMATIONAL NOTES**  
(Continued)

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**END OF INFORMATIONAL NOTES**

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Chris Scurti (MA)/gp

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## 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>



# Fidelity National Title Company

4210 Riverwalk Parkway, Suite 100, Riverside, CA 92505  
Phone: (951) 710-5900 • Fax: (951) 710-5955

## 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 filed 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 such discount. These discounts only apply to transactions 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.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

### FNF Underwritten Title Company

CTC – Chicago Title company  
CLTC – Commonwealth Land Title Company  
FNTC – Fidelity National Title Company of California  
FNTCCA - Fidelity National Title Company of California  
TICOR – Ticor Title Company of California  
LTC – Lawyer's Title Company  
SLTC – ServiceLink Title Company

### Underwritten by FNF Underwriters

CTIC – Chicago Title Insurance Company  
CLTIC - Commonwealth Land Title Insurance Company  
FNTIC – Fidelity National Title Insurance Company  
FNTIC - Fidelity National Title Insurance Company  
CTIC – Chicago Title Insurance Company  
CLTIC – Commonwealth Land Title Insurance Company  
CTIC – Chicago Title Insurance Company

### Available Discounts

#### **DISASTER LOANS (CTIC, CLTIC, FNTIC)**

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (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 fifty percent (50%) of the appropriate title insurance rate.

#### **CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, 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 fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

# FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Effective August 1, 2021

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.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary’s website and this Privacy Notice does not apply.

## **Collection of 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.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- 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.

## **Collection of Browsing Information**

FNF automatically collects 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 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.

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 unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you 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 others’ products and services, jointly or independently.

## **When Information Is Disclosed**

We may disclose 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
- 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 may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

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.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### **Choices With Your Information**

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request 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 without your consent.

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 or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 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 or 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 disclose 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 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. 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 as required or authorized by contract with the mortgage loan servicer or lender, or 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 Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

**Accessing and Correcting Information; Contact Us**

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue,  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer

## ATTACHMENT ONE (Revised 05-06-16)

### 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:

	<b>Your Deductible Amount</b>	<b>Our Maximum Dollar Limit of Liability</b>
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 – ASSESSMENTS PRIORITY (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.



1" = 100'

TRACT NO. 849 M.M. 25-43, 44, 45

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 056 PAGE 10 COUNTY OF ORANGE

MARCH 1950

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.: 30090911-987-987-CS7  
Property Address: 31792, 31786 and 31796 Coast Highway  
Laguna Beach, CA 92651

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 31792, 31786 and 31796 Coast Highway, Laguna Beach, CA 92651, further described as follows: See Preliminary Report/Commitment No. 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 31792, 31786 and 31796 Coast Highway, Laguna Beach, CA 92651, further described as follows: See Preliminary Report/Commitment No. 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: \_\_\_\_\_  
Owner's Declaration  
MISC0220 (DSI Rev. 10/17/17)

RECORDING REQUESTED BY  
**Fidelity National Title Company**  
WHEN RECORDED MAIL TO:  
=addressee=

ORDER NO.: 30090911-987-CS7

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CERTIFICATION OF TRUST**  
**California Probate Code Section 18100.5**

The undersigned declare(s) under penalty of perjury under the laws of the State of California that the following is true and correct:

1. The Trust known as \_\_\_\_\_, executed on \_\_\_\_\_, is a valid and existing trust.
2. The name(s) of the settlor(s) of the Trust is (are): \_\_\_\_\_
3. The name(s) of the currently acting trustee(s) is (are): \_\_\_\_\_
4. The trustee(s) of the Trust have the following powers (initial applicable line(s)):  
\_\_\_\_ Power to acquire additional property.  
\_\_\_\_ Power to sell and execute deeds.  
\_\_\_\_ Power to encumber, and execute deeds of trust.  
\_\_\_\_ Other: \_\_\_\_\_
5. The Trust is (check one): \_\_\_\_\_ Revocable \_\_\_\_\_ Irrevocable  
The name of the person who may revoke the Trust is: \_\_\_\_\_
6. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are): \_\_\_\_\_, whose name(s) is (are): \_\_\_\_\_
7. Title to Trust assets is to be taken as follows: \_\_\_\_\_
8. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
9. I (we) am (are) all of the currently acting trustees.
10. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

Dated: \_\_\_\_\_

(Acknowledgement must be attached)

**CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC**

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 \_\_\_\_\_

} SS:

On \_\_\_\_\_ 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 \_\_\_\_\_

**CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC**

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 \_\_\_\_\_

} SS:

On \_\_\_\_\_ 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 \_\_\_\_\_



## OWNER'S DECLARATION

Escrow No.: 30090911-987-987-CS7  
Property Address: 31792, 31786 and 31796 Coast Highway  
Laguna Beach, CA 92651

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 31792, 31786 and 31796 Coast Highway, Laguna Beach, CA 92651, further described as follows: See Preliminary Report/Commitment No. 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 31792, 31786 and 31796 Coast Highway, Laguna Beach, CA 92651, further described as follows: See Preliminary Report/Commitment No. 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: \_\_\_\_\_  
Owner's Declaration  
MISC0220 (DSI Rev. 10/17/17)



**APPENDIX B**  
REGULATORY DATABASE REPORT

**31796 Coast Highway**  
31796 Coast Highway  
Laguna Beach, CA 92651

Inquiry Number: 7077451.2s  
August 05, 2022

## The EDR Radius Map™ Report with GeoCheck®



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

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

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), 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

31796 COAST HIGHWAY  
LAGUNA BEACH, CA 92651

#### COORDINATES

Latitude (North): 33.5011230 - 33° 30' 4.04"  
Longitude (West): 117.7429850 - 117° 44' 34.74"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 430986.2  
UTM Y (Meters): 3706898.0  
Elevation: 117 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 12015919 SAN JUAN CAPISTRANO, CA  
Version Date: 2018

Southeast Map: 12014836 DANA POINT, CA  
Version Date: 2018

Northwest Map: 12014842 LAGUNA BEACH, CA  
Version Date: 2018

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140514, 20140603  
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:  
31796 COAST HIGHWAY  
LAGUNA BEACH, CA 92651

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
<a href="#">A1</a>	LAGUNA BEACH DENTAL	31796 S COAST WHY	HWTS		TP
<a href="#">A2</a>	LAGUNA BEACH DENTAL	31796 S COAST HWY	RCRA NonGen / NLR		TP
<a href="#">A3</a>	LAGUNA BEACH DENTAL	31796 S COAST HWY	FINDS, ECHO		TP
<a href="#">A4</a>	LAGUNA BEACH DENTAL	31796 S COAST HWY	HWTS		TP
<a href="#">A5</a>	SOUTH COAST WATER DI	31762 SOUTH COAST HI	RCRA NonGen / NLR	Higher	140, 0.027, WNW
<a href="#">B6</a>	COAST DERMATOLOGY AN	31852 COAST HIGHWAY	RCRA NonGen / NLR	Lower	287, 0.054, ESE
<a href="#">7</a>	BESHAY, DAVID	31755 COAST HIGHWAY	RCRA NonGen / NLR	Lower	307, 0.058, West
<a href="#">C8</a>	MARIANNE & DAVE KUTS	31711 FLORENCE AVENU	RCRA NonGen / NLR	Higher	336, 0.064, North
<a href="#">B9</a>	OCEANVIEW AMBULATORY	31852 PACIFIC COAST	RCRA NonGen / NLR	Lower	374, 0.071, SSE
<a href="#">D10</a>	7-ELEVEN STORE #2580	31696 PACIFIC COAST	LUST, HIST CORTESE	Higher	480, 0.091, NW
<a href="#">D11</a>	7 ELEVEN STORE	31702 S PACIFIC COAS	LUST	Higher	485, 0.092, NW
<a href="#">D12</a>	7-ELEVEN INC #25801	31702 PACIFIC COAST	UST	Higher	485, 0.092, NW
<a href="#">D13</a>	7-ELEVEN FOOD STORES	31702 PACIFIC COAST	UST	Higher	485, 0.092, NW
<a href="#">D14</a>	SEVEN-ELEVEN	31702 PACIFIC COAST	LUST, Cortese, HIST CORTESE, CERS	Higher	485, 0.092, NW
<a href="#">E15</a>	SOUTH COAST MEDICAL	31872 S COAST HWY	LUST, EMI, CERS	Lower	512, 0.097, SSE
<a href="#">E16</a>	SOUTH COAST MEDICAL	31872 PACIFIC COAST	UST	Lower	512, 0.097, SSE
<a href="#">C17</a>	7-ELEVEN #25801	31702 COAST HWY	UST	Higher	519, 0.098, NNW
<a href="#">C18</a>	7-ELEVEN INC. #25801	31702 COAST HWY	CERS HAZ WASTE, CERS TANKS, CERS	Higher	519, 0.098, NNW
<a href="#">D19</a>	SOUTHLAND CORP	31696 COAST	LUST, Cortese, CERS	Higher	536, 0.102, NW
<a href="#">D20</a>	7-ELEVEN STORE 2113/	31696 COAST HIGHWAY	HIST UST	Higher	575, 0.109, NW
<a href="#">D21</a>	SHERROWS GULF SERVIC	31696 S COAST HWY	EDR Hist Auto	Higher	575, 0.109, NW
<a href="#">D22</a>	7-ELEVEN STORE 2113/	31696 S COAST HWY	HIST UST	Higher	575, 0.109, NW
<a href="#">D23</a>	7 - ELEVEN FOOD STOR	31696 S PACIFIC COAS	SWEEPS UST	Higher	575, 0.109, NW
<a href="#">D24</a>	7 - ELEVEN FOOD STOR	31696 PACIFIC COAST	UST	Higher	575, 0.109, NW
<a href="#">D25</a>	SOUTHLAND CORP	31696 S COAST HWY	LUST, HIST UST	Higher	575, 0.109, NW
<a href="#">F26</a>	CITY OF LAG BEACH FI	31646 2ND AVE # 4	UST	Higher	680, 0.129, NNW
<a href="#">F27</a>	STATION 6	31646 SECOND AVENUE	HIST UST	Higher	680, 0.129, NNW
<a href="#">F28</a>	LAGUNA BEACH FIRE ST	31646 2ND	LUST, Cortese, HIST CORTESE, CERS	Higher	680, 0.129, NNW
<a href="#">F29</a>	STATION #6	31646 2ND AVE	HIST UST	Higher	680, 0.129, NNW
<a href="#">F30</a>	LAGUNA BEACH FIRE ST	31646 2ND AVE	LUST	Higher	680, 0.129, NNW
<a href="#">F31</a>	CITY OF LAG BEACH FI	31646 2ND AVE	SWEEPS UST	Higher	680, 0.129, NNW
<a href="#">G32</a>	SOUTH COAST MEDICAL	31872 COAST	LUST, Cortese, HIST CORTESE, CERS	Higher	685, 0.130, ESE
<a href="#">G33</a>	MISSION HOSPITAL LAG	31872 COAST HWY	UST	Higher	685, 0.130, ESE
<a href="#">G34</a>	MISSION HOSPITAL LAG	31872 COAST HWY	RCRA-SQG	Higher	685, 0.130, ESE
<a href="#">G35</a>	1X S COAST MEDICAL C	31872 COAST HWY	RCRA-SQG	Higher	685, 0.130, ESE
<a href="#">G36</a>	SOUTH COAST MEDICAL	31872 COAST HWY S	LUST	Higher	685, 0.130, ESE
<a href="#">G37</a>	MISSION HOSPITAL LAG	31872 COAST HWY	CERS HAZ WASTE, CERS TANKS, EMI, CERS, HWTS	Higher	685, 0.130, ESE
<a href="#">G38</a>	MISSION HOSPITAL- LA	31872 COAST HWY	RCRA NonGen / NLR	Higher	685, 0.130, ESE
<a href="#">E39</a>	SOUTH COAST MEDICAL	31872 COAST HWY	SWEEPS UST, CA FID UST	Lower	734, 0.139, SSE

MAPPED SITES SUMMARY

Target Property Address:  
 31796 COAST HIGHWAY  
 LAGUNA BEACH, CA 92651

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
<a href="#">H40</a>	SOUTH LAGUNA CLEANER	31616 S COAST HWY	DRYCLEANERS, EMI	Higher	950, 0.180, NW
<a href="#">H41</a>	SOUTH LAGUNA CLEANER	31616 COAST HWY	DRYCLEANERS	Higher	956, 0.181, NNW
<a href="#">H42</a>	VACANT LOT	31616 COAST HIGHWAY	RCRA NonGen / NLR	Higher	956, 0.181, NNW
<a href="#">43</a>	CINDI GALFIN	31631 MAR VISTA AVE	RCRA NonGen / NLR	Higher	1023, 0.194, NNE
<a href="#">44</a>	RONLAD HAFT	31571 BLUFF DR	RCRA NonGen / NLR	Lower	1217, 0.230, NW
<a href="#">45</a>	BILL KOMMEL	31911 9TH AVE	RCRA NonGen / NLR	Higher	1286, 0.244, SE
<a href="#">I46</a>	SOUTH COAST WATER DI	31593 WEST ST	LUST	Higher	1502, 0.284, North
<a href="#">I47</a>	SOUTH COAST WATER DI	31592 WEST ST	LUST	Higher	1518, 0.287, North
<a href="#">I48</a>	SOUTH COAST WATER DI	31593 WEST	LUST, Cortese, CERS	Higher	1541, 0.292, North
<a href="#">I49</a>	SOUTH COAST WATER DI	31592 WEST	HIST CORTESE	Higher	1564, 0.296, North



# EXECUTIVE SUMMARY

## **TARGET PROPERTY SEARCH RESULTS**

The target property was identified in the following records. For more information on this property see page 9 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
LAGUNA BEACH DENTAL 31796 S COAST HWY LAGUNA BEACH, CA 92651	HWTS	N/A
LAGUNA BEACH DENTAL 31796 S COAST HWY LAGUNA BEACH, CA 92651	RCRA NonGen / NLR EPA ID:: CAL000272639	CAL000272639
LAGUNA BEACH DENTAL 31796 S COAST HWY LAGUNA BEACH, CA 92651	FINDS Registry ID:: 110070456192  ECHO Registry ID: 110070456192	N/A
LAGUNA BEACH DENTAL 31796 S COAST HWY LAGUNA BEACH, CA 92651	HWTS	N/A

## **DATABASES WITH NO MAPPED SITES**

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

## **STANDARD ENVIRONMENTAL RECORDS**

### ***Lists of Federal NPL (Superfund) sites***

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Lists of Federal Delisted NPL sites***

Delisted NPL..... National Priority List Deletions

### ***Lists of Federal sites subject to CERCLA removals and CERCLA orders***

FEDERAL FACILITY..... Federal Facility Site Information listing  
SEMS..... Superfund Enterprise Management System

## EXECUTIVE SUMMARY

### ***Lists of Federal CERCLA sites with NFRAP***

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

### ***Lists of Federal RCRA facilities undergoing Corrective Action***

CORRACTS..... Corrective Action Report

### ***Lists of Federal RCRA TSD facilities***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

### ***Lists of Federal RCRA generators***

RCRA-LQG..... RCRA - Large Quantity Generators

RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

### ***Federal institutional controls / engineering controls registries***

LUCIS..... Land Use Control Information System

US ENG CONTROLS..... Engineering Controls Sites List

US INST CONTROLS..... Institutional Controls Sites List

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***Lists of state- and tribal (Superfund) equivalent sites***

RESPONSE..... State Response Sites

### ***Lists of state- and tribal hazardous waste facilities***

ENVIROSTOR..... EnviroStor Database

### ***Lists of state and tribal landfills and solid waste disposal facilities***

SWF/LF..... Solid Waste Information System

### ***Lists of state and tribal leaking storage tanks***

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

CPS-SLIC..... Statewide SLIC Cases

### ***Lists of state and tribal registered storage tanks***

FEMA UST..... Underground Storage Tank Listing

AST..... Aboveground Petroleum Storage Tank Facilities

INDIAN UST..... Underground Storage Tanks on Indian Land

### ***Lists of state and tribal voluntary cleanup sites***

INDIAN VCP..... Voluntary Cleanup Priority Listing

## EXECUTIVE SUMMARY

VCP..... Voluntary Cleanup Program Properties

### ***Lists of state and tribal brownfield sites***

BROWNFIELDS..... Considered Brownfields Sites Listing

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

WMUDS/SWAT..... Waste Management Unit Database

SWRCY..... Recycler Database

HAULERS..... Registered Waste Tire Haulers Listing

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

ODI..... Open Dump Inventory

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

IHS OPEN DUMPS..... Open Dumps on Indian Land

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

US HIST CDL..... Delisted National Clandestine Laboratory Register

HIST Cal-Sites..... Historical Calsites Database

SCH..... School Property Evaluation Program

CDL..... Clandestine Drug Labs

Toxic Pits..... Toxic Pits Cleanup Act Sites

US CDL..... National Clandestine Laboratory Register

AQUEOUS FOAM..... Former Fire Training Facility Assessments Listing

PFAS..... PFAS Contamination Site Location Listing

#### ***Local Land Records***

LIENS..... Environmental Liens Listing

LIENS 2..... CERCLA Lien Information

DEED..... Deed Restriction Listing

#### ***Records of Emergency Release Reports***

HMIRS..... Hazardous Materials Information Reporting System

CHMIRS..... California Hazardous Material Incident Report System

LDS..... Land Disposal Sites Listing

MCS..... Military Cleanup Sites Listing

Orange Co. Industrial Site..... List of Industrial Site Cleanups

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

## EXECUTIVE SUMMARY

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
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
UXO.....	Unexploded Ordnance Sites
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN.....	Bond Expenditure Plan
CUPA Listings.....	CUPA Resources List
EML.....	Emissions Inventory Data
ENF.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
HAZNET.....	Facility and Manifest Data
ICE.....	ICE
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
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

## EXECUTIVE SUMMARY

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)  
MINES MRDS..... Mineral Resources Data System

### 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.

### STANDARD ENVIRONMENTAL RECORDS

#### ***Lists of Federal RCRA generators***

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/20/2022 has revealed that there are 2 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MISSION HOSPITAL LAG	31872 COAST HWY	ESE 1/8 - 1/4 (0.130 mi.)	G34	73

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EPA ID:: CAL000344364  
 1X S COAST MEDICAL C 31872 COAST HWY ESE 1/8 - 1/4 (0.130 mi.) G35 76  
 EPA ID:: CAD981398985

### ***Lists of state and tribal leaking storage tanks***

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 13 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>7-ELEVEN STORE #2580</b> Database: LUST REG 9, Date of Government Version: 03/01/2001 Closed Date: 7/16/85 Status: Case Closed Case Number: 9UT512	<b>31696 PACIFIC COAST</b>	<b>NW 0 - 1/8 (0.091 mi.)</b>	<b>D10</b>	<b>26</b>
7 ELEVEN STORE Database: ORANGE CO. LUST, Date of Government Version: 04/08/2022 Facility Id: 96UT003	31702 S PACIFIC COAS	NW 0 - 1/8 (0.092 mi.)	D11	27
<b>SEVEN-ELEVEN</b> Database: LUST REG 9, Date of Government Version: 03/01/2001 Database: LUST, Date of Government Version: 05/23/2022 Closed Date: 4/3/97 Global Id: T0605902521 Status: Completed - Case Closed Status: Case Closed Case Number: 9UT3175	<b>31702 PACIFIC COAST</b>	<b>NW 0 - 1/8 (0.092 mi.)</b>	<b>D14</b>	<b>28</b>
<b>SOUTHLAND CORP</b> Database: LUST, Date of Government Version: 05/23/2022 Global Id: T0605902594 Status: Completed - Case Closed	<b>31696 COAST</b>	<b>NW 0 - 1/8 (0.102 mi.)</b>	<b>D19</b>	<b>59</b>
<b>SOUTHLAND CORP</b> Database: ORANGE CO. LUST, Date of Government Version: 04/08/2022 Facility Id: 85UT042	<b>31696 S COAST HWY</b>	<b>NW 0 - 1/8 (0.109 mi.)</b>	<b>D25</b>	<b>64</b>
<b>LAGUNA BEACH FIRE ST</b> Database: LUST, Date of Government Version: 05/23/2022 Database: ORANGE CO. LUST, Date of Government Version: 04/08/2022 Global Id: T0605902469 Status: Completed - Case Closed Facility Id: 92UT104	<b>31646 2ND</b>	<b>NNW 1/8 - 1/4 (0.129 mi.)</b>	<b>F28</b>	<b>66</b>
LAGUNA BEACH FIRE ST Database: LUST REG 9, Date of Government Version: 03/01/2001 Closed Date: 3/8/93 Status: Case Closed Case Number: 9UT2269	31646 2ND AVE	NNW 1/8 - 1/4 (0.129 mi.)	F30	69
<b>SOUTH COAST MEDICAL</b> Database: LUST, Date of Government Version: 05/23/2022	<b>31872 COAST</b>	<b>ESE 1/8 - 1/4 (0.130 mi.)</b>	<b>G32</b>	<b>71</b>

## EXECUTIVE SUMMARY

Global Id: T0605902520  
Status: Completed - Case Closed

SOUTH COAST MEDICAL Database: LUST REG 9, Date of Government Version: 03/01/2001 Closed Date: 1/15/97 Status: Case Closed Case Number: 9UT3174	31872 COAST HWY S	ESE 1/8 - 1/4 (0.130 mi.)	G36	79
SOUTH COAST WATER DI Database: ORANGE CO. LUST, Date of Government Version: 04/08/2022 Facility Id: 88UT112	31593 WEST ST	N 1/4 - 1/2 (0.284 mi.)	I46	151
SOUTH COAST WATER DI Database: LUST REG 9, Date of Government Version: 03/01/2001 Closed Date: 11/14/88 Status: Case Closed Case Number: 9UT1346	31592 WEST ST	N 1/4 - 1/2 (0.287 mi.)	I47	151
<b>SOUTH COAST WATER DI</b> Database: LUST, Date of Government Version: 05/23/2022 Global Id: T0605902375 Status: Completed - Case Closed	<b>31593 WEST</b>	<b>N 1/4 - 1/2 (0.292 mi.)</b>	<b>I48</b>	<b>152</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>SOUTH COAST MEDICAL</b> Database: ORANGE CO. LUST, Date of Government Version: 04/08/2022 Facility Id: 95UT071	<b>31872 S COAST HWY</b>	<b>SSE 0 - 1/8 (0.097 mi.)</b>	<b>E15</b>	<b>31</b>

### ***Lists of state and tribal registered storage tanks***

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 7 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
7-ELEVEN INC #25801 Database: UST, Date of Government Version: 03/07/2022	31702 PACIFIC COAST	NW 0 - 1/8 (0.092 mi.)	D12	27
7-ELEVEN FOOD STORES Database: UST, Date of Government Version: 03/07/2022 Facility Id: 18786	31702 PACIFIC COAST	NW 0 - 1/8 (0.092 mi.)	D13	28
7-ELEVEN #25801 Database: UST, Date of Government Version: 03/07/2022 Database: ORANGE CO. UST, Date of Government Version: 04/08/2022 Facility Id: FA0024455 Facility Id: FA0024455	31702 COAST HWY	NNW 0 - 1/8 (0.098 mi.)	C17	35
7 - ELEVEN FOOD STOR Database: UST, Date of Government Version: 03/07/2022 Facility Id: 3494	31696 PACIFIC COAST	NW 0 - 1/8 (0.109 mi.)	D24	64
CITY OF LAG BEACH FI Database: UST, Date of Government Version: 03/07/2022	31646 2ND AVE # 4	NNW 1/8 - 1/4 (0.129 mi.)	F26	65





## EXECUTIVE SUMMARY

Status: A  
 Tank Status: A  
 Comp Number: 5445

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 5 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
7-ELEVEN STORE 2113/ 7-ELEVEN STORE 2113/ Facility Id: 00000063673	31696 COAST HIGHWAY 31696 S COAST HWY	NW 0 - 1/8 (0.109 mi.) NW 0 - 1/8 (0.109 mi.)	D20 D22	61 62
<b>SOUTHLAND CORP</b> Facility Id: 00000012349	<b>31696 S COAST HWY</b>	<b>NW 0 - 1/8 (0.109 mi.)</b>	<b>D25</b>	<b>64</b>
STATION 6 STATION #6 Facility Id: 00000027191	31646 SECOND AVENUE 31646 2ND AVE	NNW 1/8 - 1/4 (0.129 mi.) NNW 1/8 - 1/4 (0.129 mi.)	F27 F29	66 69

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there is 1 CA FID UST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>SOUTH COAST MEDICAL</b> Facility Id: 30010980 Status: A	<b>31872 COAST HWY</b>	<b>SSE 1/8 - 1/4 (0.139 mi.)</b>	<b>E39</b>	<b>137</b>

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 04/18/2022 has revealed that there are 2 CERS TANKS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>7-ELEVEN INC. #25801</b>	<b>31702 COAST HWY</b>	<b>NNW 0 - 1/8 (0.098 mi.)</b>	<b>C18</b>	<b>35</b>
<b>MISSION HOSPITAL LAG</b>	<b>31872 COAST HWY</b>	<b>ESE 1/8 - 1/4 (0.130 mi.)</b>	<b>G37</b>	<b>80</b>

### **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

## EXECUTIVE SUMMARY

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 06/20/2022 has revealed that there are 10 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SOUTH COAST WATER DI EPA ID:: CAL000434647	31762 SOUTH COAST HI	WNW 0 - 1/8 (0.027 mi.)	A5	13
MARIANNE & DAVE KUTS EPA ID:: CAC003076697	31711 FLORENCE AVENU	N 0 - 1/8 (0.064 mi.)	C8	21
MISSION HOSPITAL- LA EPA ID:: CAC003141197	31872 COAST HWY	ESE 1/8 - 1/4 (0.130 mi.)	G38	135
VACANT LOT EPA ID:: CAP000163410	31616 COAST HIGHWAY	NNW 1/8 - 1/4 (0.181 mi.)	H42	141
CINDI GALFIN EPA ID:: CAC003171466	31631 MAR VISTA AVE	NNE 1/8 - 1/4 (0.194 mi.)	43	143
BILL KOMMEL EPA ID:: CAC003037503	31911 9TH AVE	SE 1/8 - 1/4 (0.244 mi.)	45	148

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COAST DERMATOLOGY AN EPA ID:: CAL000431502	31852 COAST HIGHWAY	ESE 0 - 1/8 (0.054 mi.)	B6	16
BESHAY, DAVID EPA ID:: CAC002982279	31755 COAST HIGHWAY	W 0 - 1/8 (0.058 mi.)	7	18
OCEANVIEW AMBULATORY EPA ID:: CAL000442593	31852 PACIFIC COAST	SSE 0 - 1/8 (0.071 mi.)	B9	23
RONLAD HAFT EPA ID:: CAC002975971	31571 BLUFF DR	NW 1/8 - 1/4 (0.230 mi.)	44	146

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 (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 03/21/2022 has revealed that there are 5 Cortese sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>SEVEN-ELEVEN</b> Cleanup Status: COMPLETED - CASE CLOSED	<b>31702 PACIFIC COAST</b>	<b>NW 0 - 1/8 (0.092 mi.)</b>	<b>D14</b>	<b>28</b>
<b>SOUTHLAND CORP</b> Cleanup Status: COMPLETED - CASE CLOSED	<b>31696 COAST</b>	<b>NW 0 - 1/8 (0.102 mi.)</b>	<b>D19</b>	<b>59</b>
<b>LAGUNA BEACH FIRE ST</b> Cleanup Status: COMPLETED - CASE CLOSED	<b>31646 2ND</b>	<b>NNW 1/8 - 1/4 (0.129 mi.)</b>	<b>F28</b>	<b>66</b>
<b>SOUTH COAST MEDICAL</b> Cleanup Status: COMPLETED - CASE CLOSED	<b>31872 COAST</b>	<b>ESE 1/8 - 1/4 (0.130 mi.)</b>	<b>G32</b>	<b>71</b>
<b>SOUTH COAST WATER DI</b> Cleanup Status: COMPLETED - CASE CLOSED	<b>31593 WEST</b>	<b>N 1/4 - 1/2 (0.292 mi.)</b>	<b>I48</b>	<b>152</b>

## EXECUTIVE SUMMARY

**DRYCLEANERS:** A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, has revealed that there are 2 DRYCLEANERS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>SOUTH LAGUNA CLEANER</b> Database: DRYCLEAN SOUTH COAST, Date of Government Version: 02/17/2022	<b>31616 S COAST HWY</b>	<b>NW 1/8 - 1/4 (0.180 mi.)</b>	<b>H40</b>	<b>139</b>
SOUTH LAGUNA CLEANER Database: DRYCLEANERS, Date of Government Version: 08/27/2021 EPA Id: CAL000016326	31616 COAST HWY	NNW 1/8 - 1/4 (0.181 mi.)	H41	140

**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 5 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>7-ELEVEN STORE #2580</b> Reg Id: 9UT512	<b>31696 PACIFIC COAST</b>	<b>NW 0 - 1/8 (0.091 mi.)</b>	<b>D10</b>	<b>26</b>
<b>SEVEN-ELEVEN</b> Reg Id: 9UT3175	<b>31702 PACIFIC COAST</b>	<b>NW 0 - 1/8 (0.092 mi.)</b>	<b>D14</b>	<b>28</b>
<b>LAGUNA BEACH FIRE ST</b> Reg Id: 9UT2269	<b>31646 2ND</b>	<b>NNW 1/8 - 1/4 (0.129 mi.)</b>	<b>F28</b>	<b>66</b>
<b>SOUTH COAST MEDICAL</b> Reg Id: 9UT3174	<b>31872 COAST</b>	<b>ESE 1/8 - 1/4 (0.130 mi.)</b>	<b>G32</b>	<b>71</b>
SOUTH COAST WATER DI Reg Id: 9UT1346	31592 WEST	N 1/4 - 1/2 (0.296 mi.)	I49	153

### 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 is 1 EDR Hist Auto

## EXECUTIVE SUMMARY

site within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHERROWS GULF SERVIC	31696 S COAST HWY	NW 0 - 1/8 (0.109 mi.)	D21	62

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 12 records.

<u>Site Name</u>	<u>Database(s)</u>
E W MERRITT FARMS	LUST, HAZNET, HWTS
PAC COAST HIGHWAY AT N	CIWQS
PAC COAST HIGHWAY AT N	NPDES
THRIFTY OIL S S #390	LUST
ARCO #83031	LUST
TICES RENTALS	LUST
CHEVRON	LUST
LAGUNA AUTO SERVICE	LUST
UNOCAL	LUST
COAST HIGHWAY SEWAGE LIFT STAT	HIST UST
COAST HIGHWAY SEWAGE LIFT STAT	HIST UST
31401 MAR VISTA AVENUE	CPS-SLIC

# OVERVIEW MAP - 7077451.2S



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

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

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: 31796 Coast Highway  
 ADDRESS: 31796 Coast Highway  
 Laguna Beach CA 92651  
 LAT/LONG: 33.501123 / 117.742985

CLIENT: Weis Environmental  
 CONTACT: Dan Weis  
 INQUIRY #: 7077451.2s  
 DATE: August 05, 2022 11:04 am

# DETAIL MAP - 7077451.2S



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

-  Indian Reservations BIA
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  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: 31796 Coast Highway  
 ADDRESS: 31796 Coast Highway  
 Laguna Beach CA 92651  
 LAT/LONG: 33.501123 / 117.742985

CLIENT: Weis Environmental  
 CONTACT: Dan Weis  
 INQUIRY #: 7077451.2s  
 DATE: August 05, 2022 11:05 am

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Lists of Federal NPL (Superfund) sites</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<b><i>Lists of Federal Delisted NPL sites</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i></b>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<b><i>Lists of Federal CERCLA sites with NFRAP</i></b>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<b><i>Lists of Federal RCRA facilities undergoing Corrective Action</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Lists of Federal RCRA TSD facilities</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Lists of Federal RCRA generators</i></b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	2	NR	NR	NR	2
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	0.001		0	NR	NR	NR	NR	0
<b><i>Lists of state- and tribal (Superfund) equivalent sites</i></b>								
RESPONSE	1.000		0	0	0	0	NR	0
<b><i>Lists of state- and tribal hazardous waste facilities</i></b>								
ENVIROSTOR	1.000		0	0	0	0	NR	0
<b><i>Lists of state and tribal landfills and solid waste disposal facilities</i></b>								
SWF/LF	0.500		0	0	0	NR	NR	0



## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b><i>Lists of state and tribal leaking storage tanks</i></b>								
LUST	0.500		6	4	3	NR	NR	13
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
<b><i>Lists of state and tribal registered storage tanks</i></b>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		5	2	NR	NR	NR	7
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<b><i>Lists of state and tribal voluntary cleanup sites</i></b>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<b><i>Lists of state and tribal brownfield sites</i></b>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b><u>ADDITIONAL ENVIRONMENTAL RECORDS</u></b>								
<b><i>Local Brownfield lists</i></b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b><i>Local Lists of Landfill / Solid Waste Disposal Sites</i></b>								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<b><i>Local Lists of Hazardous waste / Contaminated Sites</i></b>								
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		1	1	NR	NR	NR	2
US CDL	0.001		0	NR	NR	NR	NR	0
AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
<b><i>Local Lists of Registered Storage Tanks</i></b>								
SWEEPS UST	0.250		1	2	NR	NR	NR	3
HIST UST	0.250		3	2	NR	NR	NR	5
CA FID UST	0.250		0	1	NR	NR	NR	1

## 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
CERS TANKS	0.250		1	1	NR	NR	NR	2
<b>Local Land Records</b>								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
<b>Records of Emergency Release Reports</b>								
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
Orange Co. Industrial Site	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.250	1	5	5	NR	NR	NR	11
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	1.000		0	0	0	0	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	0.250		0	0	NR	NR	NR	0
FINDS	0.001	1	0	NR	NR	NR	NR	1
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001	1	0	NR	NR	NR	NR	1

## 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
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		2	2	1	NR	NR	5
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	2	NR	NR	NR	2
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		2	2	1	NR	NR	5
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	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
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
MINES MRDS	0.001		0	NR	NR	NR	NR	0
HWTS	TP	2	NR	NR	NR	NR	NR	2

### EDR HIGH RISK HISTORICAL RECORDS

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

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
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
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## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		5	27	26	5	0	0	63

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**A1**      **LAGUNA BEACH DENTAL GROUP**  
**Target**    **31796 S COAST WHY**  
**Property**   **LAGUNA BEACH, CA 92651**

**HWTS**    **S124825262**  
              **N/A**

**Site 1 of 5 in cluster A**

**Actual:**  
**117 ft.**

**HWTS:**  
Name: LAGUNA BEACH DENTAL GROUP  
Address: 31796 S COAST WHY  
Address 2: Not reported  
City,State,Zip: LAGUNA BEACH, CA 92651  
EPA ID: CAL000212378  
Inactive Date: 06/30/2004  
Create Date: 03/22/2000  
Last Act Date: Not reported  
Mailing Name: Not reported  
Mailing Address: 31796 S COAST WHY  
Mailing Address 2: Not reported  
Mailing City,State,Zip: LAGUNA BEACH, CA 926510000  
Owner Name: BUEHLER DENTAL CORPORATION  
Owner Address: 31796 SOUTH COAST HWY  
Owner Address 2: Not reported  
Owner City,State,Zip: LAGUNA BEACH, CA 926270000  
Contact Name: BRADY AASE  
Contact Address: 129 W WILSON ST SUITE 200  
Contact Address 2: Not reported  
City,State,Zip: COSTA MESA, CA 926270000  
Facility Status: Inactive  
Facility Type: PERMANENT  
Category: STATE  
Latitude: 33.500965  
Longitude: -117.743275

**NAICS:**  
EPA ID: CAL000212378  
Create Date: 2004-02-05 07:43:56.000  
NAICS Code: 62121  
NAICS Description: Offices of Dentists  
Issued EPA ID Date: 2000-03-22 00:00:00  
Inactive Date: 2004-06-30 15:01:00  
Facility Name: LAGUNA BEACH DENTAL GROUP  
Facility Address: 31796 S COAST WHY  
Facility Address 2: Not reported  
Facility City: LAGUNA BEACH  
Facility County: Not reported  
Facility State: CA  
Facility Zip: 926510000

**A2**      **LAGUNA BEACH DENTAL GROUP**  
**Target**    **31796 S COAST HWY**  
**Property**   **LAGUNA BEACH, CA 92651**

**RCRA NonGen / NLR**    **1024807074**  
                                      **CAL000272639**

**Site 2 of 5 in cluster A**

**Actual:**  
**117 ft.**

**RCRA NonGen / NLR:**  
Date Form Received by Agency: 20030701  
Handler Name: LAGUNA BEACH DENTAL GROUP  
Handler Address: 31796 S COAST HWY  
Handler City,State,Zip: LAGUNA BEACH, CA 92651

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**LAGUNA BEACH DENTAL GROUP (Continued)**

**1024807074**

EPA ID:	CAL000272639
Contact Name:	ASHLEIGH ALEGRE
Contact Address:	31796 SOUTH COAST HWY.
Contact City,State,Zip:	LAGUNA BEACH, CA 92651-0000
Contact Telephone:	949-415-1020
Contact Fax:	Not reported
Contact Email:	RISK@PACDEN.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	17000 RED HILL AVENUE
Mailing City,State,Zip:	IRVINE, CA 92614-0000
Owner Name:	BUEHLER DENTAL CORP
Owner Type:	Other
Operator Name:	ASHLEIGH ALEGRE
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**LAGUNA BEACH DENTAL GROUP (Continued)**

**1024807074**

TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180905
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: ASHLEIGH ALEGRE	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	31796 SOUTH COAST HWY.
Owner/Operator City,State,Zip:	LAGUNA BEACH, CA 92651-0000
Owner/Operator Telephone:	949-415-1020
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: BUEHLER DENTAL CORP	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	31796 S COAST HWY
Owner/Operator City,State,Zip:	LAGUNA BEACH, CA 92651-0000
Owner/Operator Telephone:	949-415-1020
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20030701
Handler Name:	LAGUNA BEACH DENTAL GROUP
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LAGUNA BEACH DENTAL GROUP (Continued)**

**1024807074**

Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: Yes  
Non Storage Recycler Activity: Not reported  
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 62121  
NAICS Description: OFFICES OF DENTISTS

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

**A3  
Target  
Property**

**LAGUNA BEACH DENTAL GROUP  
31796 S COAST HWY  
LAGUNA BEACH, CA 92651**

**FINDS 1024667798  
ECHO N/A**

**Site 3 of 5 in cluster A**

**Actual:  
117 ft.**

**FINDS:**  
Registry ID: 110070456192

[Click Here for FRS Facility Detail Report:](#)

**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: 1024667798  
Registry ID: 110070456192  
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110070456192>  
Name: LAGUNA BEACH DENTAL GROUP  
Address: 31796 S COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92651



Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**A4**      **LAGUNA BEACH DENTAL GROUP**  
**Target**    **31796 S COAST HWY**  
**Property**   **LAGUNA BEACH, CA 92651**

**HWTS**    **S124845320**  
**N/A**

**Site 4 of 5 in cluster A**

**Actual:**  
**117 ft.**

**HWTS:**  
 Name: LAGUNA BEACH DENTAL GROUP  
 Address: 31796 S COAST HWY  
 Address 2: Not reported  
 City,State,Zip: LAGUNA BEACH, CA 92651  
 EPA ID: CAL000272639  
 Inactive Date: 06/30/2021  
 Create Date: 07/01/2003  
 Last Act Date: Not reported  
 Mailing Name: Not reported  
 Mailing Address: 17000 RED HILL AVENUE  
 Mailing Address 2: Not reported  
 Mailing City,State,Zip: IRVINE, CA 926140000  
 Owner Name: BUEHLER DENTAL CORP  
 Owner Address: 31796 S COAST HWY  
 Owner Address 2: Not reported  
 Owner City,State,Zip: LAGUNA BEACH, CA 926510000  
 Contact Name: TANYA BAILEY  
 Contact Address: 31796 SOUTH COAST HWY.  
 Contact Address 2: Not reported  
 City,State,Zip: LAGUNA BEACH, CA 926510000  
 Facility Status: Inactive  
 Facility Type: PERMANENT  
 Category: STATE  
 Latitude: 33.499955  
 Longitude: -117.742478

**NAICS:**  
 EPA ID: CAL000272639  
 Create Date: 2003-07-01 09:22:38.020  
 NAICS Code: 62121  
 NAICS Description: Offices of Dentists  
 Issued EPA ID Date: 2003-07-01 09:22:37.97300  
 Inactive Date: Not reported  
 Facility Name: LAGUNA BEACH DENTAL GROUP  
 Facility Address: 31796 S COAST HWY  
 Facility Address 2: Not reported  
 Facility City: LAGUNA BEACH  
 Facility County: Not reported  
 Facility State: CA  
 Facility Zip: 92651

**A5**      **SOUTH COAST WATER DISTRICT**  
**WNW**    **31762 SOUTH COAST HIGHWAY**  
**< 1/8**    **LAGUNA BEACH, CA 92651**

**RCRA NonGen / NLR**    **1024866065**  
**CAL000434647**

**0.027 mi.**  
**140 ft.**

**Site 5 of 5 in cluster A**

**Relative:**  
**Higher**  
**Actual:**  
**121 ft.**

**RCRA NonGen / NLR:**  
 Date Form Received by Agency: 20180327  
 Handler Name: SOUTH COAST WATER DISTRICT  
 Handler Address: 31762 SOUTH COAST HIGHWAY  
 Handler City,State,Zip: LAGUNA BEACH, CA 92651

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**SOUTH COAST WATER DISTRICT (Continued)**

**1024866065**

EPA ID:	CAL000434647
Contact Name:	TRISHA WOOLSLAYER
Contact Address:	31762 SOUTH COAST HIGHWAY
Contact City,State,Zip:	LAGUNA BEACH, CA 92651
Contact Telephone:	949-499-4555
Contact Fax:	949-499-4256
Contact Email:	EHSGROUP@SCWD.ORG
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	PO BOX 30205
Mailing City,State,Zip:	LAGUNA NIGUEL, CA 92677
Owner Name:	SOUTH COAST WATER DISTRICT
Owner Type:	Other
Operator Name:	TRISHA WOOLSLAYER
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SOUTH COAST WATER DISTRICT (Continued)**

**1024866065**

TSDFs Only Subject to CA under Discretionary Auth Universe: No  
Corrective Action Priority Ranking: No NCAPS ranking  
Environmental Control Indicator: No  
Institutional Control Indicator: No  
Human Exposure Controls Indicator: N/A  
Groundwater Controls Indicator: N/A  
Operating TSDF Universe: Not reported  
Full Enforcement Universe: Not reported  
Significant Non-Complier Universe: No  
Unaddressed Significant Non-Complier Universe: No  
Addressed Significant Non-Complier Universe: No  
Significant Non-Complier With a Compliance Schedule Universe: No  
Financial Assurance Required: Not reported  
Handler Date of Last Change: 20180907  
Recognized Trader-Importer: No  
Recognized Trader-Exporter: No  
Importer of Spent Lead Acid Batteries: No  
Exporter of Spent Lead Acid Batteries: No  
Recycler Activity Without Storage: No  
Manifest Broker: No  
Sub-Part P Indicator: No

**Handler - Owner Operator:**

Owner/Operator Indicator: Operator  
Owner/Operator Name: TRISHA WOOLSLAYER  
Legal Status: Other  
Date Became Current: Not reported  
Date Ended Current: Not reported  
Owner/Operator Address: 31762 SOUTH COAST HIGHWAY  
Owner/Operator City,State,Zip: LAGUNA BEACH, CA 92651  
Owner/Operator Telephone: 949-499-4555  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner  
Owner/Operator Name: SOUTH COAST WATER DISTRICT  
Legal Status: Other  
Date Became Current: Not reported  
Date Ended Current: Not reported  
Owner/Operator Address: PO BOX 30205  
Owner/Operator City,State,Zip: LAGUNA NIGUEL, CA 92677  
Owner/Operator Telephone: 949-499-4555  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

**Historic Generators:**

Receive Date: 20180327  
Handler Name: SOUTH COAST WATER DISTRICT  
Federal Waste Generator Description: Not a generator, verified  
State District Owner: Not reported  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**SOUTH COAST WATER DISTRICT (Continued)**

**1024866065**

Spent Lead Acid Battery Importer: No  
 Spent Lead Acid Battery Exporter: No  
 Current Record: Yes  
 Non Storage Recycler Activity: Not reported  
 Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 221320  
 NAICS Description: SEWAGE TREATMENT FACILITIES

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

**B6**  
**ESE**  
 < 1/8  
 0.054 mi.  
 287 ft.

**COAST DERMATOLOGY AND LASER SURGERY CENTER**  
**31852 COAST HIGHWAY STE 300**  
**LAGUNA BEACH, CA 92651**

**RCRA NonGen / NLR**

**1024862966**  
**CAL000431502**

**Site 1 of 2 in cluster B**

**Relative:**  
**Lower**  
**Actual:**  
**113 ft.**

RCRA NonGen / NLR:  
 Date Form Received by Agency: 20171013  
 Handler Name: COAST DERMATOLOGY AND LASER SURGERY CENTER  
 Handler Address: 31852 COAST HIGHWAY STE 300  
 Handler City,State,Zip: LAGUNA BEACH, CA 92651  
 EPA ID: CAL000431502  
 Contact Name: GINA FAHL  
 Contact Address: 31852 COAST HIGHWAY STE 300  
 Contact City,State,Zip: LAGUNA BEACH, CA 92651  
 Contact Telephone: 949-499-1389  
 Contact Fax: 949-499-5689  
 Contact Email: Not reported  
 Contact Title: Not reported  
 EPA Region: 09  
 Land Type: Not reported  
 Federal Waste Generator Description: Not a generator, verified  
 Non-Notifier: Not reported  
 Biennial Report Cycle: Not reported  
 Accessibility: Not reported  
 Active Site Indicator: Handler Activities  
 State District Owner: Not reported  
 State District: Not reported  
 Mailing Address: 31852 COAST HIGHWAY STE 300  
 Mailing City,State,Zip: LAGUNA BEACH, CA 92651  
 Owner Name: GLENN GOLDBERG  
 Owner Type: Other  
 Operator Name: GINA FAHL  
 Operator Type: Other  
 Short-Term Generator Activity: No  
 Importer Activity: No  
 Mixed Waste Generator: No  
 Transporter Activity: No  
 Transfer Facility Activity: No

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**COAST DERMATOLOGY AND LASER SURGERY CENTER (Continued)**

**1024862966**

Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180907
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: GLENN GOLDBERG	
Legal Status:	Other
Date Became Current:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COAST DERMATOLOGY AND LASER SURGERY CENTER (Continued)**

**1024862966**

Date Ended Current: Not reported  
Owner/Operator Address: SEA ISLAND DR  
Owner/Operator City,State,Zip: DANA POINT, CA 92629  
Owner/Operator Telephone: 949-499-1389  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported  
  
Owner/Operator Indicator: Operator  
Owner/Operator Name: GINA FAHL  
Legal Status: Other  
Date Became Current: Not reported  
Date Ended Current: Not reported  
Owner/Operator Address: 31852 COAST HIGHWAY STE 300  
Owner/Operator City,State,Zip: LAGUNA BEACH, CA 92651  
Owner/Operator Telephone: 949-499-1389  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20171013  
Handler Name: COAST DERMATOLOGY AND LASER SURGERY CENTER  
Federal Waste Generator Description: Not a generator, verified  
State District Owner: Not reported  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: Yes  
Non Storage Recycler Activity: Not reported  
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 621493  
NAICS Description: FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

7  
West  
< 1/8  
0.058 mi.  
307 ft.

**BESHAY, DAVID**  
**31755 COAST HIGHWAY**  
**LAGUNA BEACH, CA 92651**

**RCRA NonGen / NLR 1024762417**  
**CAC002982279**

**Relative:**  
**Lower**  
**Actual:**  
**98 ft.**

RCRA NonGen / NLR:  
Date Form Received by Agency: 20180926  
Handler Name: BESHAY, DAVID  
Handler Address: 31755 COAST HIGHWAY  
Handler City,State,Zip: LAGUNA BEACH, CA 92651

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**BESHAY, DAVID (Continued)**

**1024762417**

EPA ID:	CAC002982279
Contact Name:	BESHAY, DAVID
Contact Address:	31755 COAST HIGHWAY
Contact City,State,Zip:	LAGUNA BEACH, CA 92651
Contact Telephone:	951-816-0189
Contact Fax:	Not reported
Contact Email:	ANDREW@PWSEI.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	31755 COAST HIGHWAY
Mailing City,State,Zip:	LAGUNA BEACH, CA 92651
Owner Name:	BESHAY, DAVID
Owner Type:	Other
Operator Name:	BESHAY, DAVID
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BESHAY, DAVID (Continued)**

**1024762417**

TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20181001
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: BESHAY, DAVID	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	31755 COAST HIGHWAY
Owner/Operator City,State,Zip:	LAGUNA BEACH, CA 92651
Owner/Operator Telephone:	951-816-0189
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: BESHAY, DAVID	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	31755 COAST HIGHWAY
Owner/Operator City,State,Zip:	LAGUNA BEACH, CA 92651
Owner/Operator Telephone:	951-816-0189
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20180926
Handler Name: BESHAY, DAVID	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No



Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**BESHAY, DAVID (Continued)**

**1024762417**

Spent Lead Acid Battery Importer: No  
 Spent Lead Acid Battery Exporter: No  
 Current Record: Yes  
 Non Storage Recycler Activity: Not reported  
 Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 56299  
 NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

**C8**  
**North**  
**< 1/8**  
**0.064 mi.**  
**336 ft.**

**MARIANNE & DAVE KUTSCHER**  
**31711 FLORENCE AVENUE**  
**LAGUNA BEACH, CA 92651**

**RCRA NonGen / NLR**

**1026471124**  
**CAC003076697**

**Site 1 of 3 in cluster C**

**Relative:**  
**Higher**  
**Actual:**  
**157 ft.**

RCRA NonGen / NLR:  
 Date Form Received by Agency: 20200728  
 Handler Name: MARIANNE & DAVE KUTSCHER  
 Handler Address: 31711 FLORENCE AVENUE  
 Handler City,State,Zip: LAGUNA BEACH, CA 92651  
 EPA ID: CAC003076697  
 Contact Name: MARIANNE & DAVE KUTSCHER  
 Contact Address: 31711 FLORENCE AVENUE  
 Contact City,State,Zip: LAGUNA BEACH, CA 92651  
 Contact Telephone: 949-303-5536  
 Contact Fax: Not reported  
 Contact Email: TAMMYHURLEY@ALLIANCE-ENVIRO.COM  
 Contact Title: Not reported  
 EPA Region: 09  
 Land Type: Not reported  
 Federal Waste Generator Description: Not a generator, verified  
 Non-Notifier: Not reported  
 Biennial Report Cycle: Not reported  
 Accessibility: Not reported  
 Active Site Indicator: Not reported  
 State District Owner: Not reported  
 State District: Not reported  
 Mailing Address: 31711 FLORENCE AVENUE  
 Mailing City,State,Zip: LAGUNA BEACH, CA 92651  
 Owner Name: MARIANNE & DAVE KUTSCHER  
 Owner Type: Other  
 Operator Name: MARIANNE & DAVE KUTSCHER  
 Operator Type: Other  
 Short-Term Generator Activity: No  
 Importer Activity: No  
 Mixed Waste Generator: No  
 Transporter Activity: No  
 Transfer Facility Activity: No

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**MARIANNE & DAVE KUTSCHER (Continued)**

**1026471124**

Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20200814
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	MARIANNE & DAVE KUTSCHER
Legal Status:	Other
Date Became Current:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MARIANNE & DAVE KUTSCHER (Continued)**

**1026471124**

Date Ended Current: Not reported  
Owner/Operator Address: 31711 FLORENCE AVENUE  
Owner/Operator City,State,Zip: LAGUNA BEACH, CA 92651  
Owner/Operator Telephone: 949-303-5536  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator  
Owner/Operator Name: MARIANNE & DAVE KUTSCHER  
Legal Status: Other  
Date Became Current: Not reported  
Date Ended Current: Not reported  
Owner/Operator Address: 31711 FLORENCE AVENUE  
Owner/Operator City,State,Zip: LAGUNA BEACH, CA 92651  
Owner/Operator Telephone: 949-303-5536  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20200728  
Handler Name: MARIANNE & DAVE KUTSCHER  
Federal Waste Generator Description: Not a generator, verified  
State District Owner: Not reported  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: Yes  
Non Storage Recycler Activity: Not reported  
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 56299  
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

**B9**  
**SSE**  
**< 1/8**  
**0.071 mi.**  
**374 ft.**

**OCEANVIEW AMBULATORY SURGERY CENTER**  
**31852 PACIFIC COAST HWY #403**  
**LAGUNA BEACH, CA 92651**  
**Site 2 of 2 in cluster B**

**RCRA NonGen / NLR 1024873940**  
**CAL000442593**

**Relative:**  
**Lower**  
**Actual:**  
**103 ft.**

RCRA NonGen / NLR:  
Date Form Received by Agency: 20190122  
Handler Name: OCEANVIEW AMBULATORY SURGERY CENTER  
Handler Address: 31852 PACIFIC COAST HWY #403  
Handler City,State,Zip: LAGUNA BEACH, CA 92651

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**OCEANVIEW AMBULATORY SURGERY CENTER (Continued)**

**1024873940**

EPA ID:		CAL000442593
Contact Name:		DAN MILL MD
Contact Address:		31852 PACIFIC COAST HWY #401
Contact City,State,Zip:		LAGUNA BEACH, CA 92651
Contact Telephone:		949-499-2800
Contact Fax:		949-499-9590
Contact Email:		DCM2@DANMILLSMD.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		31852 PACIFIC COAST HWY #401
Mailing City,State,Zip:		LAGUNA BEACH, CA 92651
Owner Name:	DANIEL MILLS MD	
Owner Type:		Other
Operator Name:	DAN MILL MD	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		Yes
Universal Waste Destination Facility:		Yes
Federal Universal Waste:		No
Active Site Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
Permit Renewals Workload Universe:		Not reported
Permit Workload Universe:		Not reported
Permit Progress Universe:		Not reported
Post-Closure Workload Universe:		Not reported
Closure Workload Universe:		Not reported
202 GPRA Corrective Action Baseline:		No
Corrective Action Workload Universe:		No
Subject to Corrective Action Universe:		No
Non-TSDs Where RCRA CA has Been Imposed Universe:		No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:		No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OCEANVIEW AMBULATORY SURGERY CENTER (Continued)**

**1024873940**

TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20190222
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	DANIEL MILLS MD
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	31852 PACIFIC COAST HWY #401
Owner/Operator City,State,Zip:	LAGUNA BEACH, CA 92651
Owner/Operator Telephone:	949-499-2800
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	DAN MILL MD
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	31852 PACIFIC COAST HWY #401
Owner/Operator City,State,Zip:	LAGUNA BEACH, CA 92651
Owner/Operator Telephone:	949-499-2800
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190122
Handler Name:	OCEANVIEW AMBULATORY SURGERY CENTER
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**OCEANVIEW AMBULATORY SURGERY CENTER (Continued)**

**1024873940**

Spent Lead Acid Battery Importer: No  
 Spent Lead Acid Battery Exporter: No  
 Current Record: Yes  
 Non Storage Recycler Activity: Not reported  
 Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 621493  
 NAICS Description: FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

**D10  
 NW  
 < 1/8  
 0.091 mi.  
 480 ft.**

**7-ELEVEN STORE #25801  
 31696 PACIFIC COAST  
 LAGUNA NIGUEL, CA 92677**

**LUST S102590487  
 HIST CORTESE N/A**

**Site 1 of 12 in cluster D**

**Relative:  
 Higher  
 Actual:  
 130 ft.**

LUST REG 9:  
 Region: 9  
 Status: Case Closed  
 Case Number: 9UT512  
 Local Case: 85UT42  
 Substance: Gasoline  
 Qty Leaked: Not reported  
 Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site  
 Local Agency: Orange  
 How Found: Subsurface Monitoring  
 How Stopped: Other Means  
 Source: Tank  
 Cause: Unknown  
 Lead Agency: Local Agency  
 Case Type: Soil only  
 Date Found: 06/20/1984  
 Date Stopped: 04/16/1985  
 Confirm Date: / /  
 Submit Workplan: 4/23/85  
 Prelim Assess: / /  
 Desc Pollution: Not reported  
 Remed Plan: / /  
 Remed Action: 4/15/85  
 Began Monitor: Not reported  
 Release Date: 06/20/1984  
 Enforce Date: Not reported  
 Closed Date: 7/16/85  
 Enforce Type: Not reported  
 Pilot Program: LOP  
 Basin Number: 901.13  
 GW Depth: Not reported  
 Beneficial Use: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**7-ELEVEN STORE #25801 (Continued)**

**S102590487**

NPDES Number: Not reported  
Priority: Not reported  
File Dispn: File discarded, case closed  
Interim Remedial Actions: Yes  
Cleanup and Abatement order Number: Not reported  
Waste Discharge Requirement Number: Not reported

**HIST CORTESE:**

edr\_fname: 7-ELEVEN STORE #25801  
edr\_fadd1: 31696 PACIFIC COAST  
City,State,Zip: LAGUNA NIGUEL, CA 92677  
Region: CORTESE  
Facility County Code: 30  
Reg By: LTNKA  
Reg Id: 9UT512

**D11  
NW  
< 1/8  
0.092 mi.  
485 ft.**

**7 ELEVEN STORE  
31702 S PACIFIC COAST HWY  
LAGUNA BEACH, CA 92651**

**LUST S120834894  
N/A**

**Site 2 of 12 in cluster D**

**Relative:  
Higher  
Actual:  
132 ft.**

**ORANGE CO. LUST:**  
Name: 7 ELEVEN STORE  
Address: 31702 S PACIFIC COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92651  
Region: ORANGE  
Facility Id: 96UT003  
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded  
Date Closed: 04/03/1997  
Record ID: RO0001061

**D12  
NW  
< 1/8  
0.092 mi.  
485 ft.**

**7-ELEVEN INC #25801  
31702 PACIFIC COAST HWY  
LAGUNA BEACH, CA 92651**

**UST U004349796  
N/A**

**Site 3 of 12 in cluster D**

**Relative:  
Higher  
Actual:  
132 ft.**

**UST:**  
Name: 7-ELEVEN INC #25801  
Address: 31702 PACIFIC COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92651  
Facility ID: Not reported  
Permitting Agency: Orange County Environmental Health  
CERSID: Not reported  
Latitude: Not reported  
Longitude: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

D13  
NW  
< 1/8  
0.092 mi.  
485 ft.

7-ELEVEN FOOD STORES #25801  
31702 PACIFIC COAST HWY # 25801  
LAGUNA BEACH, CA 92651

Site 4 of 12 in cluster D

UST U004344712  
N/A

Relative:  
Higher  
Actual:  
132 ft.

UST:  
Name: 7-ELEVEN FOOD STORES #25801  
Address: 31702 PACIFIC COAST HWY # 25801  
City,State,Zip: LAGUNA BEACH, CA 92651  
Facility ID: 18786  
Permitting Agency: ORANGE COUNTY  
CERSID: Not reported  
Latitude: 33.50223  
Longitude: -117.74423

D14  
NW  
< 1/8  
0.092 mi.  
485 ft.

SEVEN-ELEVEN  
31702 PACIFIC COAST HWY  
LAGUNA BEACH, CA 92651

Site 5 of 12 in cluster D

LUST S102423489  
Cortese N/A  
HIST CORTESE  
CERS

Relative:  
Higher  
Actual:  
132 ft.

LUST:  
Name: 7 ELEVEN STORE  
Address: 31702 PACIFIC COAST  
City,State,Zip: LAGUNA BEACH, CA 92651  
Lead Agency: ORANGE COUNTY LOP  
Case Type: LUST Cleanup Site  
Geo Track: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0605902521](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605902521)  
Global Id: T0605902521  
Latitude: 33.5023145040296  
Longitude: -117.74403244257  
Status: Completed - Case Closed  
Status Date: 04/03/1997  
Case Worker: GH  
RB Case Number: 9UT3175  
Local Agency: ORANGE COUNTY LOP  
File Location: Local Agency  
Local Case Number: 96UT003  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

LUST:  
Global Id: T0605902521  
Contact Type: Local Agency Caseworker  
Contact Name: GENIECE HIGGINS  
Organization Name: ORANGE COUNTY LOP  
Address: 1241 EAST DYER ROAD SUITE 120  
City: SANTA ANA  
Email: ghiggins@ochca.com  
Phone Number: 7144336260

LUST:  
Global Id: T0605902521  
Action Type: Other  
Date: 01/11/1996  
Action: Leak Reported  
Global Id: T0605902521



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SEVEN-ELEVEN (Continued)**

**S102423489**

Action Type: Other  
Date: 01/11/1996  
Action: Leak Discovery

LUST:  
Global Id: T0605902521  
Status: Open - Case Begin Date  
Status Date: 01/11/1996

Global Id: T0605902521  
Status: Completed - Case Closed  
Status Date: 04/03/1997

LUST REG 9:

Region: 9  
Status: Case Closed  
Case Number: 9UT3175  
Local Case: 96UT3  
Substance: Gasoline  
Qty Leaked: Not reported  
Abate Method: Not reported  
Local Agency: Orange  
How Found: Tank Closure  
How Stopped: Close Tank  
Source: Unknown  
Cause: Unknown  
Lead Agency: Local Agency  
Case Type: Soil only  
Date Found: 01/11/1996  
Date Stopped: 01/11/1996  
Confirm Date: 01/18/1996  
Submit Workplan: Not reported  
Prelim Assess: / /  
Desc Pollution: Not reported  
Remed Plan: / /  
Remed Action: Not reported  
Began Monitor: Not reported  
Release Date: 01/18/1996  
Enforce Date: Not reported  
Closed Date: 4/3/97  
Enforce Type: Not reported  
Pilot Program: LOP  
Basin Number: 901.14  
GW Depth: ~120  
Beneficial Use: Beneficial groundwater use other than Municipal use  
NPDES Number: Not reported  
Priority: Not reported  
File Disp: Administratively opened on database, however no file physically exists  
Interim Remedial Actions: Not reported  
Cleanup and Abatement order Number: Not reported  
Waste Discharge Requirement Number: Not reported

CORTESE:

Name: 7 ELEVEN STORE  
Address: 31702 PACIFIC COAST

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SEVEN-ELEVEN (Continued)**

**S102423489**

City,State,Zip: LAGUNA BEACH, CA 92651  
Region: CORTESE  
Envirostor Id: Not reported  
Global ID: T0605902521  
Site/Facility Type: LUST CLEANUP SITE  
Cleanup Status: COMPLETED - CASE CLOSED  
Status Date: Not reported  
Site Code: Not reported  
Latitude: Not reported  
Longitude: Not reported  
Owner: Not reported  
Enf Type: Not reported  
Swat R: Not reported  
Flag: active  
Order No: Not reported  
Waste Discharge System No: Not reported  
Effective Date: Not reported  
Region 2: Not reported  
WID Id: Not reported  
Solid Waste Id No: Not reported  
Waste Management Uit Name: Not reported  
File Name: Active Open

**HIST CORTESE:**

edr\_fname: SEVEN-ELEVEN  
edr\_fadd1: 31702 PACIFIC COAST  
City,State,Zip: LAGUNA BEACH, CA 92651  
Region: CORTESE  
Facility County Code: 30  
Reg By: LTNKA  
Reg Id: 9UT3175

**CERS:**

Name: 7 ELEVEN STORE  
Address: 31702 PACIFIC COAST  
City,State,Zip: LAGUNA BEACH, CA 92651  
Site ID: 245071  
CERS ID: T0605902521  
CERS Description: Leaking Underground Storage Tank Cleanup Site

**Affiliation:**

Affiliation Type Desc: Local Agency Caseworker  
Entity Name: GENIECE HIGGINS - ORANGE COUNTY LOP  
Entity Title: Not reported  
Affiliation Address: 1241 EAST DYER ROAD SUITE 120  
Affiliation City: SANTA ANA  
Affiliation State: CA  
Affiliation Country: Not reported  
Affiliation Zip: Not reported  
Affiliation Phone: 7144336260,

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

E15  
SSE  
< 1/8  
0.097 mi.  
512 ft.

**SOUTH COAST MEDICAL CENTER**  
**31872 S COAST HWY**  
**LAGUNA BEACH, CA 92677**

**LUST** 1006826065  
**EMI** N/A  
**CERS**

**Relative:**  
**Lower**  
**Actual:**  
**111 ft.**

**Site 1 of 3 in cluster E**

ORANGE CO. LUST:

Name: SOUTH COAST MEDICAL FACILITY  
Address: 31872 S COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92677  
Region: ORANGE  
Facility Id: 95UT071  
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4  
Date Closed: 01/15/1997  
Record ID: RO0002726

EMI:

Name: SOUTH COAST MEDICAL CTR  
Address: 31872 S COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92677  
Year: 1990  
County Code: 30  
Air Basin: SC  
Facility ID: 1751  
Air District Name: SC  
SIC Code: 8011  
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: 4  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Name: SOUTH COAST MEDICAL CENTER  
Address: 31872 S COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92677  
Year: 1995  
County Code: 30  
Air Basin: SC  
Facility ID: 1751  
Air District Name: SC  
SIC Code: 8011  
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: 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 Smlr Tons/Yr:0

Name: SOUTH COAST MEDICAL CENTER  
Address: 31872 S COAST HWY

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SOUTH COAST MEDICAL CENTER (Continued)**

**1006826065**

City,State,Zip: LAGUNA BEACH, CA 92677  
Year: 1997  
County Code: 30  
Air Basin: SC  
Facility ID: 1751  
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: 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: SOUTH COAST MEDICAL CENTER  
Address: 31872 S COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92677  
Year: 1998  
County Code: 30  
Air Basin: SC  
Facility ID: 1751  
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: 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: SOUTH COAST MEDICAL CENTER  
Address: 31872 S COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92677  
Year: 1999  
County Code: 30  
Air Basin: SC  
Facility ID: 1751  
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: 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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SOUTH COAST MEDICAL CENTER (Continued)**

**1006826065**

Name: SOUTH COAST MEDICAL CENTER  
Address: 31872 S COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92677  
Year: 2000  
County Code: 30  
Air Basin: SC  
Facility ID: 1751  
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: 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 Smlr Tons/Yr:0

Name: SOUTH COAST MEDICAL CENTER  
Address: 31872 S COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92677  
Year: 2001  
County Code: 30  
Air Basin: SC  
Facility ID: 1751  
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: 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 Smlr Tons/Yr:0

Name: SOUTH COAST MEDICAL CENTER  
Address: 31872 S COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92677  
Year: 2002  
County Code: 30  
Air Basin: SC  
Facility ID: 1751  
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: 1  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 3  
NOX - Oxides of Nitrogen Tons/Yr: 2  
SOX - Oxides of Sulphur Tons/Yr: 0

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SOUTH COAST MEDICAL CENTER (Continued)**

**1006826065**

Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Name: SOUTH COAST MEDICAL CENTER  
Address: 31872 S COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92677  
Year: 2003  
County Code: 30  
Air Basin: SC  
Facility ID: 1751  
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: 1  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 3  
NOX - Oxides of Nitrogen Tons/Yr: 2  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Name: SOUTH COAST MEDICAL CENTER  
Address: 31872 S COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92677  
Year: 2004  
County Code: 30  
Air Basin: SC  
Facility ID: 1751  
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: 0.5314447  
Reactive Organic Gases Tons/Yr: 0.24  
Carbon Monoxide Emissions Tons/Yr: 3.19843  
NOX - Oxides of Nitrogen Tons/Yr: 2.4682  
SOX - Oxides of Sulphur Tons/Yr: 0.030849  
Particulate Matter Tons/Yr: 0.32026  
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.32

**CERS:**

Name: SOUTH COAST MEDICAL CENTER  
Address: 31872 SOUTH COAST HIGHWAY  
City,State,Zip: LAGUNA BEACH, CA 92651-6775  
Site ID: 495185  
CERS ID: 110013851171  
CERS Description: US EPA Air Emission Inventory System (EIS)

MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

Site

Database(s)

EDR ID Number  
 EPA ID Number

**E16**      **SOUTH COAST MEDICAL CENTER**  
**SSE**      **31872 PACIFIC COAST HWY**  
**< 1/8**     **LAGUNA BEACH, CA 92651**  
**0.097 mi.**  
**512 ft.**     **Site 2 of 3 in cluster E**

**UST**      **U003879952**  
              **N/A**

**Relative:**      **UST:**  
**Lower**          Name:                      SOUTH COAST MEDICAL CENTER  
                      Address:                    31872 PACIFIC COAST HWY  
**Actual:**          City,State,Zip:          LAGUNA BEACH, CA 92651  
**111 ft.**            Facility ID:                    5445  
                      Permitting Agency:      ORANGE COUNTY  
                      CERSID:                    Not reported  
                      Latitude:                  33.4998  
                      Longitude:                -117.7424

**C17**      **7-ELEVEN #25801**  
**NNW**     **31702 COAST HWY**  
**< 1/8**     **LAGUNA BEACH, CA 92651**  
**0.098 mi.**  
**519 ft.**     **Site 2 of 3 in cluster C**

**UST**      **U003787680**  
              **N/A**

**Relative:**      **ORANGE CO. UST:**  
**Higher**          Name:                      7-ELEVEN #25801  
                      Address:                    31702 COAST HWY  
**Actual:**          City,State,Zip:          LAGUNA BEACH, CA 92651  
**139 ft.**            Facility ID:                  FA0024455  
                      Notes:                      Not reported

**UST:**  
 Name:                      7-ELEVEN INC #25801  
 Address:                    31702 COAST HWY  
 City,State,Zip:          LAGUNA BEACH, CA 92677  
 Facility ID:                  FA0024455  
 Permitting Agency:      Orange County Environmental Health  
 CERSID:                    10165969  
 Latitude:                  Not reported  
 Longitude:                Not reported

**C18**      **7-ELEVEN INC. #25801**  
**NNW**     **31702 COAST HWY**  
**< 1/8**     **LAGUNA BEACH, CA 92677**  
**0.098 mi.**  
**519 ft.**     **Site 3 of 3 in cluster C**

**CERS HAZ WASTE**      **S123500020**  
**CERS TANKS**            **N/A**  
**CERS**

**Relative:**      **CERS HAZ WASTE:**  
**Higher**          Name:                      7-ELEVEN INC. #25801  
                      Address:                    31702 COAST HWY  
**Actual:**          City,State,Zip:          LAGUNA BEACH, CA 92677  
**139 ft.**            Site ID:                      1234  
                      CERS ID:                    10165969  
                      CERS Description:      Hazardous Waste Generator

**CERS TANKS:**  
 Name:                      7-ELEVEN INC. #25801  
 Address:                    31702 COAST HWY  
 City,State,Zip:          LAGUNA BEACH, CA 92677

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**7-ELEVEN INC. #25801 (Continued)**

**S123500020**

Site ID: 1234  
CERS ID: 10165969  
CERS Description: Underground Storage Tank

CERS:  
Name: 7-ELEVEN INC. #25801  
Address: 31702 COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92677  
Site ID: 1234  
CERS ID: 10165969  
CERS Description: Chemical Storage Facilities

Violations:  
Site ID: 1234  
Site Name: 7-ELEVEN INC. #25801  
Violation Date: 01-25-2019  
Citation: HSC 6.7 25291(a)(2) - California Health and Safety Code, Chapter 6.7, Section(s) 25291(a)(2)  
Violation Description: Failure to maintain secondary containment (e.g., failure of secondary containment testing).  
Violation Notes: Returned to compliance on 09/18/2019. OBSERVATION: Test reports provided indicate that Secondary Containment Testing did not pass for UDC 3/4 due to a failed "test boot". CORRECTIVE ACTION: Immediately submit plans if required, repair and re-test and send results to this Agency within sixty (60) days. Contact this Agency to discuss submission of plans if they are necessary.  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 1234  
Site Name: 7-ELEVEN INC. #25801  
Violation Date: 05-25-2017  
Citation: HSC 6.7 25292.1(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25292.1(a)  
Violation Description: Failure to operate the UST system to prevent unauthorized releases including leaks, spills, and/or overfills.  
Violation Notes: Returned to compliance on 05/11/2018. In order to abate this violation, please repair the spill bucket associated with the 91-Octane UST and retest. Please send a report indicating that the spill bucket has been retested.  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 1234  
Site Name: 7-ELEVEN INC. #25801  
Violation Date: 07-03-2013  
Citation: 23 CCR 16 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2711(a)(8)  
Violation Description: Failure to submit, obtain approval, or maintain a complete/accurate plot plan.  
Violation Notes: Returned to compliance on 07/30/2013. The plot plan previously submitted does not show location of piping. Submit an updated plot plan of the facility showing the location of tanks, piping and monitoring equipment.  
Violation Division: Orange County Environmental Health



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**7-ELEVEN INC. #25801 (Continued)**

**S123500020**

Violation Program: UST  
Violation Source: CERS,  
  
Site ID: 1234  
Site Name: 7-ELEVEN INC. #25801  
Violation Date: 05-17-2018  
Citation: 23 CCR 16 2715(f)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)(2)  
Violation Description: Failure to have at least one facility 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 05/22/2018. One employee, Rasika Jayalath, was last trained by DO on 1/11/17. Please be advised that employees must be trained by the DO annually. This employee must be trained by DO within 30 days of this inspection and training record be submitted to this agency.  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Evaluation:  
Eval General Type: Compliance Evaluation Inspection  
Eval Date: 05-31-2016  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: Inspector Comments: On site to witness monitoring system certification testing activities and to conduct routine UST inspection. Annular and turbine sump sensors alarmed properly (visual and audible) and shut down respective turbine when submerged in water. Fill sumps are not monitored. UDC sensors alarmed properly (visual and audible) and shut down all turbines when submerged in water. Fail-safe, sensor out and emergency shut off were tested and passed. Line leak detectors were tested and passed. Site has flappers for overflow prevention. Spill buckets were tested visually without any changes in water level. Valid permit, designated operator documentation, monthly inspection reports, responses to alarms, monitoring plan (updated monitoring plan with correct sensor was reviewed online), response plan, employee training records, tank pages, certification of financial responsibility, copies of monitoring system certification and secondary reports [Truncated]  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,  
  
Eval General Type: Other/Unknown  
Eval Date: 06-04-2018  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: I received a copy of Monitoring System Certification, Line Leak Detector Test Form and Spill Bucket Testing Report Form for activities conducted on 5/17/18. All components passed test.  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,  
  
Eval General Type: Other/Unknown  
Eval Date: 06-16-2016  
Violations Found: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

7-ELEVEN INC. #25801 (Continued)

S123500020

Eval Type: Other, not routine, done by local agency  
Eval Notes: Reviewed and accepted updated designated operator (DO) statement submitted to CERS on 6/7/16, naming Jackie Dougherty of Belshire Environmental as the primary DO for this site.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-20-2014  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: prep for A01 inspection 6/23; ran Report 7800, review past history in report and on EC.

Eval Division: Orange County Environmental Health  
Eval Program: HW  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-23-2014  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Received phone call from Michelle Cleghorn of Tanknology informing me that the technician for the monitoring cert scheduled for 9:00 today called in sick. She re-scheduled this cert for 6/25 at 1:00 pm.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 06-25-2014  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: I was on site to conduct a routine inspection at a scheduled monitoring system certification being performed by Tanknology. The technician on site, Francisco Castro, showed me his ICC UST Service Technician certification card with expiration date of 8/06/2015, his Veeder Root certified technician card with expiration date of 3/01/2015, and his FTA lead detector tester certification with expiration date of 1/26/2017. The test button to the Veeder Root TLS 350R monitoring system was depressed and an audible and visual alarm was activated. The panel has a message, ALL FUNCTIONS NORMAL. All sensors (annular space sensors, turbine sump sensors, and UDC sensors) were placed in water to simulate a leak, and an audible and visual alarm was activated on the monitoring system. Automatic shutdown of the turbine was activated when a leak was simulated, when sensors were disconnected, and when power to the monitoring system was turned off. Overfill protection is a flapper valve [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 07-03-2013  
Violations Found: Yes  
Eval Type: Routine done by local agency  
Eval Notes: I was on site to conduct a routine inspection. A monitoring system

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

7-ELEVEN INC. #25801 (Continued)

S123500020

certification was being performed by Tanknology at the same time. The technician on site, Jeremy Rider, showed me his ICC UST Service Technician certification card with pass date of 2/04/2015, his Veeder-Root certified technician card with expiration date of 1/25/2015, and his Franklin/FE Petro knowledge of listed products certification with expiration date of 5/23/2015. The lead cashier on site, Maria Garcia, granted me permission to inspect today. The test button to the Veeder-Root TLS 350R monitoring system was depressed and an audible and visual alarm was activated. The panel has a message, ALL FUNCTIONS NORMAL. All sensors (annular space sensors, turbine sump sensors, and UDC sensors) were placed in water to simulate a leak, and an audible and visual alarm was activated on the monitoring system. Automatic shutdown of the turbine was activated when a leak was simulated, when sensors were [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 07-10-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Documents submitted to CERS on 1/6/15 were reviewed and declined with the following considerations: - Gasoline: Information listed in Mixture Component section should be removed since this material is reported as pure under Hazardous Material Type section. - Waste Absorbent & Spent Dispenser Fuel Filter: This waste is stored in a 55 gallon drum but must be reported in pounds. However, it is not reportable since there is less 500 pounds stored on site and must be removed. If the volume of carbon dioxide (shown on site map) stored on site is 1000 cubic feet or greater, then a Hazardous Materials Inventory form for this material must also be submitted.

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 07-10-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Reviewed and accepted documents submitted to CERS on 1/6/15 that included certification of financial responsibility with coverage period from 12/18/14 to 12/18/15.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 07-12-2013  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: 7-Eleven This Agency received a Certification of Financial Responsibility (CFR) form dated 12/03/2012 with coverage period from 12/18/2012 to 12/18/2013.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

7-ELEVEN INC. #25801 (Continued)

S123500020

Eval General Type:	Other/Unknown
Eval Date:	08-01-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	CERS submittal reviewed and was accepted. Flapper valves verified on site and has been corrected on the tank information page.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Other/Unknown
Eval Date:	10-22-2013
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	reviewed submittals on CERS.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Other/Unknown
Eval Date:	10-24-2013
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Other/Unknown
Eval Date:	01-12-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	SB 989 test notification
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Other/Unknown
Eval Date:	02-08-2019
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	INSPECTOR COMMENTS Received and reviewed the following: - Overfill Protection Equipment Operability (10-29-2018) - Secondary Containment Testing Results (1-25-2019) Overfill Operability: - T1 and T2 results = PASS. Flapper Valves tested and activate at less than 95%. Results sent to main file. Secondary Containment Testing: - Review of the results show that UDC 3/4 did not pass testing. All other components PASS. Report form indicated the UDC did not pass due to a damaged Test Boot. Repair and Re-test. Plan check may be necessary. Contact this inspector for questions and clarification. Violation issued.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Other/Unknown
Eval Date:	03-27-2017
Violations Found:	No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

7-ELEVEN INC. #25801 (Continued)

S123500020

Eval Type: Other, not routine, done by local agency  
Eval Notes: Reviewed CERS submittal this date. Submittal was accepted.  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 05-11-2018  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Reviewed Spill Bucket Testing Report Form for activities conducted on 12/13/17, after replacement of the 91 spill bucket. Spill bucket was tested visually and passed test. Violation I189 regarding spill bucket not passing test, has been corrected.  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 05-16-2014  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Monitor cert notification  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 05-18-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Monitor cert notification  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 05-18-2020  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: On site for routine Hazardous Materials Business Plan (HMBP. Maria Maldonado, Manager, provided consent to inspect. Observed the following materials on site at reportable quantities: - Carbon dioxide - Gasoline Hazardous materials disclosed in CERS match what is reported on site. Training was reported to have been conducted with Belshire. Per California Health & Safety Code Ch. 6.95, businesses that store and handle hazardous materials at or over reportable quantities (55 gal of a liquid, 500 lbs of a solid, 200 cubic ft of a compressed gas) must prepare and implement an HMBP. The facility is responsible for identifying all hazardous materials, including hazardous wastes, which are at or above disclosure thresholds. If there is a change in the type of amount of chemicals that are maintained on site, please submit revised documents (electronically though CERS) within 30 days of change. The HMBP must be submitted online through the California Environmental [Truncated]  
Eval Division: Orange County Environmental Health  
Eval Program: HMRRP

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**7-ELEVEN INC. #25801 (Continued)**

**S123500020**

Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 01-27-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Reviewed and accepted documents submitted to CERS on 1/14/16 which included certification of financial responsibility with coverage period from 12/18/15 to 12/18/16.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 05-09-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Monitor cert notification for 5-25  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 05-17-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Monitor cert notification  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 05-21-2019  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: INSPECTOR COMMENTS On site to conduct a Hazardous Waste. Met this date with Maria Maldonado, manager, who granted consent to enter and inspect the facility. EPA ID CAL000267482 Inspected facility this date. Facility generates was fuel solids. Drum was closed and properly labeled. Manifests available for review. Emergency Information is posted. Training is conducted. No signs of hazardous waste in the dumpsters. Report mailed to the facility.

Eval Division: Orange County Environmental Health  
Eval Program: HW  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 05-26-2020  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: This Agency has received and reviewed the Monitoring System Certification Form and the Secondary Containment Report Form for testing conducted 5/18/20. Test reports shows passing results for all components tested and is in agreement with on-site inspection. Inspection report mailed to facility

Eval Division: Orange County Environmental Health  
Eval Program: UST

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**7-ELEVEN INC. #25801 (Continued)**

**S123500020**

Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 05-27-2021  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: On site to conduct a routine Underground Storage Tank (UST) inspection and witness the annual monitoring system certification and spill bucket testing. Met with Jeff Johnson, service technician with Tanknology. Also present was Maria Maldonado, manager for facility. This facility has the following double walled (DW) USTs: - two (2) 12,000 gallon tank (regular and premium) Two UDCs The system is monitored by a Veeder Root (VR) TLS 350 system. The monitor is operational for audible and visual alarms and the display reads "all functions normal." The USTs are monitored by VR 420 sensors. The turbine sumps are monitored by VR 208 sensors. There are no sensors in the fill sumps. The UDCs are monitored by VR 352 sensors. All sensors were observed at the lowest point. All sensors shut down the system when placed in liquid. Spill buckets were tested visually without any changes in the water level. Sensor out and fail-safe were verified and passed. Overfill prevention [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 05-31-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Prepared for onsite inspection.  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-23-2014  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: prep for mon cert/A01  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-23-2014  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: reviewed Facility forms on CERS and responded.  
Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-23-2014  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: reviewed UST and Facility forms on CERS and responded. I reviewed

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

7-ELEVEN INC. #25801 (Continued)

S123500020

Facility forms and UST forms submitted by this facility on CERS and responded with the following comments: 2/21/2013 submittal of Facility Information forms and UST forms: Submission ACCEPTED pending thorough review of most recent submittal. 1/16/2014 submittal of Facility Information forms and UST forms: Submission ACCEPTED pending thorough review of most recent submittal. 3/21/2014 submittal of Facility Information forms and UST forms: - entered: Submission ACCEPTED pending thorough review of most recent submittal for Facility Information forms, - entered: ACCEPTED for UST forms. 6/13/2014 submittal of Facility Information forms: ACCEPTED.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-24-2014  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Monitor cert reschedule notification  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 06-25-2014  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: A routine hazardous waste inspection was conducted. The manager on site, Wendy Misiewich, granted me permission to inspect today. The outside perimeter area, rear of store, and trash dumpster were inspected. No hazardous waste observed in dumpster. A drum was observed stored outside that was closed and labeled with required hazardous waste information. Manifests for disposal of hazardous waste were available for review. A business emergency plan and absorbent for spill response were on site.

Eval Division: Orange County Environmental Health  
Eval Program: HW  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-25-2014  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: reviewed 2/21/2013 submittal of HazMat Inventory forms and Emergency Response and Training Plans: ACCEPTED... I reviewed 2/21/2013 submittal of HazMat Inventory forms and Emergency Response and Training Plans and responded with: Submission ACCEPTED pending thorough review of most recent submittal.

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-26-2014  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: update waste stream page



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**7-ELEVEN INC. #25801 (Continued)**

**S123500020**

Eval Division: Orange County Environmental Health  
Eval Program: HW  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 07-19-2019  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS Received and reviewed the following from 5-21-2019:  
- UST Monitoring System Certification Results - UST Spill Bucket Testing Results - UST Line Leak Detector Test Results All results indicate PASS. Results sent to main file. The Secondary Containment Testing indicated a fail for UDC 3/4 due to a failed boot. A report citing violation I382 on 2/8/2019. Plans will be required to be submitted if the boots are in contact with the UDC wall. A copy of the inspection report included with this report. Violation I382 = OUTSTANDING | CLASS II Secondary Containment Test reports indicate that UDC 3/4 failed testing. Submit plans to this Agency for the repair if necessary, repair and re-test and send results to this Agency. Plan and/or repair logs and/or re-test results have not been received by this Agency. Immediately contact this inspector and provide an update and/or submit plans or re-test results along with repair documentation. Report [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 07-30-2013  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: This Agency received a plot plan of the facility showing location of UST s, piping and monitoring equipment. Violation #TR08 is now corrected.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 08-30-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Reviewed and accepted documents submitted to CERS on 8/9/16, that included updated designated operator (DO) statement naming Jackson Scott of Belshire Environmental as the primary DO for this facility.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 09-16-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Documents submitted to CERS on 8/29/15 were reviewed and accepted.  
Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**7-ELEVEN INC. #25801 (Continued)**

**S123500020**

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 05-18-2020  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: On site to conduct a routine Underground Storage Tank (UST) inspection and witness the annual monitoring system certification and spill bucket testing. Met with Luis Navarro, service technician with Tanknology. Also present was Maria Maldonado, manager. This facility has the following double walled (DW) USTs: - two (2) 12,000 gallon tank (regular and premium) Two UDCs The system is monitored by a Veeder Root (VR) TLS 350 system. The monitor is operational for audible and visual alarms and the display reads "all functions normal." The USTs are monitored by VR 420 sensors. The turbine sumps are monitored by VR 208 sensors. There are no sensors in the fill sumps. The UDCs are monitored by VR 352 sensors. All sensors were observed at the lowest point. All sensors shut down the system when placed in liquid. Spill buckets were tested visually without any changes in the water level. Sensor out and fail-safe were verified and passed. Overfill prevention is flapper valves. [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 05-19-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Monitor cert notification for 5-25  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 05-22-2018  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: I received copy of training records documenting that Rasika Jayalath was last trained by DO on 5/22/18. Violation I651 regarding failure to provide annual DO training for employees, cited during on site inspection conducted on 5/17/18, has been corrected.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 05-25-2017  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: On site to conduct a routine Hazardous Materials Disclosure Business Emergency Plan (HMBEP) inspection. Met with Wendy Misiewich of 7-11 Stores. Ms. Wisiewich provided consent to enter and conduct this inspection. This facility submitted the HMBEP into the CERS database. The submission was accepted. The following were verified: - Chemical Disclosure; - Contingency plan/BEP; - Training program; and, - Facility Map. Please note that if the facility decides to discontinue any of the above chemicals, proper disposal or removal of chemicals is required and maintenance of disposal records will be verified. Within

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7-ELEVEN INC. #25801 (Continued)

S123500020

30 days of removal, contact this agency to verify that the hazardous material is no longer stored on site and remove it from the facility's listed disclosable chemicals.

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-02-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Inspector Comments: I received a copy of Monitoring System Certification, Line Leak Detector Test and Spill Bucket Testing Report Form for activities conducted on 5/31/16. All components passed test.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 06-10-2015  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: Inspector Comments: On site to witness monitoring system certification testing activities and to conduct routine UST inspection. Annular and turbine sump sensors alarmed properly (visual and audible) and shut down respective turbine when submerged in water. UDC sensors alarmed properly (visual and audible) and shut down all turbines when submerged in water. Fail-safe, sensor out and emergency shut off were tested and passed. Line leak detectors were tested and passed. Site has flappers for overflow prevention. Spill buckets were tested and passed. Valid permit, designated operator documentation, monthly inspection reports, responses to alarms, monitoring plan, response plan, employee training records, tank pages, certification of financial responsibility, copies of monitoring system certification and secondary containment reports are available for review.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-11-2014  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: This Agency received a monitoring system certification dated 4/15/2014. The following monitoring equipment was certified to be operational per manufacturer's specifications: in-tank gauging probes, annular space sensors, piping sump sensors, mechanical line leak detectors, tank overflow, dispenser containment sensors and shear valves. Positive shut-down due to leaks and sensor failure/disconnection was confirmed. Comments were, site has not fill sumps; no overflow alarm. Also, a plot plan of the location of tanks and monitoring system was included.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown

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**7-ELEVEN INC. #25801 (Continued)**

**S123500020**

Eval Date: 06-20-2014  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Michelle Cleghorn of Tanknolgy called me this morning and reported that the technician will not be there today, so we rescheduled for this Wednesday.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-23-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Inspector Comments: I received a copy off Monitoring System Certification, Line Leak Detector Test and Spill Bucket Testing Report Form for activities conducted on 6/10/15. All components passed.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 07-03-2013  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: A routine inspection was conducted. The lead cashier on site, Maria Garcia, granted me permission to inspect today. The outside perimeter area and rear of store were inspected. A drum stored outside was stored closed and labeled with required hazardous waste information and appeared to be in good condition. Manifests for disposal of hazardous waste were available for review. A business emergency plan and absorbent for spill response was on site

Eval Division: Orange County Environmental Health  
Eval Program: HW  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 07-23-2013  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: This Agency received a monitoring system certification dated 7/03/2013. The following monitoring equipment was certified to be operational per manufacturer's specifications: in-tank gauging probes, annular space sensors, piping sump sensors, mechanical line leak detectors, tank overfill, dispenser containment sensors and shear valves. Positive shut-down due to leaks and sensor failure/disconnection was confirmed. Also, a plot plan of the location of tanks and monitoring system and a secondary containment testing report form indicating all fill spill buckets tested had PASS results was included.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 09-18-2019  
Violations Found: No

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**7-ELEVEN INC. #25801 (Continued)**

**S123500020**

Eval Type: Other, not routine, done by local agency  
Eval Notes: Secondary containment test on UDC 3/4 was conducted on 9/17/18 after completion of repairs after failure during initial SB989 testing on 1/25/19. UDC 3/4 was filled with 4 inches above highest penetration and passed 15 minute test using VPLT instrument. Outstanding violation I382 regarding failure to maintain secondary containment cited in inspection report dated 2/8/19, has been corrected. Copy of Secondary Containment Testing Report Form must be submitted to this agency within 30 days of testing.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 08-15-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTION COMMENT: Received the Annual Monitoring System Certification Test Result, dated 5/25/2017. The following tests PASSED: - Monitoring System Certification - Line Leak Detector The Spill Bucket Test for did not pass during the Annual Monitoring System Certification. The following violation remains outstanding: 1189 UST system is operated to prevent unauthorized release, including spills and overfills.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
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: CERS submittal reviewed and was accepted this date.  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 11-15-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Forwarded monitoring system certification results (5/25/17) to both Joyce Krall and Minh Le.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 12-31-2014  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: NOT ACCEPTED 6/13/2014 CERS submittal of the HAZARDOUS MATERIALS INVENTORY CHEMICAL DESCRIPTION page for GASOLINE, as it indicates that gasoline is a MIXTURE; change this to PURE. Please make changes and re-submit. ACCEPTED 10/30/2014 CERS submittal of BUSINESS ACTIVITIES form and OWNER OPERATOR IDENTIFICATION form. NOT ACCEPTED 6/13/2014 CERS submittal of BEP and EMPLOYEE TRAINING PLAN, as the BEP is a

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7-ELEVEN INC. #25801 (Continued)

S123500020

Orange County Fire Authority document that list outdated address and phone number; submit a BEP with current and accurate information (blank form can be downloaded from our agency s website at [www.occupainfo.com/forms](http://www.occupainfo.com/forms)).

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 01-27-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Reviewed and accepted annual certification documents submitted to CERS on 1/14/16.

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-07-2014  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Reviewed status, as per direction of Darwin  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-16-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Inspector Comments: I received a copy of Secondary Containment Testing Report Form (3 year SB989) for activities conducted on 1/21/16 and 1/26/16. All components passed test.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 04-15-2014  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: I received an email with the following message: "From: JrMaint [mailto:JrMaint@jrmaint.com] Sent: Friday, April 11, 2014 11:02 AM To: HCA EH UST Notifications Subject: 7-11 25801 Re: 7-11 25801 31702 P.C.H. South Laguna, CA 92677 The Veeder Root UST monitor system had to be cold started, I have scheduled a certification for Tuesday 4/15/14 at 10:00am to verify the system operation (not meant to be an annual certification) if this date or time is unacceptable please contact me. Thank you, Joe Steed Ph# 714-891-8777"

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 05-17-2018  
Violations Found: No

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7-ELEVEN INC. #25801 (Continued)

S123500020

Eval Type: Routine done by local agency  
Eval Notes: On site to conduct routine hazardous waste inspection. I walked the perimeter and inspected waste storage area. I did not observe any hazardous waste in municipal trash. Fuel waste drums are stored closed and labeled. Manifests were reviewed. Emergency contact information and procedures are posted in manager' office and cashier area.

Eval Division: Orange County Environmental Health  
Eval Program: HW  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 05-17-2018  
Violations Found: Yes  
Eval Type: Routine done by local agency  
Eval Notes: On site to witness monitoring system certification testing activities and to conduct routine UST inspection. Annular and turbine sump sensors alarmed properly (visual and audible) and shut down respective turbine when submerged in water. UDC sensors alarmed properly (visual and audible) and shut down all turbines when submerged in water. Fill sumps do not have sensors. Fail-safe, sensor out and emergency shut off were tested and passed. Line leak detectors were tested and passed. Site has flappers for overflow prevention. Spill buckets are direct bury. They were tested visually and passed. Valid permit is posted on a bulletin board in cashier area, designated operator (DO) documentation, monthly inspection reports with responses to alarms, monitoring plan, response plan, owner/operator agreement, employee training records, tank pages, certification of financial responsibility, copies of monitoring system certification and secondary containment reports are [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 05-18-2020  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: On site to conduct a routine hazardous waste inspection. Maria Maldonado, Manager, provided consent to inspect. The facility generates gasoline water mixture from annual monitoring certification. A perimeter walk was conducted. Municipal dumpster does not appear to contain any hazardous waste. Manifests from Belshire were available and reviewed. Emergency response information is posted and employees are reported to be trained. No hazardous waste violations were observed on this date. Inspection report mailed to facility.

Eval Division: Orange County Environmental Health  
Eval Program: HW  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 05-21-2019  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: INSPECTOR COMMENTS On site to conduct a Hazardous Materials Disclosure and Business Emergency Plan inspection. Met this date with Maria Maldonado, manager, who granted consent to enter and inspect the facility. CERS ID 10165969 Verified the following this date: -

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7-ELEVEN INC. #25801 (Continued)

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Business Activities - Business Ownership - Hazardous Materials Inventory - Facility Site Map - Business Emergency Plan - Training Records No violations this date. Report mailed to facility and to corporate.

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 05-21-2019  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: INSPECTOR COMMENTS On site to conduct an UNderground Storage Tank (UST) inspection of the facility and witness the annual monitoring system certification, spill bucket testing, and line leak detector testing. Met this date with Maria Maldonado, manager, who granted consent to enter and inspect the facility. TECHNICIAN Luis Navarro | Tanknology Certifications | Current CERS ID 10165969 The site contains two (2) DW USTs for regular and premium fuel. Site is monitored by a Veeder Root (VR) TLS 350 system. The USTs are monitored by VR 420 sensors. The turbine sumps are monitored by VR 208 sensors. There are no sensors in the fill sumps. The UDCs are monitored by VR 352 sensors. All sensors were located at the lowest points of the sumps. All sensors shut down the system when places in liquid. Spill buckets passed hydrostatic testing. Fail Safe also passed. Overfill prevention testing was conducted. Overfill prevention is flapper valves. The Secondary [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 05-25-2017  
Violations Found: Yes  
Eval Type: Routine done by local agency  
Eval Notes: On site to witness annual monitor certification and to conduct a routine UST inspection. Met with Jorge Hernandez of Tanknology. Jorge Hernandez conducted the tank testing, monitor system certification, and spill bucket testing. Mr. Hernandez s ICC, VMI, and Veeder-Root certifications were observed and verified. The facility contains: - (2) 12,000 gallon double walled USTs containing regular and supreme gasoline, respectively. Spill buckets are direct bury buckets. (2) 15 minute ENCON tests were conducted. The USTs are continuously monitored by a Veeder-Root TLS-350R system. Alarm history and set-up tape was reviewed during this inspection. The panel read all functions normal. USTs contain: - Flapper valves (fill-tube shut off valves) for overfill protection. In CERS, Please remove that the USTs have a ball float. The following were tested: - All Sump, annular, and UDC sensors tested sent alarm to the veeder root panel and shut off the - Fail [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 05-27-2021  
Violations Found: No



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7-ELEVEN INC. #25801 (Continued)

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Eval Type: Routine done by local agency  
Eval Notes: On site for routine Hazardous Materials Business Plan (HMBP. Maria Maldonado, Manager, provided consent to inspect. Observed the following materials on site at reportable quantities: - Carbon dioxide - Gasoline Hazardous materials disclosed in CERS match what is reported on site. Training was reported to have been conducted with Belshire. Per California Health & Safety Code Ch. 6.95, businesses that store and handle hazardous materials at or over reportable quantities (55 gal of a liquid, 500 lbs of a solid, 200 cubic ft of a compressed gas) must prepare and implement an HMBP. The facility is responsible for identifying all hazardous materials, including hazardous wastes, which are at or above disclosure thresholds. If there is a change in the type of amount of chemicals that are maintained on site, please submit revised documents (electronically though CERS) within 30 days of change. The HMBP must be submitted online through the California Environmental [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 05-27-2021  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: On site to conduct a routine hazardous waste inspection. Maria Maldonado, Manager, provided consent to inspect. The facility generates gasoline water mixture from annual monitoring certification. A perimeter walk was conducted. Municipal dumpster does not appear to contain any hazardous waste. Manifests from Belshire were available and reviewed. Emergency response information is posted and employees are reported to be trained. No hazardous waste violations were observed on this date. Inspection report mailed to facility.

Eval Division: Orange County Environmental Health  
Eval Program: HW  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 05-31-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Prepared for onsite inspection.  
Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 05-31-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Prepared for onsite inspection.  
Eval Division: Orange County Environmental Health  
Eval Program: HW  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 06-10-2015  
Violations Found: No

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7-ELEVEN INC. #25801 (Continued)

S123500020

Eval Type: Routine done by local agency  
Eval Notes: Inspector Comments: On site to conduct routine hazardous waste inspection. Francisca Mora granted consent to conduct inspection. I walked the perimeter and inspected waste storage area. I did not observe any hazardous waste in municipal trash. Fuel waste drums are stored closed and labeled. Manifests were reviewed. Business emergency plan is available on site.

Eval Division: Orange County Environmental Health  
Eval Program: HW  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-20-2014  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: prep for A01 inspection 6/23; ran Report 7800, review past history in report and on EC.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 07-09-2013  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Not reported  
Eval Division: Orange County Environmental Health  
Eval Program: HW  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 07-23-2013  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Not reported  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 08-31-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENT: On site for a follow-up underground storage tank inspection. Site verification needed to determine if the spill buckets were direct bury or contained in sump. Joe Rhodes Maintenance was on site to open the sumps for viewing. Facility has two double-walled tanks with the spill buckets and vapor buckets buried inside a sump filled with pea-gravel. Spill buckets were determined to be direct-buried. Modification of the spill buckets will require a Facility Modification Application. Please submit an application to this Agency immediately. Once approved, facility must notify this Agency within 48 hours of re-testing. An inspector must be on-site to witness the re-test. The test report dated 5/25/2017 showed the spill buckets failed on both tanks (87 and 91). However, the re-inspection and the re-test dated 6/26/2017, concluded that only the 91 tank s spill bucket was replaced. Please verify. The following violation is

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7-ELEVEN INC. #25801 (Continued)

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still outstanding: UST [Truncated]  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 10-20-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: CERS submittal reviewed and was not accepted. See comments below and previous A27 comments regarding the status of the spill buckets. Hi Jamil, Please change the containment sump section to "no" to identify the spill buckets as direct bury. Please update within 30 days. Any questions, please feel free to contact me at minh.le@ochca.com or 714-720-1327. Thank you. Minh Le.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 01-16-2020  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Reviewed Secondary Containment Testing Report Form for activities conducted on 9/17/19, after completion of repairs on UDC 3/4 that failed initial SB989 testing on 1/25/19. Failed UDC passed test.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 01-22-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: SB 989 notification  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-07-2014  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Reviewed status, as per direction of Darwin  
Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-24-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Reviewed CERS submittal. Submittal was not excepted. See comment below. Emergency Response Plan: Please change the phone number for the Local Unified Program Agency (UPA/CUPA) to 714-433-6000. The number you currently have listed is incorrect. Any questions, please feel free to contact me at minh.le@ochca.com or 714-720-1327. Thank you.

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7-ELEVEN INC. #25801 (Continued)

S123500020

Minh Le.  
Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 04-11-2014  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Cold Start Monitor cert notification  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 05-25-2017  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: On site to conduct a routine hazardous waste inspection. Met with Wendy Misiewich of 7-11 Stores. Ms. Wisiewich provided consent to enter and conduct this inspection. Hazardous waste observed on-site included (1) 55-gallon drum for used fuel filters. During UST testing, waste water containing gasoline is stored on-site and picked up by Belshire within the appropriate accumulation time. Hazardous waste was properly labeled and stored closed. Hazardous waste manifests were available for review. Perimeter of the facility was inspected. Did not observe any indication of a hazardous waste release or illegal dumping along the perimeter of the facility.  
Eval Division: Orange County Environmental Health  
Eval Program: HW  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 05-31-2016  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: Inspector Comments: On site to conduct hazardous materials chemical inventory and business emergency plan inspection. I walked through the facility and inspected hazardous materials storage area to verify materials reported in CERS. Facility has gasoline and carbon dioxide that meet required disclosure quantities. Employee training records are available on site. Business emergency plan is available on site.  
Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 05-31-2016  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: Inspector Comments: On site to conduct routine hazardous waste inspection. Wendy Misiewich granted consent to conduct inspection. I walked the perimeter and inspected waste storage area. I did not observe any hazardous waste in municipal trash. Fuel waste solids drum is stored closed and labeled. Manifests were reviewed. Business emergency plan is available on site and emergency contact information is posted.

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**7-ELEVEN INC. #25801 (Continued)**

**S123500020**

Eval Division: Orange County Environmental Health  
Eval Program: HW  
Eval Source: CERS,

**Affiliation:**

Affiliation Type Desc: UST Property Owner Name  
Entity Name: 7-ELEVEN INC.  
Entity Title: Not reported  
Affiliation Address: P.O. BOX 711 ATTN: GASOLINE COMPLIANCE, LOC 148  
Affiliation City: DALLAS  
Affiliation State: TX  
Affiliation Country: United States  
Affiliation Zip: 75221  
Affiliation Phone: (800) 828-0711,

Affiliation Type Desc: Facility Mailing Address  
Entity Name: Mailing Address  
Entity Title: Not reported  
Affiliation Address: P.O. BOX 711 ATTN: GASOLINE COMPLIANCE, LOC 148  
Affiliation City: DALLAS  
Affiliation State: TX  
Affiliation Country: Not reported  
Affiliation Zip: 75221  
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer  
Entity Name: TERESA MILES  
Entity Title: SENIOR MANAGER, ENVIRONMENTAL COMPLIANCE WEST  
Affiliation Address: Not reported  
Affiliation City: Not reported  
Affiliation State: Not reported  
Affiliation Country: Not reported  
Affiliation Zip: Not reported  
Affiliation Phone: ,

Affiliation Type Desc: UST Permit Applicant  
Entity Name: STEPHEN BOYD  
Entity Title: REGIONAL GASOLINE ENVIRONMENTAL COMPLIANCE MANAGER  
Affiliation Address: Not reported  
Affiliation City: Not reported  
Affiliation State: Not reported  
Affiliation Country: Not reported  
Affiliation Zip: Not reported  
Affiliation Phone: (714) 771-5484,

Affiliation Type Desc: CUPA District  
Entity Name: Orange County Env Health  
Entity Title: Not reported  
Affiliation Address: 1241 East Dyer RoadSuite 120  
Affiliation City: Santa Ana  
Affiliation State: CA  
Affiliation Country: Not reported  
Affiliation Zip: 92705-5611  
Affiliation Phone: (714) 433-6406,

Affiliation Type Desc: Document Preparer  
Entity Name: BELSHIRE ENVIRONMENTAL SERVICES, INC.

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**7-ELEVEN INC. #25801 (Continued)**

**S123500020**

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: ,

Affiliation Type Desc: Environmental Contact  
Entity Name: VESTA SLAYMAN  
Entity Title: Not reported  
Affiliation Address: P.O. BOX 711 ATTN: GASOLINE COMPLIANCE, LOC 148  
Affiliation City: DALLAS  
Affiliation State: TX  
Affiliation Country: Not reported  
Affiliation Zip: 75221  
Affiliation Phone: ,

Affiliation Type Desc: Parent Corporation  
Entity Name: 7-ELEVEN 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: ,

Affiliation Type Desc: Property Owner  
Entity Name: 7-ELEVEN INC.  
Entity Title: Not reported  
Affiliation Address: P.O. BOX 711 ATTN: GASOLINE COMPLIANCE, LOC 148  
Affiliation City: DALLAS  
Affiliation State: TX  
Affiliation Country: United States  
Affiliation Zip: 75221  
Affiliation Phone: (800) 828-0711,

Affiliation Type Desc: UST Tank Owner  
Entity Name: 7-ELEVEN INC.  
Entity Title: Not reported  
Affiliation Address: P.O. BOX 711 ATTN: GASOLINE COMPLIANCE, LOC 148  
Affiliation City: DALLAS  
Affiliation State: TX  
Affiliation Country: United States  
Affiliation Zip: 75221  
Affiliation Phone: (800) 828-0711,

Affiliation Type Desc: Legal Owner  
Entity Name: 7-ELEVEN INC.  
Entity Title: Not reported  
Affiliation Address: P.O. BOX 711 ATTN: GASOLINE COMPLIANCE, LOC 148  
Affiliation City: DALLAS  
Affiliation State: TX  
Affiliation Country: United States  
Affiliation Zip: 75221  
Affiliation Phone: (800) 828-0711,

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**7-ELEVEN INC. #25801 (Continued)**

**S123500020**

Affiliation Type Desc: Operator  
 Entity Name: DHALIWAL, HARJINDER SINGH & RAMEET KAUR (DHALIWAL BROS, 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: (949) 499-3039,

Affiliation Type Desc: UST Tank Operator  
 Entity Name: DHALIWAL, HARJINDER SINGH & RAMEET KAUR (DHALIWAL BROS, INC)  
 Entity Title: Not reported  
 Affiliation Address: 31702 COAST HWY  
 Affiliation City: LAGUNA BEACH  
 Affiliation State: CA  
 Affiliation Country: United States  
 Affiliation Zip: 92677  
 Affiliation Phone: (949) 499-3039,

**D19**  
**NW**  
 < 1/8  
 0.102 mi.  
 536 ft.

**SOUTHLAND CORP**  
**31696 COAST**  
**LAGUNA BEACH, CA 92677**  
**Site 6 of 12 in cluster D**

**LUST** **S102437896**  
**Cortese** **N/A**  
**CERS**

**Relative:**  
**Higher**  
**Actual:**  
**137 ft.**

**LUST:**  
 Name: SOUTHLAND CORP  
 Address: 31696 COAST  
 City,State,Zip: LAGUNA BEACH, CA 92677  
 Lead Agency: ORANGE COUNTY LOP  
 Case Type: LUST Cleanup Site  
 Geo Track: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0605902594](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605902594)  
 Global Id: T0605902594  
 Latitude: 33.5024263337706  
 Longitude: -117.744155824184  
 Status: Completed - Case Closed  
 Status Date: 05/02/1985  
 Case Worker: GH  
 RB Case Number: 9UT512  
 Local Agency: ORANGE COUNTY LOP  
 File Location: Local Agency  
 Local Case Number: 85UT042  
 Potential Media Affect: Under Investigation  
 Potential Contaminants of Concern: Gasoline  
 Site History: Not reported

**LUST:**  
 Global Id: T0605902594  
 Contact Type: Local Agency Caseworker  
 Contact Name: GENIECE HIGGINS  
 Organization Name: ORANGE COUNTY LOP  
 Address: 1241 EAST DYER ROAD SUITE 120  
 City: SANTA ANA  
 Email: ghiggins@ochca.com  
 Phone Number: 7144336260

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SOUTHLAND CORP (Continued)**

**S102437896**

LUST:

Global Id: T0605902594  
Action Type: ENFORCEMENT  
Date: 07/01/2021  
Action: Historic Files

LUST:

Global Id: T0605902594  
Status: Completed - Case Closed  
Status Date: 05/02/1985

Global Id: T0605902594  
Status: Open - Case Begin Date  
Status Date: 05/02/1985

CORTESE:

Name: SOUTHLAND CORP  
Address: 31696 COAST  
City,State,Zip: LAGUNA BEACH, CA 92677  
Region: CORTESE  
Envirostor Id: Not reported  
Global ID: T0605902594  
Site/Facility Type: LUST CLEANUP SITE  
Cleanup Status: COMPLETED - CASE CLOSED  
Status Date: Not reported  
Site Code: Not reported  
Latitude: Not reported  
Longitude: Not reported  
Owner: Not reported  
Enf Type: Not reported  
Swat R: Not reported  
Flag: active  
Order No: Not reported  
Waste Discharge System No: Not reported  
Effective Date: Not reported  
Region 2: Not reported  
WID Id: Not reported  
Solid Waste Id No: Not reported  
Waste Management Uit Name: Not reported  
File Name: Active Open

CERS:

Name: SOUTHLAND CORP  
Address: 31696 COAST  
City,State,Zip: LAGUNA BEACH, CA 92677  
Site ID: 200715  
CERS ID: T0605902594  
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker  
Entity Name: GENIECE HIGGINS - ORANGE COUNTY LOP  
Entity Title: Not reported  
Affiliation Address: 1241 EAST DYER ROAD SUITE 120  
Affiliation City: SANTA ANA



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SOUTHLAND CORP (Continued)**

**S102437896**

Affiliation State: CA  
Affiliation Country: Not reported  
Affiliation Zip: Not reported  
Affiliation Phone: 7144336260,

**D20  
NW  
< 1/8  
0.109 mi.  
575 ft.**

**7-ELEVEN STORE 2113/25801  
31696 COAST HIGHWAY  
SOUTH LAGUNA, CA 92677**

**HIST UST S113473451  
N/A**

**Site 7 of 12 in cluster D**

**Relative:  
Higher**

HIST UST:

**Actual:  
136 ft.**

Name: 7-ELEVEN STORE 25801 (2113)  
Address: 31696 COAST HIGHWAY  
City,State,Zip: SOUTH LAGUNA, CA 92677  
File Number: 0001FA0D  
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0001FA0D.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

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:](#)

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**D21**  
**NW**  
**< 1/8**  
**0.109 mi.**  
**575 ft.**

**SHERROWS GULF SERVICE**  
**31696 S COAST HWY**  
**SOUTH LAGUNA, CA 92677**

**EDR Hist Auto**    **1022210879**  
**N/A**

**Site 8 of 12 in cluster D**

**Relative:**  
**Higher**

EDR Hist Auto

**Actual:**  
**136 ft.**

Year:	Name:	Type:
1971	SHERROWS GULF SERVICE	Gasoline Service Stations

**D22**  
**NW**  
**< 1/8**  
**0.109 mi.**  
**575 ft.**

**7-ELEVEN STORE 2113/25801**  
**31696 S COAST HWY**  
**LAGUNA BEACH, CA 92677**

**HIST UST**    **U001577841**  
**N/A**

**Site 9 of 12 in cluster D**

**Relative:**  
**Higher**

HIST UST:

**Actual:**  
**136 ft.**

Name:	7-ELEVEN STORE 2113/25801
Address:	31696 S COAST HWY
City,State,Zip:	LAGUNA BEACH, CA 92677
File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000063673
Facility Type:	Other
Other Type:	CONVENIENCE STORE W/
Contact Name:	MIKE AUSTIN
Telephone:	7149780137
Owner Name:	THE SOUTHLAND CORPORATION
Owner Address:	1240 S. STATE COLLEGE BLVD., S
Owner City,St,Zip:	ANAHEIM, CA 92806
Total Tanks:	0003
Tank Num:	001
Container Num:	01
Year Installed:	Not reported
Tank Capacity:	00015000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, 10
Tank Num:	002
Container Num:	02
Year Installed:	1985
Tank Capacity:	00012000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, 10
Tank Num:	003
Container Num:	03
Year Installed:	1985
Tank Capacity:	00012000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, 10

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

D23  
NW  
< 1/8  
0.109 mi.  
575 ft.

**7 - ELEVEN FOOD STORES #25801**  
**31696 S PACIFIC COAST HWY**  
**SOUTH LAGUNA, CA 92677**

**SWEEPS UST**    **S106922255**  
**N/A**

**Site 10 of 12 in cluster D**

**Relative:**  
**Higher**

**Actual:**  
**136 ft.**

SWEEPS UST:

Name: 7 - ELEVEN FOOD STORES #25801  
Address: 31696 S PACIFIC COAST HWY  
City: SOUTH LAGUNA  
Status: Active  
Comp Number: 3494  
Number: 9  
Board Of Equalization: 44-016275  
Referral Date: 09-30-92  
Action Date: 09-15-92  
Created Date: 02-29-88  
Owner Tank Id: Not reported  
SWRCB Tank Id: 30-000-003494-000002  
Tank Status: A  
Capacity: 15000  
Active Date: Not reported  
Tank Use: M.V. FUEL  
STG: P  
Content: REG UNLEADED  
Number Of Tanks: 3

Name: 7 - ELEVEN FOOD STORES #25801  
Address: 31696 S PACIFIC COAST HWY  
City: SOUTH LAGUNA  
Status: Active  
Comp Number: 3494  
Number: 9  
Board Of Equalization: 44-016275  
Referral Date: 09-30-92  
Action Date: 09-15-92  
Created Date: 02-29-88  
Owner Tank Id: Not reported  
SWRCB Tank Id: 30-000-003494-000003  
Tank Status: A  
Capacity: 12000  
Active Date: Not reported  
Tank Use: M.V. FUEL  
STG: P  
Content: LEADED  
Number Of Tanks: Not reported

Name: 7 - ELEVEN FOOD STORES #25801  
Address: 31696 S PACIFIC COAST HWY  
City: SOUTH LAGUNA  
Status: Active  
Comp Number: 3494  
Number: 9  
Board Of Equalization: 44-016275  
Referral Date: 09-30-92  
Action Date: 09-15-92  
Created Date: 02-29-88  
Owner Tank Id: Not reported  
SWRCB Tank Id: 30-000-003494-000004

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

7 - ELEVEN FOOD STORES #25801 (Continued)

S106922255

Tank Status: A  
Capacity: 12000  
Active Date: Not reported  
Tank Use: M.V. FUEL  
STG: P  
Content: REG UNLEADED  
Number Of Tanks: Not reported

D24  
NW  
< 1/8  
0.109 mi.  
575 ft.

7 - ELEVEN FOOD STORES #25801  
31696 PACIFIC COAST S  
LAGUNA BEACH, CA 92651

UST U004049613  
N/A

Site 11 of 12 in cluster D

Relative:  
Higher  
Actual:  
136 ft.

UST:  
Name: 7 - ELEVEN FOOD STORES #25801  
Address: 31696 PACIFIC COAST S  
City,State,Zip: LAGUNA BEACH, CA 92651  
Facility ID: 3494  
Permitting Agency: ORANGE COUNTY  
CERSID: Not reported  
Latitude: 33.50248  
Longitude: -117.74439

D25  
NW  
< 1/8  
0.109 mi.  
575 ft.

SOUTHLAND CORP  
31696 S COAST HWY  
LAGUNA BEACH, CA 92677

LUST 1000282013  
HIST UST N/A

Site 12 of 12 in cluster D

Relative:  
Higher  
Actual:  
136 ft.

ORANGE CO. LUST:  
Name: SOUTHLAND CORP  
Address: 31696 S COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92677  
Region: ORANGE  
Facility Id: 85UT042  
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded  
Date Closed: 05/02/1985  
Record ID: RO0001775

HIST UST:

Name: 7-ELEVEN STORE #25801 (2113)  
Address: 31696 S COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92677  
File Number: Not reported  
URL: Not reported  
Region: STATE  
Facility ID: 00000012349  
Facility Type: Gas Station  
Other Type: Not reported  
Contact Name: MIKE AUSTIN  
Telephone: 7149780137  
Owner Name: THE SOUTHLAND CORPORATION  
Owner Address: 1240 S. STATE COLLEGE BLVD., S  
Owner City,St,Zip: ANAHEIM, CA 92806  
Total Tanks: 0004

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SOUTHLAND CORP (Continued)**

**1000282013**

Tank Num: 001  
Container Num: 01  
Year Installed: Not reported  
Tank Capacity: 00010000  
Tank Used for: PRODUCT  
Type of Fuel: UNLEADED  
Container Construction Thickness: Not reported  
Leak Detection: Stock Inventor, Groundwater Monitoring Well

Tank Num: 002  
Container Num: 02  
Year Installed: Not reported  
Tank Capacity: 00010000  
Tank Used for: PRODUCT  
Type of Fuel: REGULAR  
Container Construction Thickness: Not reported  
Leak Detection: Stock Inventor, Groundwater Monitoring Well

Tank Num: 003  
Container Num: 03  
Year Installed: Not reported  
Tank Capacity: 00010000  
Tank Used for: PRODUCT  
Type of Fuel: REGULAR  
Container Construction Thickness: Not reported  
Leak Detection: Stock Inventor, Groundwater Monitoring Well

Tank Num: 004  
Container Num: 04  
Year Installed: Not reported  
Tank Capacity: 00000000  
Tank Used for: PRODUCT  
Type of Fuel: 06  
Container Construction Thickness: Not reported  
Leak Detection: Stock Inventor, Groundwater Monitoring Well

**F26  
NNW  
1/8-1/4  
0.129 mi.  
680 ft.**

**CITY OF LAG BEACH FIRE STN #4  
31646 2ND AVE # 4  
LAGUNA BEACH, CA 92651**

**UST U003939327  
N/A**

**Site 1 of 6 in cluster F**

**Relative:  
Higher  
Actual:  
153 ft.**

UST:  
Name: CITY OF LAG BEACH FIRE STN #4  
Address: 31646 2ND AVE # 4  
City,State,Zip: LAGUNA BEACH, CA 92651  
Facility ID: 6058  
Permitting Agency: ORANGE COUNTY  
CERSID: Not reported  
Latitude: 33.50317  
Longitude: -117.74398

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**F27**  
**NNW**  
**1/8-1/4**  
**0.129 mi.**  
**680 ft.**

**STATION 6**  
**31646 SECOND AVENUE**  
**SOUTH LAGUNA, CA 92651**

**Site 2 of 6 in cluster F**

**HIST UST**    **S118415704**  
**N/A**

**Relative:**  
**Higher**

**Actual:**  
**153 ft.**

**HIST UST:**

Name: STATION 6  
Address: 31646 SECOND AVENUE  
City,State,Zip: SOUTH LAGUNA, CA 92651  
File Number: 0002EC4E  
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002EC4E.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:](#)

**F28**  
**NNW**  
**1/8-1/4**  
**0.129 mi.**  
**680 ft.**

**LAGUNA BEACH FIRE STATION**  
**31646 2ND**  
**LAGUNA BEACH, CA 92851**

**Site 3 of 6 in cluster F**

**LUST**    **S102428005**  
**Cortese**    **N/A**  
**HIST CORTESE**  
**CERS**

**Relative:**  
**Higher**

**Actual:**  
**153 ft.**

**LUST:**

Name: LAGUNA BEACH FIRE STATION #4  
Address: 31646 2ND  
City,State,Zip: LAGUNA BEACH, CA 92651  
Lead Agency: ORANGE COUNTY LOP  
Case Type: LUST Cleanup Site  
Geo Track: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0605902469](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605902469)  
Global Id: T0605902469  
Latitude: 33.503009  
Longitude: -117.743907  
Status: Completed - Case Closed  
Status Date: 03/08/1993  
Case Worker: GH  
RB Case Number: 9UT2269  
Local Agency: ORANGE COUNTY LOP  
File Location: Local Agency  
Local Case Number: 92UT104  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Diesel  
Site History: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LAGUNA BEACH FIRE STATION (Continued)**

**S102428005**

LUST:

Global Id: T0605902469  
Contact Type: Local Agency Caseworker  
Contact Name: GENIECE HIGGINS  
Organization Name: ORANGE COUNTY LOP  
Address: 1241 EAST DYER ROAD SUITE 120  
City: SANTA ANA  
Email: ghiggins@ochca.com  
Phone Number: 7144336260

LUST:

Global Id: T0605902469  
Action Type: Other  
Date: 08/05/1992  
Action: Leak Reported

Global Id: T0605902469  
Action Type: ENFORCEMENT  
Date: 07/02/2021  
Action: Historic Files

Global Id: T0605902469  
Action Type: ENFORCEMENT  
Date: 03/08/1993  
Action: Closure/No Further Action Letter

Global Id: T0605902469  
Action Type: Other  
Date: 08/05/1992  
Action: Leak Discovery

LUST:

Global Id: T0605902469  
Status: Open - Case Begin Date  
Status Date: 08/05/1992

Global Id: T0605902469  
Status: Completed - Case Closed  
Status Date: 03/08/1993

ORANGE CO. LUST:

Name: LAGUNA BEACH FIRE STATION #4  
Address: 31646 2ND AVE  
City,State,Zip: LAGUNA BEACH, CA 92651  
Region: ORANGE  
Facility Id: 92UT104  
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4  
Date Closed: 03/08/1993  
Record ID: RO0002357

CORTESE:

Name: LAGUNA BEACH FIRE STATION #4  
Address: 31646 2ND  
City,State,Zip: LAGUNA BEACH, CA 92651

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LAGUNA BEACH FIRE STATION (Continued)**

**S102428005**

Region: CORTESE  
Envirostor Id: Not reported  
Global ID: T0605902469  
Site/Facility Type: LUST CLEANUP SITE  
Cleanup Status: COMPLETED - CASE CLOSED  
Status Date: Not reported  
Site Code: Not reported  
Latitude: Not reported  
Longitude: Not reported  
Owner: Not reported  
Enf Type: Not reported  
Swat R: Not reported  
Flag: active  
Order No: Not reported  
Waste Discharge System No: Not reported  
Effective Date: Not reported  
Region 2: Not reported  
WID Id: Not reported  
Solid Waste Id No: Not reported  
Waste Management Uit Name: Not reported  
File Name: Active Open

**HIST CORTESE:**

edr\_fname: LAGUNA BEACH FIRE STATION  
edr\_fadd1: 31646 2ND  
City,State,Zip: LAGUNA BEACH, CA 92851  
Region: CORTESE  
Facility County Code: 30  
Reg By: LTNKA  
Reg Id: 9UT2269

**CERS:**

Name: LAGUNA BEACH FIRE STATION #4  
Address: 31646 2ND  
City,State,Zip: LAGUNA BEACH, CA 92651  
Site ID: 194527  
CERS ID: T0605902469  
CERS Description: Leaking Underground Storage Tank Cleanup Site

**Affiliation:**

Affiliation Type Desc: Local Agency Caseworker  
Entity Name: GENIECE HIGGINS - ORANGE COUNTY LOP  
Entity Title: Not reported  
Affiliation Address: 1241 EAST DYER ROAD SUITE 120  
Affiliation City: SANTA ANA  
Affiliation State: CA  
Affiliation Country: Not reported  
Affiliation Zip: Not reported  
Affiliation Phone: 7144336260,



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**F29**  
**NNW**  
**1/8-1/4**  
**0.129 mi.**  
**680 ft.**

**STATION #6**  
**31646 2ND AVE**  
**LAGUNA BEACH, CA 92651**

**HIST UST**    **U001577387**  
**N/A**

**Site 4 of 6 in cluster F**

**Relative:**  
**Higher**  
**Actual:**  
**153 ft.**

HIST UST:  
Name: STATION #6  
Address: 31646 2ND AVE  
City,State,Zip: LAGUNA BEACH, CA 92651  
File Number: Not reported  
URL: Not reported  
Region: STATE  
Facility ID: 00000027191  
Facility Type: Other  
Other Type: FIRE DEPARTMENT  
Contact Name: CAPTS. PALMER, FORREST, VELLEK  
Telephone: 7148316508  
Owner Name: ORANGE COUNTY FIRE DEPARTMENT  
Owner Address: 180 SO. WATER STREET  
Owner City,St,Zip: ORANGE, CA 92666  
Total Tanks: 0002  
  
Tank Num: 001  
Container Num: 1  
Year Installed: Not reported  
Tank Capacity: 00000550  
Tank Used for: PRODUCT  
Type of Fuel: UNLEADED  
Container Construction Thickness: Not reported  
Leak Detection: Visual, Stock Inventor  
  
Tank Num: 002  
Container Num: 2  
Year Installed: Not reported  
Tank Capacity: 00000550  
Tank Used for: PRODUCT  
Type of Fuel: DIESEL  
Container Construction Thickness: Not reported  
Leak Detection: Visual, Stock Inventor

**F30**  
**NNW**  
**1/8-1/4**  
**0.129 mi.**  
**680 ft.**

**LAGUNA BEACH FIRE STATION #4**  
**31646 2ND AVE**  
**LAGUNA BEACH, CA 92651**

**LUST**    **S102432446**  
**N/A**

**Site 5 of 6 in cluster F**

**Relative:**  
**Higher**  
**Actual:**  
**153 ft.**

LUST REG 9:  
Region: 9  
Status: Case Closed  
Case Number: 9UT2269  
Local Case: 92UT104  
Substance: Diesel  
Qty Leaked: Not reported  
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site  
Local Agency: Orange  
How Found: Tank Closure  
How Stopped: Close Tank  
Source: Unknown

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LAGUNA BEACH FIRE STATION #4 (Continued)**

**S102432446**

Cause: Unknown  
Lead Agency: Local Agency  
Case Type: Soil only  
Date Found: 08/05/1992  
Date Stopped: 08/05/1992  
Confirm Date: / /  
Submit Workplan: 9/11/92  
Prelim Assess: / /  
Desc Pollution: Not reported  
Remed Plan: / /  
Remed Action: Not reported  
Began Monitor: Not reported  
Release Date: 08/05/1992  
Enforce Date: Not reported  
Closed Date: 3/8/93  
Enforce Type: Not reported  
Pilot Program: LOP  
Basin Number: 901.13  
GW Depth: 20'  
Beneficial Use: Beneficial groundwater use other than Municipal use  
NPDES Number: Not reported  
Priority: Not reported  
File Dispn: File discarded, case closed  
Interim Remedial Actions: Yes  
Cleanup and Abatement order Number: Not reported  
Waste Discharge Requirement Number: Not reported

**F31  
NNW  
1/8-1/4  
0.129 mi.  
680 ft.**

**CITY OF LAG BEACH FIRE STN #4  
31646 2ND AVE  
SOUTH LAGUNA, CA 92677**

**SWEEPS UST S106924582  
N/A**

**Site 6 of 6 in cluster F**

**Relative:  
Higher  
Actual:  
153 ft.**

**SWEEPS UST:**  
Name: CITY OF LAG BEACH FIRE STN #4  
Address: 31646 2ND AVE  
City: SOUTH LAGUNA  
Status: Active  
Comp Number: 6058  
Number: 9  
Board Of Equalization: Not reported  
Referral Date: 09-30-92  
Action Date: 06-18-92  
Created Date: 02-29-88  
Owner Tank Id: Not reported  
SWRCB Tank Id: 30-000-006058-000001  
Tank Status: A  
Capacity: 550  
Active Date: Not reported  
Tank Use: M.V. FUEL  
STG: P  
Content: DIESEL  
Number Of Tanks: 2  
  
Name: CITY OF LAG BEACH FIRE STN #4  
Address: 31646 2ND AVE  
City: SOUTH LAGUNA  
Status: Active

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CITY OF LAG BEACH FIRE STN #4 (Continued)**

**S106924582**

Comp Number: 6058  
Number: 9  
Board Of Equalization: Not reported  
Referral Date: 09-30-92  
Action Date: 06-18-92  
Created Date: 02-29-88  
Owner Tank Id: Not reported  
SWRCB Tank Id: 30-000-006058-000002  
Tank Status: A  
Capacity: 550  
Active Date: Not reported  
Tank Use: M.V. FUEL  
STG: P  
Content: REG UNLEADED  
Number Of Tanks: Not reported

**G32**  
**ESE**  
**1/8-1/4**  
**0.130 mi.**  
**685 ft.**

**SOUTH COAST MEDICAL FACIL**  
**31872 COAST**  
**LAGUNA BEACH, CA 92677**  
**Site 1 of 7 in cluster G**

**LUST** **U003721293**  
**Cortese** **N/A**  
**HIST CORTESE**  
**CERS**

**Relative:**  
**Higher**  
**Actual:**  
**192 ft.**

**LUST:**  
Name: SOUTH COAST MEDICAL FACILITY  
Address: 31872 COAST  
City,State,Zip: LAGUNA BEACH, CA 92677  
Lead Agency: ORANGE COUNTY LOP  
Case Type: LUST Cleanup Site  
Geo Track: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0605902520](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605902520)  
Global Id: T0605902520  
Latitude: 33.4999638094362  
Longitude: -117.741985917091  
Status: Completed - Case Closed  
Status Date: 01/15/1997  
Case Worker: GH  
RB Case Number: 9UT3174  
Local Agency: ORANGE COUNTY LOP  
File Location: Local Agency  
Local Case Number: 95UT071  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Diesel  
Site History: Not reported

**LUST:**  
Global Id: T0605902520  
Contact Type: Local Agency Caseworker  
Contact Name: GENIECE HIGGINS  
Organization Name: ORANGE COUNTY LOP  
Address: 1241 EAST DYER ROAD SUITE 120  
City: SANTA ANA  
Email: ghiggins@ochca.com  
Phone Number: 7144336260

**LUST:**  
Global Id: T0605902520  
Action Type: Other  
Date: 11/21/1995  
Action: Leak Reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SOUTH COAST MEDICAL FACIL (Continued)**

**U003721293**

Global Id: T0605902520  
Action Type: ENFORCEMENT  
Date: 01/15/1997  
Action: Closure/No Further Action Letter

Global Id: T0605902520  
Action Type: Other  
Date: 11/21/1995  
Action: Leak Discovery

**LUST:**

Global Id: T0605902520  
Status: Open - Case Begin Date  
Status Date: 11/21/1995

Global Id: T0605902520  
Status: Completed - Case Closed  
Status Date: 01/15/1997

**CORTESE:**

Name: SOUTH COAST MEDICAL FACILITY  
Address: 31872 COAST  
City,State,Zip: LAGUNA BEACH, CA 92677  
Region: CORTESE  
Envirostor Id: Not reported  
Global ID: T0605902520  
Site/Facility Type: LUST CLEANUP SITE  
Cleanup Status: COMPLETED - CASE CLOSED  
Status Date: Not reported  
Site Code: Not reported  
Latitude: Not reported  
Longitude: Not reported  
Owner: Not reported  
Enf Type: Not reported  
Swat R: Not reported  
Flag: active  
Order No: Not reported  
Waste Discharge System No: Not reported  
Effective Date: Not reported  
Region 2: Not reported  
WID Id: Not reported  
Solid Waste Id No: Not reported  
Waste Management Uit Name: Not reported  
File Name: Active Open

**HIST CORTESE:**

edr\_fname: SOUTH COAST MEDICAL FACIL  
edr\_fadd1: 31872 COAST  
City,State,Zip: LAGUNA BEACH, CA 92677  
Region: CORTESE  
Facility County Code: 30  
Reg By: LTNKA  
Reg Id: 9UT3174

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SOUTH COAST MEDICAL FACIL (Continued)**

**U003721293**

**CERS:**

Name: SOUTH COAST MEDICAL FACILITY  
Address: 31872 COAST  
City,State,Zip: LAGUNA BEACH, CA 92677  
Site ID: 196129  
CERS ID: T0605902520  
CERS Description: Leaking Underground Storage Tank Cleanup Site

**Affiliation:**

Affiliation Type Desc: Local Agency Caseworker  
Entity Name: GENIECE HIGGINS - ORANGE COUNTY LOP  
Entity Title: Not reported  
Affiliation Address: 1241 EAST DYER ROAD SUITE 120  
Affiliation City: SANTA ANA  
Affiliation State: CA  
Affiliation Country: Not reported  
Affiliation Zip: Not reported  
Affiliation Phone: 7144336260,

**G33  
ESE  
1/8-1/4  
0.130 mi.  
685 ft.**

**MISSION HOSPITAL LAGUNA BEACH  
31872 COAST HWY  
LAGUNA BEACH, CA 92651**

**UST U004149117  
N/A**

**Site 2 of 7 in cluster G**

**Relative:  
Higher  
Actual:  
192 ft.**

**ORANGE CO. UST:**  
Name: MISSION HOSPITAL LAGUNA BEACH  
Address: 31872 COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92651  
Facility ID: FA0054616  
Notes: Not reported

**UST:**

Name: MISSION HOSPITAL LAGUNA BEACH  
Address: 31872 COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92651  
Facility ID: FA0054616  
Permitting Agency: Orange County Environmental Health  
CERSID: 10566628  
Latitude: 33.5006  
Longitude: -117.74049

**G34  
ESE  
1/8-1/4  
0.130 mi.  
685 ft.**

**MISSION HOSPITAL LAGUNA BEACH  
31872 COAST HWY  
LAGUNA BEACH, CA 92651**

**RCRA-SQG 1019327125  
CAL000344364**

**Site 3 of 7 in cluster G**

**Relative:  
Higher  
Actual:  
192 ft.**

**RCRA-SQG:**  
Date Form Received by Agency: 20160229  
Handler Name: MISSION HOSPITAL LAGUNA BEACH  
Handler Address: 31872 COAST HWY  
Handler City,State,Zip: LAGUNA BEACH, CA 92651  
EPA ID: CAL000344364  
Contact Name: MICHAEL F GARCIA

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**1019327125**

Contact Address:	MED CTR RD
Contact City,State,Zip:	MISSION VIEJO, CA 92691
Contact Telephone:	949-364-4247
Contact Fax:	Not reported
Contact Email:	MICHAEL.GARCIA@STJOE.ORG
Contact Title:	SAFETY MANAGER
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	2015
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	MED CTR RD
Mailing City,State,Zip:	MISSION VIEJO, CA 92691
Owner Name:	MISSION HOSPITAL REGIONAL MED CTR
Owner Type:	Private
Operator Name:	MISSION HOSPITAL REGIONAL MED CTR
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	Yes
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRC Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**1019327125**

Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20161104
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Biennial: List of Years

Year: 2015

[Click Here for Biennial Reporting System Data:](#)

Hazardous Waste Summary:

Waste Code: D001  
Waste Description: IGNITABLE WASTE

Waste Code: D002  
Waste Description: CORROSIVE WASTE

Waste Code: F003  
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: U058  
Waste Description: 2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	MISSION HOSPITAL REGIONAL MED CTR
Legal Status:	Private
Date Became Current:	20100201
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**1019327125**

Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	MISSION HOSPITAL REGIONAL MED CTR
Legal Status:	Private
Date Became Current:	20100201
Date Ended Current:	Not reported
Owner/Operator Address:	27800 MED CTR RD
Owner/Operator City,State,Zip:	MISSION VIEJO, CA 92691
Owner/Operator Telephone:	949-364-4247
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20160229
Handler Name:	MISSION HOSPITAL LAGUNA BEACH
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	62211
NAICS Description:	GENERAL MEDICAL AND SURGICAL HOSPITALS

Facility Has Received Notices of Violations:

Violations:	No Violations Found
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Evaluation Action Summary:

Evaluations:	No Evaluations Found
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**G35**  
**ESE**  
**1/8-1/4**  
**0.130 mi.**  
**685 ft.**

**1X S COAST MEDICAL CENTER**  
**31872 COAST HWY**  
**SOUTH LAGUNA, CA 92677**

**RCRA-SQG 1000374499**  
**CAD981398985**

**Site 4 of 7 in cluster G**

**Relative:**  
**Higher**  
**Actual:**  
**192 ft.**

RCRA-SQG:	
Date Form Received by Agency:	19960901
Handler Name:	1X S COAST MEDICAL CENTER
Handler Address:	31872 COAST HWY
Handler City,State,Zip:	SOUTH LAGUNA, CA 92677
EPA ID:	CAD981398985
Contact Name:	Not reported
Contact Address:	Not reported



Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**1X S COAST MEDICAL CENTER (Continued)**

**1000374499**

Contact City,State,Zip:	Not reported
Contact Telephone:	Not reported
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	CA
State District:	4
Mailing Address:	31872 COAST HIGHWAY
Mailing City,State,Zip:	SO LAGUNA, CA 92677
Owner Name:	Not reported
Owner Type:	Not reported
Operator Name:	NOT REQUIRED
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**1X S COAST MEDICAL CENTER (Continued)**

**1000374499**

Institutional Control Indicator: No  
Human Exposure Controls Indicator: N/A  
Groundwater Controls Indicator: N/A  
Operating TSDU Universe: Not reported  
Full Enforcement Universe: Not reported  
Significant Non-Complier Universe: No  
Unaddressed Significant Non-Complier Universe: No  
Addressed Significant Non-Complier Universe: No  
Significant Non-Complier With a Compliance Schedule Universe: No  
Financial Assurance Required: Not reported  
Handler Date of Last Change: 20020627  
Recognized Trader-Importer: No  
Recognized Trader-Exporter: No  
Importer of Spent Lead Acid Batteries: No  
Exporter of Spent Lead Acid Batteries: No  
Recycler Activity Without Storage: Not reported  
Manifest Broker: Not reported  
Sub-Part P Indicator: No

Handler - Owner Operator:

Owner/Operator Indicator: Operator  
Owner/Operator Name: NOT REQUIRED  
Legal Status: Private  
Date Became Current: Not reported  
Date Ended Current: Not reported  
Owner/Operator Address: NOT REQUIRED  
Owner/Operator City,State,Zip: NOT REQUIRED, ME 99999  
Owner/Operator Telephone: 415-555-1212  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner  
Owner/Operator Name: SOUTHCOAST MEDICAL CENTER  
Legal Status: Private  
Date Became Current: Not reported  
Date Ended Current: Not reported  
Owner/Operator Address: NOT REQUIRED  
Owner/Operator City,State,Zip: NOT REQUIRED, ME 99999  
Owner/Operator Telephone: 415-555-1212  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 19960901  
Handler Name: 1X S COAST MEDICAL CENTER  
Federal Waste Generator Description: Small Quantity Generator  
State District Owner: CA  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: Yes

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**1X S COAST MEDICAL CENTER (Continued)**

**1000374499**

Non Storage Recycler Activity: Not reported  
Electronic Manifest Broker: Not reported  
  
Receive Date: 19860425  
Handler Name: 1X S COAST MEDICAL CENTER  
Federal Waste Generator Description: Large Quantity Generator  
State District Owner: CA  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: No  
Non Storage Recycler Activity: Not reported  
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 62211  
NAICS Description: GENERAL MEDICAL AND SURGICAL HOSPITALS

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

**G36**  
**ESE**  
**1/8-1/4**  
**0.130 mi.**  
**685 ft.**

**SOUTH COAST MEDICAL FACILITY**  
**31872 COAST HWY S**  
**LAGUNA BEACH, CA 92627**

**LUST U003148288**  
**N/A**

**Site 5 of 7 in cluster G**

**Relative:**  
**Higher**  
**Actual:**  
**192 ft.**

LUST REG 9:  
Region: 9  
Status: Case Closed  
Case Number: 9UT3174  
Local Case: 95UT71  
Substance: Diesel  
Qty Leaked: Not reported  
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site  
  
Local Agency: Orange  
How Found: Tank Closure  
How Stopped: Not reported  
Source: Not reported  
Cause: Not reported  
Lead Agency: Local Agency  
Case Type: Soil only  
Date Found: 11/21/1995  
Date Stopped: 11/21/1995  
Confirm Date: 11/29/1995  
Submit Workplan: 11/29/95  
Prelim Assess: / /  
Desc Pollution: Not reported  
Remed Plan: / /

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**SOUTH COAST MEDICAL FACILITY (Continued)**

**U003148288**

Remed Action: Not reported  
 Began Monitor: Not reported  
 Release Date: 11/29/1995  
 Enforce Date: Not reported  
 Closed Date: 1/15/97  
 Enforce Type: Not reported  
 Pilot Program: LOP  
 Basin Number: 901.14  
 GW Depth: 37'  
 Beneficial Use: No Beneficial groundwater use  
 NPDES Number: Not reported  
 Priority: Low priority. Priority ranking can change over time.  
 File Dispn: Administratively opened on database, however no file physically exists  
 Interim Remedial Actions: Not reported  
 Cleanup and Abatement order Number: Not reported  
 Waste Discharge Requirement Number: Not reported

**G37**  
**ESE**  
**1/8-1/4**  
**0.130 mi.**  
**685 ft.**

**MISSION HOSPITAL LAGUNA BEACH**  
**31872 COAST HWY**  
**LAGUNA BEACH, CA 92651**

**CERS HAZ WASTE**  
**CERS TANKS**  
**EMI**  
**CERS**  
**HWTS**

**S113747639**  
**N/A**

**Site 6 of 7 in cluster G**

**Relative:**  
**Higher**  
**Actual:**  
**192 ft.**

**CERS HAZ WASTE:**  
 Name: MISSION HOSPITAL LAGUNA BEACH  
 Address: 31872 COAST HWY  
 City,State,Zip: LAGUNA BEACH, CA 92651  
 Site ID: 418330  
 CERS ID: 10566628  
 CERS Description: Hazardous Waste Generator

**CERS TANKS:**  
 Name: MISSION HOSPITAL LAGUNA BEACH  
 Address: 31872 COAST HWY  
 City,State,Zip: LAGUNA BEACH, CA 92651  
 Site ID: 418330  
 CERS ID: 10566628  
 CERS Description: Underground Storage Tank

**EMI:**  
 Name: MISSION HOSPITAL LAGUNA BEACH  
 Address: 31872 COAST HWY  
 City,State,Zip: LAGUNA BEACH, CA 92651  
 Year: 2010  
 County Code: 30  
 Air Basin: SC  
 Facility ID: 160826  
 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: 3.2519429936753999  
 Reactive Organic Gases Tons/Yr: 2.8608500000000001  
 Carbon Monoxide Emissions Tons/Yr: 3.29969  
 NOX - Oxides of Nitrogen Tons/Yr: 3.9788600000000001  
 SOX - Oxides of Sulphur Tons/Yr: 0.02469

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Particulate Matter Tons/Yr: 0.30209000000000003  
Part. Matter 10 Micrometers and Smllr Tons/Yr:0.30197239999999997

Name: MISSION HOSPITAL LAGUNA BEACH  
Address: 31872 COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92651  
Year: 2011  
County Code: 30  
Air Basin: SC  
Facility ID: 160826  
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: 3.783392376  
Reactive Organic Gases Tons/Yr: 3.43143  
Carbon Monoxide Emissions Tons/Yr: 3.12745  
NOX - Oxides of Nitrogen Tons/Yr: 3.78085  
SOX - Oxides of Sulphur Tons/Yr: 0.02338  
Particulate Matter Tons/Yr: 0.28698  
Part. Matter 10 Micrometers and Smllr Tons/Yr:0.28684656

Name: MISSION HOSPITAL LAGUNA BEACH  
Address: 31872 COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92651  
Year: 2014  
County Code: 30  
Air Basin: SC  
Facility ID: 160826  
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: 9.5290158244  
Reactive Organic Gases Tons/Yr: 4.77949  
Carbon Monoxide Emissions Tons/Yr: 2.72089  
NOX - Oxides of Nitrogen Tons/Yr: 2.10274  
SOX - Oxides of Sulphur Tons/Yr: 0.02127  
Particulate Matter Tons/Yr: 1.27098  
Part. Matter 10 Micrometers and Smllr Tons/Yr:0.97227184

Name: MISSION HOSPITAL LAGUNA BEACH  
Address: 31872 COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92651  
Year: 2015  
County Code: 30  
Air Basin: SC  
Facility ID: 160826  
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: 9.6743349132  
Reactive Organic Gases Tons/Yr: 4.9294683

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

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EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Carbon Monoxide Emissions Tons/Yr: 2.623175  
NOX - Oxides of Nitrogen Tons/Yr: 1.94485812  
SOX - Oxides of Sulphur Tons/Yr: 0.020652375  
Particulate Matter Tons/Yr: 1.25560225  
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.95715235

Name: MISSION HOSPITAL LAGUNA BEACH  
Address: 31872 COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92651  
Year: 2016  
County Code: 30  
Air Basin: SC  
Facility ID: 160826  
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: 10.833470654  
Reactive Organic Gases Tons/Yr: 5.4382  
Carbon Monoxide Emissions Tons/Yr: 2.28  
NOX - Oxides of Nitrogen Tons/Yr: 1.52  
SOX - Oxides of Sulphur Tons/Yr: 0.0183359  
Particulate Matter Tons/Yr: 1.20733  
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.91115408

Name: MISSION HOSPITAL LAGUNA BEACH  
Address: 31872 COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92651  
Year: 2017  
County Code: 30  
Air Basin: SC  
Facility ID: 160826  
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: 6.7126007262  
Reactive Organic Gases Tons/Yr: 3.36263  
Carbon Monoxide Emissions Tons/Yr: 2.06714  
NOX - Oxides of Nitrogen Tons/Yr: 1.35  
SOX - Oxides of Sulphur Tons/Yr: 0.0167647  
Particulate Matter Tons/Yr: 0.85235  
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.6552936

Name: MISSION HOSPITAL LAGUNA BEACH  
Address: 31872 COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92651  
Year: 2018  
County Code: 30  
Air Basin: SC  
Facility ID: 160826  
Air District Name: SC  
SIC Code: 8062  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 5.6677789105  
Reactive Organic Gases Tons/Yr: 2.842492  
Carbon Monoxide Emissions Tons/Yr: 1.916968  
NOX - Oxides of Nitrogen Tons/Yr: 1.422492  
SOX - Oxides of Sulphur Tons/Yr: 0.01511514  
Particulate Matter Tons/Yr: 1.192321  
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.896479696

Name: MISSION HOSPITAL LAGUNA BEACH  
Address: 31872 COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92651  
Year: 2019  
County Code: 30  
Air Basin: SC  
Facility ID: 160826  
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: 1.9577314068  
Reactive Organic Gases Tons/Yr: 0.9702497  
Carbon Monoxide Emissions Tons/Yr: 1.814931  
NOX - Oxides of Nitrogen Tons/Yr: 1.256991  
SOX - Oxides of Sulphur Tons/Yr: 0.01444643  
Particulate Matter Tons/Yr: 1.17619065  
Part. Matter 10 Micrometers and Smlr Tons/Yr:0.880399395

**CERS:**

Name: MISSION HOSPITAL LAGUNA BEACH  
Address: 31872 COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92651  
Site ID: 418330  
CERS ID: 10566628  
CERS Description: Chemical Storage Facilities

**Violations:**

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 03-03-2015  
Citation: HSC 6.7 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)  
Violation Description: Failure to maintain secondary containment, as evidenced by failure of secondary containment testing.  
Violation Notes: Returned to compliance on 03/15/2016. The Diesel Generator UST did not pass SB989 testing due to a failed penetration fittings. Submit plans to OC CUPA within 30 days to repair the failed components and conduct another secondary containment test.  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 08-14-2019  
Citation: HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7,

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Section(s) 25284  
Violation Description: Failure to obtain a valid permit to operate from the UPA including but not limited to unpaid permit fees.  
Violation Notes: Returned to compliance on 03/03/2020. As of July 1, 2019, a UST Permit to Operate was not issued by this Agency. A violation for operating without a permit has been issued this date. CORRECTIVE ACTION: New and current CFR must be uploaded to CERS and plans for Line Leak Detector must be submitted and approved and the testing must be conducted. Immediately submit plans to this Agency for a Line Leak Detector and submit a CFR to CERS.  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,  
Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 03-04-2020  
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: OBSERVATION: Financial responsibility documents have not been submitted to the CUPA. Current financial responsibility documents are required to be submitted annually. CORRECTIVE ACTION: Complete and submit a copy of the financial responsibility within 30 days and upload to CERS.  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,  
Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 02-13-2018  
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: Returned to compliance on 08/15/2018. Please submit a current Certification of Financial Responsibility, with supporting documents, to an approved electronic reporting database within 30 days. UST documents must be submitted online through the California Electronic Reporting System (CERS).  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,  
Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 05-14-2020  
Citation: HSC 6.95 25510(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25510(a)  
Violation Description: Failure to report a release or threatened release of a hazardous material to the unified program agency and to OES.  
Violation Notes: Facility did not contact the local CUPA upon release to the environment. Requirements to follow HMBP notifications was not conducted.  
Violation Division: Orange County Environmental Health



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Violation Program: HMRRP  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 03-05-2019  
Citation: 23 CCR 16 2715(c)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(4)  
Violation Description: Failure to maintain a list of employees trained by the designated operator on-site or off-site at a readily available location, if approved by the UPA. For training that occurs on or after October 1, 2018, failure to maintain a copy of the "Facility Employee Training Certificate" on-site or off-site at a readily available location, if approved by the UPA.  
Violation Notes: Returned to compliance on 03/05/2019. OBSERVATION: DO Training is overdue for 2019. Training will be conducted this date. CORRECTIVE ACTION: Maintain list of employees trained by the DO and copies of "Facility Employee Training Certificate" for training that occurs on or after 10/1/18. Submit training records within thirty (30) days.  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 01-06-2015  
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 03/03/2015. Monitor Certification was complete for the BOILER tank on 10-17-2014. Monitor testing results have not been received by this Agency.  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 10-17-2014  
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: Returned to compliance on 05/04/2016. Financial Responsibility has not been submitted electronically to this Agency.  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 11-09-2015  
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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Violation Notes: (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test Returned to compliance on 02/16/2016. The annual monitoring certification testing was due on October 17, 2015 and is now past due. Immediately schedule the annual certification to be completed and notify OC CUPA of the monitoring certification date.

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 03-04-2020  
Citation: HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284

Violation Description: Failure to obtain a valid permit to operate from the UPA including but not limited to unpaid permit fees.

Violation Notes: OBSERVATION: A permit to operate the UST system has not been issued. No person may own or operate an UST unless a permit for its operation has been issued by the local agency to the owner or operator of the UST system. CORRECTIVE ACTION: A new and current CFR must be uploaded to CERS before a permit to operate can be issued. Immediately obtain a new and current CFR and uploaded to CERS

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 01-06-2015  
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 03/03/2015. SB989 Secondary Containment testing was conducted on 10-17-14. Testing results have not been received by this Agency.

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 03-15-2016  
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 05/04/2016. Previous Designated Operator Statement is expired and listed Michael Mathis as the DO who does not have the required certifications. Upload a new DO statement within 30 days.

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330

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MAP FINDINGS

Site

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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 03-05-2019  
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 06/01/2020. OBSERVATION: Financial responsibility documentation site have expired. Current financial responsibility documents are required to be submitted annually. CORRECTIVE ACTION: Complete and submit a copy of the financial responsibility within thirty (30) days.  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 09-29-2021  
Citation: HSC 6.95 25510(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25510(a)  
Violation Description: Failure to report a release or threatened release of a hazardous material to the unified program agency and to OES.  
Violation Notes: Per HSC 6.95 25510(a), the handler of a hazardous material shall, upon discovery, shall immediately report any release of a hazardous material to the Unified Program Agency and Office of Emergency Services. Notification of the diesel release to this Agency and CalOES was not done immediately after the facility had knowledge of the release.  
Violation Division: Orange County Environmental Health  
Violation Program: HMRRP  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 03-05-2019  
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)  
Violation Description: Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October 1, 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using

Map ID  
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Distance  
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MAP FINDINGS

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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Violation Notes: an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.  
Returned to compliance on 03/05/2019. OBSERVATION: Owner/Operator failed to meet one or more of the requirements applicable to overfill prevention equipment. CORRECTIVE ACTION: Overfill equipment was tested this date. Send test results within thirty (30) days.

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 10-17-2014  
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 03/15/2016. UST Forms and monitoring plan have not been submitted electronically to this Agency.

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 03-05-2019  
Citation: HSC 6.7 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)

Violation Description: Failure to install a line leak detector (LLD).

Violation Notes: Returned to compliance on 03/03/2020. OBSERVATION: Owner/Operator did not install LLD on pressurized piping system. CORRECTIVE ACTION: Install and test LLD on pressurized piping system. Plans must be submitted within Sixty (60) days for installation of the line leak detector.

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 10-17-2014  
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 03/15/2016. UST Response plan has not been submitted electronically to this Agency.

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 09-29-2021  
Citation: HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter

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EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Violation Description: 6.95, Section(s) 25508(a)(3)  
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: The facility does not have adequate emergency response procedures in place for a release of diesel from the emergency generator. Emergency response procedures established after the 2,100 gallon diesel release on 5/7/2020 have proven to be inadequate following the 291 gallon diesel release on 9/29/21. Per the facility's Emergency Response/Contingency Plan submitted on 2/9/21, Section D. Emergency Containment and Cleanup Procedures is deficient. Immediately revise and establish an emergency response plan/procedure to prevent a release or threatened release of a hazardous material.

Violation Division: Orange County Environmental Health  
Violation Program: HMRRP  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 02-16-2016  
Citation: 23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715

Violation Description: The owner/operator has failed to comply with one or more of the following: to maintain a copy of the designated operator monthly inspections for the last 12 months and/or maintain a list of trained employees on-site or off-site at a readily available location, if approved by the CUPA.

Violation Notes: Returned to compliance on 03/15/2016. 2015 annual training was not conducted by the Designated Operator. Complete the annual training and send records to this Agency within 30 days.

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 10-17-2014  
Citation: 23 CCR 16 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2711(a)(8)

Violation Description: Failure to submit, obtain approval, or maintain a complete/accurate plot plan.

Violation Notes: Returned to compliance on 05/04/2016. The plot plan has not been submitted electronically to this Agency.

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Evaluation:  
Eval General Type: Other/Unknown  
Eval Date: 01-09-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: assisted Gerrit in reviewing plans for Mission Hospital.  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

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MAP FINDINGS

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Database(s)

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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Eval General Type: Other/Unknown  
Eval Date: 01-10-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Received notification from Amanda: OCSD may have an AST at this location as well.  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-09-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Monitor cert notification  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-17-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Reviewed Plan and File for Final Inspection.  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-03-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: COMPLAINT GENERATED. BOILER UST FAILED SB989 TESTING. FACILITY MUST SUBMIT PLANS TO REPAIR FAILED COMPONENTS.  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-15-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS The following forms were received on 2-18-2016: - Updated Annual Training for Employees (10-17-2016) - SB 989 Secondary Containment Testing Results - Monitoring System Certification - Spill Bucket Testing Results Violation I382: Failure of Secondary Containment System Components = CORRECTED - SB 989 testing was conducted on 2-16-2016. Results PASS for Boiler and Generator UST. Violation corrected. SR0126733 and CO0056972 CLOSED.  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-24-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency

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Distance  
Elevation

MAP FINDINGS

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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Eval Notes: INSPECTOR COMMENTS This Agency is in receipt of the Certification of Installation "FORM C" from So Cal Compliance. The Veeder Root has been certified and complete. The following are still needed to complete the Project: 1.) Electronic Submittal to eSUBMIT of the revised Tank Monitoring Plan 2.) Updated Unified Program Agency Forms and Tank Pages

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 04-25-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Reviewed eSubmit for submission. No submittal to date. Will contact Michael Garcia and Michael MAtis for Mission Hospitals. HMBEP has been submitted for Mission in Mission Viejo. Certified Mail Card returned. NOV signed for by Judy Barry on 4-6-15.

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 09-17-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS MISSION HOSPITAL LAGUNA BEACH 31872 COAST HIGHWAY LAGUNA BEACH, CA 92651 FA0054616 SR0126733 Plan submitted on 9-9-2015 for failed Secondary Containment (SB989) components for the BOILER UST. Plan review conducted this date. SCOPE OF WORK: 1.) Cut, remove, and dispose of existing piping and electrical penetration fittings in fill and piping sumps for BOILER UST. 2.) Install (N) Bravo fiberglass retrofit fittings for piping and electrical penetrations in fill and piping sumps. 3.) Perform SB989 Secondary Containment Testing on fill and piping sumps with Orange County Environmental Health Department. EQUIPMENT TO BE INSTALLED: - Bravo Fiberglass Retrofit Fittings - Bravo Fiberglass Split Repair Fittings CONTRACTOR INFORMATION - So Cal Compliance Services Contractor License (A, Haz) 94221 - BRAVO Certified Technician Dan Harris | Expires 7-16-2016 - California ICC UST Installation/Retrofitting, UST Service Technician [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 12-01-2014  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: A routine hazardous waste inspection of this acute care facility was conducted today. Access to the facility was initially provided by the Emma, EVS Supervisor, and later by Reyna Arroyo, EVS. The following departments were toured: - Histology Lab: Xylene/alcohol - Radiology: All Digital, no wet processors - Pharmacy: RCRA pharmaceutical/RCRA chemo - Engineering: Universal Waste, Used Oil - HW Storage Area Hazardous waste containers were observed properly labeled and closed when not in use. Hazardous waste manifests were available showing routine pickups for all waste streams. Routine training is provided to

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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

employees as well.  
Eval Division: Orange County Environmental Health  
Eval Program: HW  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 12-28-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: CFR declined in portal due to: Please upload the CFO letter to demonstrate compliance with this mechanism.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 01-06-2015  
Violations Found: Yes  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS This is an offsite follow up inspection for facility. This Agency has not received the Monitor Certification results and the SB989 Testing for the USTs at this facility. Immediately submit the certification results and the SB989 results. A review of the eSUBMIT portal and the California Environmental Reporting System (CERS) was conducted. UST forms have not been electronically submitted. Violations I161, I582, I583 and I673 remain uncorrected this date. Report emailed to Michael Mathis, Assistant Director of Facilities. \_\_

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-14-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Not reported  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-14-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: CIW Transfer  
Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 02-16-2016  
Violations Found: Yes  
Eval Type: Routine done by local agency  
Eval Notes: INSPECTOR COMMENTS On-site to conduct witness the annual monitoring system certification and spill bucket testing. Also, SB 989 Re-testing will be conducted this date after approved repairs to the BOILER UST



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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

failure on 2-16-2015 (SR0126733). This site has two (2) Underground Storage Tanks, one (1) 6,000 gallon Diesel for the back up Generator (Generator UST) and one (1) 10,000 gallon Diesel for the Boiler System. Met this date with Michael Mathis, Assistant Director of Facilities and discussed the open violations and follow-up for the facility. The monitoring certification by American Tank Testing this date. TECHNICIAN and Designated Operator (DO) Razvan Raicu | American Tank Testing Inc VeederRoot | #A29421 | Expiration 1-10-2018 ICC Technician | #5248044 | Expiration 10-1-2017 SITE UST Facility site has two (2) USTs. One (1) 6,000 gallon Diesel for the back up Generator (Generator UST) and one (1) 10,000 gallon Diesel for the Boiler System. The UST [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown

Eval Date: 02-17-2015

Violations Found: No

Eval Type: Other, not routine, done by local agency

Eval Notes: MISSION HOSPITAL 31872 COAST HIGHWAY LAGUNA BEACH, 92651 FA0054616 SR0125199 FINAL INSPECTIONS = PASS On-site for a final plan check inspection for upgrade of the monitoring system to the existing Veeder Root TLS-350 and new Spill Bucket Test for the DIESEL GENERATOR UST. The Monitor Certification was conducted by Razvan Raicu for American Tank Testing. TECHNICIAN Razvan Raicu | American Tank Testing Inc. Veeder Root | #A29421 | Expiration 6-27-2015 ICC Service Technician | #5248044 | Expiration 10-1-2015 - The Veeder Root TLS-350 is now connected to additional sensors for the Diesel Generator Tank. The Veedor showed all functions normal. The following were tested this date and passed: - Generator East VR 208 - Generator West VR 208 - Generator Transition VR 208 - Generator Annular VR 420 - New Spill Bucket The following needs to be completed for the Plan to become Final: 1.) Electronic Submittal of the revised monitoring plan 2.) Agency [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown

Eval Date: 02-18-2016

Violations Found: No

Eval Type: Other, not routine, done by local agency

Eval Notes: Received Monitoring Certification Results and SB 989 Results. All components PASS. Received training records from Ross as well. Report to be generated.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection

Eval Date: 03-08-2021

Violations Found: No

Eval Type: Routine done by local agency

Eval Notes: On site to conduct an Underground Storage Tank (UST) inspection and witness the annual monitoring system certification and spill bucket testing. Met with Razvan Ross Raicu, service technician, with American

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MISSION HOSPITAL LAGUNA BEACH (Continued)

S113747639

Tank Testing. The site has the following double-walled (DW) tanks: - One 6,000 gallon diesel for the back up generator with double-walled pressurized piping - One 10,000 gallon diesel for the boiler system with double-walled suction piping The system is monitored by a Veeder Root TLS 350 system. The monitor is operational for audible and visual alarms. The sumps are monitored by VR 208 sensors, the annular spaces are monitored by VR 420 sensors, the boiler UST has a trench system that leads to the boilers which are monitored by VR 420 sensors. Overfill protection is with flapper valve. All sensors were tested and verified to be operational. Line leak detectors were to be tested after the diesel was filtered and overfill prevention testing was also [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown

Eval Date: 01-09-2015

Violations Found: No

Eval Type: Other, not routine, done by local agency

Eval Notes: Called Brian Burns for So Cal Compliance and informed him that the plans are approved and ready for pick up.

Eval Division: Orange County Environmental Health

Eval Program: UST

Eval Source: CERS,

Eval General Type: Other/Unknown

Eval Date: 01-09-2015

Violations Found: No

Eval Type: Other, not routine, done by local agency

Eval Notes: INSPECTOR COMMENTS MISSION HOSPITAL LAGUNA BEACH 31872 COAST HIGHWAY LAGUNA BEACH, 92651 FA# 0054616 SR# 0125199 Plan review for the Diesel Generator Underground Storage Tank. Review conducted with HCA/O'Donnell. SCOPE OF WORK: 1.) Replace monitoring system for the Generator UST with Veeder Root TLS-350 Monitoring Panel Liquid Sensors and Tank Level Probe. NOTE: The Veeder Root Monitoring Panel is existing. The on-site Boiler UST is equipped with Veeder Root Panel and Sensors. 2.) Run new shielded cable from Veeder Root Panel (Existing) to new sensors and probe for the Diesel Generator UST. 3.) Program and start up Veeder Root Monitor. Conduct Monitor System Certification with Orange County Environmental Health Department. 4.) Install New Spill Bucket, Ring, and Lid for in fill sump. Equipment to be installed: - Product Spill Bucket OPW 2100 (UL Listed) - Veeder Root Annular Sensor 208 - Veeder Root Sump Sensor (3) 208 - Veeder Root Tank Level [Truncated]

Eval Division: Orange County Environmental Health

Eval Program: UST

Eval Source: CERS,

Eval General Type: Other/Unknown

Eval Date: 02-09-2015

Violations Found: No

Eval Type: Other, not routine, done by local agency

Eval Notes: Spoke with Ross from Tank Testing and rescheduled the 2-10-15 Monitor certification for the new veeder root on the diesel tank for 2-17-15 at 9:00 am. Also informed Ross that the SB 989 results have not been received and are needed ASAP. Reference SR#012519

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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-10-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Monitor cert notification

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-11-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Review file and open violations. Emailed Ross from American Tank Testing for monitor certification and if he will be conducting the SB989 re test as well for repaired components. SB 989 re-test will be conducted the same day.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 02-13-2018  
Violations Found: Yes  
Eval Type: Routine done by local agency  
Eval Notes: On site for routine UST inspection, monitoring system certification, and spill bucket testing. The facility has two double-walled diesel tanks monitored by a Veeder Root TLS-350 system. The 10,000-gallon diesel tank supplies the boiler and the 6,000-gallon diesel tank supplies the back-up generator for the hospital. The site has double-walled suction piping for the boiler and double-walled pressurized piping for the generator. Flapper valves are used for overflow prevention. The sensors for the tank annulars (420), generator piping and fill sump (208), generator transition sump (208), boiler piping and fill sumps (208), and boiler piping containment trench (420) went into alarm when submerged in water. Testing was conducted by Razvan "Ross" Raicu of American Tank Testing, Inc. Tester certifications (Veeder Root, ICC) were verified. Please submit the test reports to this Agency within 30 days. Secondary containment testing was last conducted on 2/15/2017. It be [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-16-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Review ESubmit and Violations and History for monitor Cert and Inspection and for a Final Plan CCheck Inspection for an SB 989 re-test.

Eval Division: Orange County Environmental Health  
Eval Program: UST

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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-03-2015  
Violations Found: Yes  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS This Agency received the following documents this date: 1.) SB989 Results from the 10-17-14 Testing (BOILER Tank Component Failed). Refer to Violation. 2.) Monitor Certification from the 10-17-14 Inspection. 3.) Monitor Certification for the Plan Check Final SR125199/ All components passed. Violation I205 = CORRECTED - Monitor Certification results received by this Agency. All components PASSED for the GENERATOR Tank. Violation I296 = CORRECTED - SB989 Results received this date. Boiler Tank = FAIL, Generator Tank = PASS (Refer to Violation). To date, there has been no electronic submittal of the required UST Forms. Violations I161, I582, I583, and I673 remain Outstanding and must be corrected immediately. These violations were cited on the 10-17-2015 inspection report and have remained uncorrected and have now been ELEVATED to CLASS II.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 01-09-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Reviewed status of open plans. I made a comment in my report to this facility dated 6/13/2014 to remember to test all tank sumps and product piping six months after construction and submit results to this Agency. No SB989 test results from testing six months after 6/13/2014 have been submitted. I notified Gerrit of this, as he will be on site soon to oversee plans submitted for installation of a Veeder-Root monitoring system for the emergency generator.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-06-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Monitor cert notification

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 02-15-2017  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: On site for routine UST inspection, monitoring system certification, and spill bucket testing. Secondary containment testing was also conducted today. The facility has two double-walled diesel tanks monitored by a Veeder Root TLS-350 system. The monitor is operational for audible and visual alarms. The 10,000-gallon diesel tank supplies the boiler and the 6,000-gallon diesel tank supplies the generator.

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MISSION HOSPITAL LAGUNA BEACH (Continued)

S113747639

The site has double-walled suction piping for the boiler and double-walled pressurized piping for the generator. Flapper valves are used for overflow prevention. The sensors in the tank annulars, turbine sump (generator), piping sump (boiler), and trench for the UST boiler shut down the turbine when submerged in water. The spill buckets were visually tested for 60 minutes. There was no indication of leakage at the end of the testing period. Testing was conducted by Razvan Raicu of American Tank Testing. Tester certifications (VR, ICC, Incon) were verified. [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-16-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS SR0126733 On site this date to witness the annual monitoring system certification of the UST and secondary containment re-testing for failed UST components. TECHNICIAN and Designated Operator (DO) Razvan Raicu | American Tank Testing Inc VeederRoot | #A29421 | Expiration 1-10-2018 ICC Technician | #5248044 | Expiration 10-1-2017 Send Secondary Containment Testing Results to this Agency within 30 days.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-17-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Received SB989 reports and Monitor Certification from American Tank Testing. Will review. One component of the SB989 system failed (Sump). More information will be obtained to determine if Plan Check will be required. Spoke this date to Razvan Raicu who indicated that the penetration boot failed SB989. A violations will be issued by OC CUPA. PLans will need to be submitted to fix the issue along with an SB989 re-test.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 03-03-2020  
Violations Found: Yes  
Eval Type: Routine done by local agency  
Eval Notes: On site to conduct an Underground Storage Tank (UST) inspection and witness the annual monitoring system certification and spill bucket testing. Met with Razvan Ross Raicu, service technician, with American Tank Testing, and also present was Michael Mathis, Assistant Director of Facilities. The site has the following double-walled (DW) tanks: - One 6,000 gallon diesel for the back up generator with double-walled pressurized piping - One 10,000 gallon diesel for the boiler system with double-walled suction piping The system is monitored by a Veeder Root TLS 350 system. The monitor is operational for audible and visual alarms. The sumps are monitored by VR 208 sensors, the annular spaces

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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

are monitored by VR 420 sensors, the boiler UST has a trench system that leads to the boilers which are monitored by VR 208 sensors. Overfill protection is with flapper valve. All sensors were tested were verified to be operational. Spill buckets were tested [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 03-05-2019  
Violations Found: Yes  
Eval Type: Routine done by local agency  
Eval Notes: INSPECTOR COMMENTS On site to conduct an Underground Storage Tank (UST) inspection and witness the annual monitoring system certification, spill bucket testing and overfill equipment prevention device testing. Met this date with Michael Mathis, who granted consent to enter and inspect and tank photos. TECHNICIAN Razvan Ross Raicu | American Tank Testing DESIGNATED OPERATOR Razvan Ross Raicu | American Tank Testing CERS ID 10566628 This site has two (2) DW USTs that supply a back up diesel generator and a boiler. The boiler UST is a suction system and the generator UST is pressurized. The pressurized UST now required a line leak detector due to changes in the law. Per Michael Mathis, they are in the process of obtaining bids to submit plans to install the LLD. The UST system is monitored by a Veeder Root TLS 350. The sumps are monitored by VR 208 sensors. Overfill protection is Flapper valves and they were tested this date. The boiler system also contains [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-11-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS Received Monitoring Certification Results for the New Veeder Root System. ALL COMPONENTS = PASS The following need to be complete for the Plan SR0125199 to be Final: 1.) Electronic Submittal of the revised monitoring plan 2.) Unified Program Agency Forms 3.) Form C "Certification of Installation / Modification Form Instructions"

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-29-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS This Agency has reviewed the 5-1-2016 HMBEP submission to the ESubmit Portal. The submission has been ACCEPTED. All information will be transferred to the California Environmental Reporting System (CERS). The submittal has been accepted for the following: - BUSINESS ACTIVITIES - BUSINESS OWNER/OPERATOR - CHEMICAL INVENTORY - EMERGENCY PLAN - FACILITY MAP All data was verified during the 6-27-2016 inspection. Report emailed to Michael Garcia and Michael Mathis for Mission Hospital. \_\_\_\_\_

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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 08-14-2019  
Violations Found: Yes  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS Received and reviewed the following: - Overfill Prevention Testing Results from 3/5/2019 - Monitoring System Certification Results from 3/5/2019 - Designated Operator Training from 3/5/2019 Violation I006 = CORRECTED Employee Training has been conducted and documented. Violation I583 = OUTSTANDING | CLASS II New Certification of Financial Responsibility has not yet been submitted to the California Environmental Reporting System (CERS). Violation I380 = OUTSTANDING | CLASS II Plans for installation of a Line Leak Detector have not yet been submitted to this Agency for review. Plans for the line leak detector must ne submitted. A current CFR must be uploaded to CERS. As of July 1, 2019, a UST Permit to Operate was not issued by this Agency. A violation for operating without a permit has been issued this date. To correct this violation, a new and current CFR must be uploaded to CERS and plans for Line Leak Detector must be [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 09-17-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: File review. 3 Open SRs for UST. Review of eSubmit. Forms submitted electronically and will be reviewed. Plans submitted 9-9-2015 for failed SB989 Components and will be reviewed this date.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 09-17-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: File review. Plans submitted for SB989 failed components of the BOILER tank. Review of eSubmit. UST pages submitted 8-24-2015. Plans and electronic submittal to be reviewed this date.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 09-17-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: PLAN REVIEW SR0126733 = APPROVED. Repair of Components for Failed Secondary Containment (SB989) Testing. Refer to SR0126733 and CO0056972 for details. Contacted So Cal Compliance Brian Burns and notified of Approved Plans, SB989 Scheduling and upcoming Annual

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MISSION HOSPITAL LAGUNA BEACH (Continued)

S113747639

Monitor Certification.  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 12-22-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: The designated operator owner statement has been declined in the eSubmit portal. The designated operator, Michael Mathis, does not have the required certification. Please submit a current DO owner statement that accurately reflects the qualified designated operator(s) for this site.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-21-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Received monitor certification results dated 2-15-2017. Received spill bucket test results dated 2-15-2017. Received secondary containment test results for the generator and the boiler dated 2-15-2017. All results PASSED.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-15-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: SR0126733 INSPECTOR COMMENTS The following forms were received on 2-18-2016: - Updated Annual Training for Employees (10-17-2016) - SB 989 Secondary Containment Testing Results - Monitoring System Certification - Spill Bucket Testing Results Violation I382: Failure of Secondary Containment System Components = CORRECTED - SB 989 testing was conducted on 2-16-2016. Results PASS for Boiler and Generator UST. Violation corrected. SR0126733 and CO0056972 CLOSED.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-15-2016  
Violations Found: Yes  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS The following forms were received on 2-18-2016: - Updated Annual Training for Employees (10-17-2016) - SB 989 Secondary Containment Testing Results - Monitoring System Certification - Spill Bucket Testing Results Violation I382: Failure of Secondary Containment System Components = CORRECTED - SB 989 testing was conducted on 2-16-2016. Results PASS for Boiler and Generator UST. Violation corrected. SR0126733 and CO0056972 CLOSED. Monitoring Certification Results and SB 989 Testing Results sent to main file.



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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Violation I276: Owner/Operator has failed to maintain the monthly reports and/or annual employee training records onsite = CORRECTED. - Training records received and annual training conducted 10-17-2015. Violation corrected. Violations I673, I582 for Failure to electronically submit response plan and UPC forms = CORRECTED. - ESubmit reviewed from 8-24-2015 submittal. Response Plan and UPC Forms sections complete. Violations [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-24-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Not reported  
Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 05-04-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS This inspection report is generated in response to submission to the ESubmit portal of the UST Monitoring Site Map, Update Designated Operator Information and Letter from the Chief Financial Officer in support of the Certification of Financial Responsibility (CFR). All items were ACCEPTED this date. Violation I161 = CORRECTED The monitoring site map was uploaded and has all the required elements. Violation corrected. Violation I583 = CORRECTED The supporting documentation for the CFR was uploaded to the ESubmit Portal. Violation corrected. Violation I616 = CORRECTED Designated Operator is Ross Razvan Raicu ICC 5248044-UC. All UST Violations have been corrected. Beginning March 1, 2016, OC CUPA will no longer be accepting new requests for business access to E-Submit. Instead, businesses should request access through the California Electronic Reporting System (CERS). Report emailed to Michael Garcia and Michael Mathis for [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 05-12-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Outstanding violation review for permit processing  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-08-2021  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: This Agency has received the Monitoring System Certification Form and

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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Spill Container Testing Report Form, and Overfill Prevention Forms for testing conducted on 3/8/2021. Testing reports show passing results for all components tested. Testing was conducted by Razvan Raicu with American Testing Inc. Inspection report emailed to michael.mathis@stjoe.org

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 06-27-2016  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes:

INSPECTOR COMMENTS On site to conduct a Hazardous Materials Disclosure and Business Emergency Plan inspection. Met this date with Michael Garcia and Michael Mathis for Mission Hospital who granted consent to enter and inspect the facility. The following areas were inspected this date: - Operation Room (OR) - ER - Radiology - Med Surge - Laboratory - Pathology - Wound Care - Chemical Dependence - GI - BHU - Pharmacy - All Soiled Utility Rooms - Power Plant/Basement - Final Storage Area All the following were verified on-site this date: - Business Activities - Business Emergency Plan - Facility Site Map - Chemical Inventory and Locations The latest electronic submission on the ESubmit Portal will be reviewed. Training information and logs available for review. This hospital does not have oncology. Report emailed to Michael Mathis and Michael Garcia \_\_\_\_\_

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 11-14-2018  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes:

Sent form letter RE: AUTOMATIC LINE LEAK DETECTOR REQUIRED ON UNDERGROUND PRESSURIZED PIPING CONNECTED TO AN EMERGENCY GENERATOR TANK SYSTEM via email and USPS to the following individual on 10/23/18: Michael Mathias

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 03-09-2020  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes:

On site for routine Hazardous Materials Business Plan (HMBP) Mike Mathis, Assistant Director of Facilities, and Rudy Trabenino, Environmental Services Manager, provided consent to inspect. Observed the following materials on site at reportable quantities: - floor cleaner - nitrous oxide - liquid oxygen - propane - lithium bromide - phosphates for boiler by EAI - boiler feed water O2 Scavenger - boiler water treatment product - amber 305 diesel fuel - diesel fuel Hazardous Materials disclosed in CERS match what is reported on site. Training was reported to have been conducted and records are kept online. Per California Health & Safety Code Ch. 6.95, businesses that store and handle hazardous materials at or over reportable quantities

Map ID  
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Distance  
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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

(55 gal of a liquid, 500 lbs of a solid, 200 cubic ft of a compressed gas) must prepare and implement an HMBP. The facility is responsible for identifying all hazardous materials, including hazardous wastes, which are at or [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-11-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Completed SR Reports. Emailed Bran from So Cal Compliance and Michael Mathis for Mission Hospital. Outstanding Issues still remain. Form C emailed to complete Veeder Root Certification Installation.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-15-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Not reported  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 05-14-2020  
Violations Found: Yes  
Eval Type: Other, not routine, done by local agency  
Eval Notes: On May 7th at approximately 3:30am (per Michael Mathis) a release from a 1,000 gallon day tank (hard plumed to an Underground Storage Tank) release approximately 2,100 gallons of diesel into the environment. The release spanned from the day tank, to street, into a catch basin which led to the beach and pooled in a sandy area. At 7:04 Kai Bond (City of Laguna Beach) made OES report #20-2454: At 10:32 Kai Bond call our agency Duty Officer of the Day to ask if we were notified. Denamarie Baker called me to ask if we had heard of the spill. I immediately checked my OES notifications and started making phone calls. I was not able to get a Representative from Mission Hospital on line at this time I proceeded to the location. While on site spoke to Michael Mathis (assistant Director of Facilities/Engineering). Michael did indicated that only a 911 call was made to Laguna Beach Fire department at 4:00am. Michael indicated that the failure came from the above day [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-01-2020  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: The following violations issued in the March 3, 2020 Underground Storage Tank (UST) Inspection Report have been CORRECTED and ABATED: -

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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Violation I583 - Certification of Financial Responsibility has been submitted to the California Environmental Reporting System (CERS) and is current - Violation I481 - A permit to operate will be issued by this Agency as the outstanding violations has been corrected. Inspection report emailed to Michael Mathis at Michael.Mathis@stjoe.org

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown

Eval Date: 06-06-2015

Violations Found: No

Eval Type: Other, not routine, done by local agency

Eval Notes: INSPECTOR COMMENTS This facility has electronically submitted the Hazardous Materials Disclosure and Business Emergency to the eSubmit Portal on 5-7-2015. Violation I292 = CORRECTED Hazardous Materials Business plan has been submitted electronically. Violation I169 - CORRECTED Hazardous Materials Inventory Disclosure submitted electronically. This Agency will review the disclosure and inform the business of Approval or Declination with corrections. \_\_\_\_\_

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown

Eval Date: 06-12-2019

Violations Found: No

Eval Type: Other, not routine, done by local agency

Eval Notes: INSPECTOR COMMENTS This report is being generated in response to the 3/532019 inspection. Violations remain outstanding. Violation I380 = CLASS II - Plans for installation of a Line Leak Detector have not yet been submitted. Violation I583 = ELEVATED TO CLASS II - An updated Certification of Financial Responsibility has not yet been submitted to the California Environmental Reporting System (CERS). I006 = CLASS II - A copy of the Designated Operator Training has not yet been provided to this Agency. A copy of the monitoring system certification and overfill protection testing results have not yet been submitted to this Agency. Please provide the results. Failure to correct the violations listed above will result in a Notice of Violation (NOV) and the violations being elevated to Class I, which will require formal enforcement by OC CUPA in the form of an Administrative Enforcement Order (AEO) or referral to the District Attorney s Office, which [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown

Eval Date: 06-27-2016

Violations Found: No

Eval Type: Other, not routine, done by local agency

Eval Notes: Not reported

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

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 EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

<p>Eval General Type:          Eval Date:          Violations Found:          Eval Type:          Eval Notes:</p>	<p>Other/Unknown          09-29-2021          Yes          Other, not routine, done by local agency          I arrived on scene at Mission Hospital at approximately 9:00 AM in response to a reported diesel spill. I met with Lanette Faulkner and Michael Mathis, Facilities Director and Assistant Facility Director and discussed the diesel release. At approximately 5:45 AM the facility's emergency backup generator was undergoing a routine monthly test. A malfunction occurred causing approximately 291 gallons to leak out of the generator, down the facility's property, into a storm drain, and out into a catch basin which led to the beach. Spill booms and absorbent pads were used to contain the spill, but did not effectively stop the diesel from entering the storm drain. Photos were taken of the generator and pathway the diesel flowed through the facility to the storm drain. The facility did not properly notify this Agency or CalOES of the spill within a timely manner. The notification was made to CalOES and to this Agency by Laguna Beach Fire Department. The facility did not [Truncated]</p>
<p>Eval Division:          Eval Program:          Eval Source:</p>	<p>Orange County Environmental Health          HMRRP          CERS,</p>
<p>Eval General Type:          Eval Date:          Violations Found:          Eval Type:          Eval Notes:</p>	<p>Compliance Evaluation Inspection          10-17-2014          Yes          Routine done by local agency          INSPECTOR COMMENTS On-site to conduct an annual monitor system certification and inspection, witness sump and spill bucket testing for the BOILER tank ONLY. This site has two Underground Storage Tanks, one (1) 6,000 gallon Diesel for the back up Generator and one (1) 10,000 gallon Diesel for the Boiler system. Secondary Containment SB 989 testing was conducted on both tanks this date. Monitor Certification was only completed for the 10,000 Diesel UST due to the tester (American Tank Testing) only being certified for the Veeder Root system. The 6,000 gallon Diesel UST panel monitoring system is manufactured by Fuel Oil Systems and could not be certified this date. Met this date with Michael Mathis, Assistant Director of Facilities, for Mission Hospital and Razvan Raicu for American Tank Testing Inc. TECHNICIAN/COMPANY Razvan Raicu   American Tank Testing Inc. VeederRoot   #A29421   Expiration 6-27-2015 ICC Service Technician   #5248044   Expiration [Truncated]</p>
<p>Eval Division:          Eval Program:          Eval Source:</p>	<p>Orange County Environmental Health          UST          CERS,</p>
<p>Eval General Type:          Eval Date:          Violations Found:          Eval Type:          Eval Notes:</p>	<p>Other/Unknown          11-09-2015          Yes          Other, not routine, done by local agency          INSPECTOR COMMENTS This facility Annual Monitor Certification is past due. Immediately schedule and complete the annual monitoring certification. Report mailed to facility and emailed to Michael Mathis. _____</p>
<p>Eval Division:          Eval Program:          Eval Source:</p>	<p>Orange County Environmental Health          UST          CERS,</p>

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Distance  
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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Eval General Type: Other/Unknown  
Eval Date: 11-14-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Thank you for using the E-Submit portal. Your Hazardous Material Business Emergency Plan was reviewed this date and Declined. Please make the following corrections and re-submit within 30 days: 1. Chemical Description: a. Synthetic Diesel Amber 305). Enter the CAS #. I couldnt find a match for this chemical. b. Mpctdt2 (boiler water treatment product): I couldnt match the CAS # provided for potassium hydroxide. I found 1310-58-3, but please verify and update the information for this chemical. c. Oxygen (liquid oxygen): Enter the CAS #. I found 7782-44-7, but please verify and update the information for this chemical. Also, change the storage pressure to above ambient. 2. Facility Map--add the following to the site layout: a. Site orientation (north, south, etc.) b. Loading areas, if applicable c. Storm drains and sewers, if applicable d. Access and exit points e. Evacuation Staging Areas f. Emergency shut-offs (water, electricity, gas) g. Emergency response [Truncated]  
Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Enforcement Action:  
Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Site Address: 31872 COAST HWY  
Site City: LAGUNA BEACH  
Site Zip: 92651  
Enf Action Date: 03-24-2015  
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: Haz Mat Disclosure.  
Enf Action Division: Orange County Environmental Health  
Enf Action Program: UNSPEC  
Enf Action Source: CERS,

Affiliation:  
Affiliation Type Desc: Parent Corporation  
Entity Name: MISSION HOSPITAL LAGUNA BEACH  
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: ,

Affiliation Type Desc: UST Permit Applicant  
Entity Name: Michael Garcia  
Entity Title: Safety Manager  
Affiliation Address: Not reported  
Affiliation City: Not reported  
Affiliation State: Not reported  
Affiliation Country: Not reported  
Affiliation Zip: Not reported

Map ID  
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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Affiliation Phone: (949) 364-4247,

Affiliation Type Desc: Document Preparer  
Entity Name: Michael Mathis  
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: ,

Affiliation Type Desc: Facility Mailing Address  
Entity Name: Mailing Address  
Entity Title: Not reported  
Affiliation Address: 27700 Medical Center Rd.  
Affiliation City: Mission Viejo  
Affiliation State: CA  
Affiliation Country: Not reported  
Affiliation Zip: 92691  
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer  
Entity Name: Michael Mathis  
Entity Title: Assistant Director Facilities  
Affiliation Address: Not reported  
Affiliation City: Not reported  
Affiliation State: Not reported  
Affiliation Country: Not reported  
Affiliation Zip: Not reported  
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner  
Entity Name: Mission Hospital Regional Medical  
Entity Title: Not reported  
Affiliation Address: 27700 Medical Center Rd.  
Affiliation City: Mission Viejo  
Affiliation State: CA  
Affiliation Country: United States  
Affiliation Zip: 92691  
Affiliation Phone: (949) 364-1400,

Affiliation Type Desc: Operator  
Entity Name: MISSION HOSPITAL LAGUNA BEACH  
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: (949) 499-7232,

Affiliation Type Desc: UST Property Owner Name  
Entity Name: MISSION HOSPITAL LAGUNA BEACH  
Entity Title: Not reported  
Affiliation Address: 31872 S Coast Hwy.  
Affiliation City: Laguna Beach

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MAP FINDINGS

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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Affiliation State: CA  
Affiliation Country: United States  
Affiliation Zip: 92651  
Affiliation Phone: (949) 499-1311,

Affiliation Type Desc: UST Tank Owner  
Entity Name: MISSION HOSPITAL LAGUNA BEACH  
Entity Title: Not reported  
Affiliation Address: 31872 S Coast Hwy.  
Affiliation City: Laguna Beach  
Affiliation State: CA  
Affiliation Country: United States  
Affiliation Zip: 92651  
Affiliation Phone: (949) 683-2936,

Affiliation Type Desc: CUPA District  
Entity Name: Orange County Env Health  
Entity Title: Not reported  
Affiliation Address: 1241 East Dyer RoadSuite 120  
Affiliation City: Santa Ana  
Affiliation State: CA  
Affiliation Country: Not reported  
Affiliation Zip: 92705-5611  
Affiliation Phone: (714) 433-6406,

Affiliation Type Desc: Environmental Contact  
Entity Name: Michael Mathis  
Entity Title: Not reported  
Affiliation Address: 31872 S. Coast Hwy  
Affiliation City: Laguna Beach  
Affiliation State: CA  
Affiliation Country: Not reported  
Affiliation Zip: 92651  
Affiliation Phone: ,

Affiliation Type Desc: Environmental Contact  
Entity Name: MICHAEL F GARCIA  
Entity Title: SAFETY MANAGER  
Affiliation Address: 27800 MED CTR RDSUITE 448  
Affiliation City: MISSIONVIEJO  
Affiliation State: CA  
Affiliation Country: Not reported  
Affiliation Zip: Not reported  
Affiliation Phone: ,

Affiliation Type Desc: UST Tank Operator  
Entity Name: MISSION HOSPITAL LAGUNA BEACH  
Entity Title: Not reported  
Affiliation Address: 31872 S Coast Hwy.  
Affiliation City: Laguna Beach  
Affiliation State: CA  
Affiliation Country: United States  
Affiliation Zip: 92651  
Affiliation Phone: (949) 683-2936,

Name: MISSION HOSPITAL LAGUNA BEACH



Map ID  
Direction  
Distance  
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MAP FINDINGS

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Database(s)

EDR ID Number  
EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Address: 31872 COAST HWY  
City,State,Zip: LAGUNA BEACH, CA 92651  
Site ID: 418330  
CERS ID: 110058338981  
CERS Description: US EPA Air Emission Inventory System (EIS)

Violations:

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 03-03-2015  
Citation: HSC 6.7 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)

Violation Description: Failure to maintain secondary containment, as evidenced by failure of secondary containment testing.

Violation Notes: Returned to compliance on 03/15/2016. The Diesel Generator UST did not pass SB989 testing due to a failed penetration fittings. Submit plans to OC CUPA within 30 days to repair the failed components and conduct another secondary containment test.

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 08-14-2019  
Citation: HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284  
Violation Description: Failure to obtain a valid permit to operate from the UPA including but not limited to unpaid permit fees.  
Violation Notes: Returned to compliance on 03/03/2020. As of July 1, 2019, a UST Permit to Operate was not issued by this Agency. A violation for operating without a permit has been issued this date. CORRECTIVE ACTION: New and current CFR must be uploaded to CERS and plans for Line Leak Detector must be submitted and approved and the testing must be conducted. Immediately submit plans to this Agency for a Line Leak Detector and submit a CFR to CERS.

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 03-04-2020  
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: OBSERVATION: Financial responsibility documents have not been submitted to the CUPA. Current financial responsibility documents are required to be submitted annually. CORRECTIVE ACTION: Complete and submit a copy of the financial responsibility within 30 days and upload to CERS.

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH

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EDR ID Number  
EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Violation Date: 02-13-2018  
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: Returned to compliance on 08/15/2018. Please submit a current Certification of Financial Responsibility, with supporting documents, to an approved electronic reporting database within 30 days. UST documents must be submitted online through the California Electronic Reporting System (CERS).  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 05-14-2020  
Citation: HSC 6.95 25510(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25510(a)  
Violation Description: Failure to report a release or threatened release of a hazardous material to the unified program agency and to OES.  
Violation Notes: Facility did not contact the local CUPA upon release to the environment. Requirements to follow HMBP notifications was not conducted.  
Violation Division: Orange County Environmental Health  
Violation Program: HMRRP  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 03-05-2019  
Citation: 23 CCR 16 2715(c)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(4)  
Violation Description: Failure to maintain a list of employees trained by the designated operator on-site or off-site at a readily available location, if approved by the UPA. For training that occurs on or after October 1, 2018, failure to maintain a copy of the "Facility Employee Training Certificate" on-site or off-site at a readily available location, if approved by the UPA.  
Violation Notes: Returned to compliance on 03/05/2019. OBSERVATION: DO Training is overdue for 2019. Training will be conducted this date. CORRECTIVE ACTION: Maintain list of employees trained by the DO and copies of "Facility Employee Training Certificate" for training that occurs on or after 10/1/18. Submit training records within thirty (30) days.  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 01-06-2015  
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 03/03/2015. Monitor Certification was

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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

complete for the BOILER tank on 10-17-2014. Monitor testing results have not been received by this Agency.

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 10-17-2014  
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: Returned to compliance on 05/04/2016. Financial Responsibility has not been submitted electronically to this Agency.

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 11-09-2015  
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. The annual monitoring certification testing was due on October 17, 2015 and is now past due. Immediately schedule the annual certification to be completed and notify OC CUPA of the monitoring certification date.

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 03-04-2020  
Citation: HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284  
Violation Description: Failure to obtain a valid permit to operate from the UPA including but not limited to unpaid permit fees.  
Violation Notes: OBSERVATION: A permit to operate the UST system has not been issued. No person may own or operate an UST unless a permit for its operation has been issued by the local agency to the owner or operator of the UST system. CORRECTIVE ACTION: A new and current CFR must be uploaded to CERS before a permit to operate can be issued. Immediately obtain a new and current CFR and uploaded to CERS

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 01-06-2015  
Citation: 23 CCR 16 2637(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(e)

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Elevation

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EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

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 03/03/2015. SB989 Secondary Containment testing was conducted on 10-17-14. Testing results have not been received by this Agency.  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 03-15-2016  
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 05/04/2016. Previous Designated Operator Statement is expired and listed Michael Mathis as the DO who does not have the required certifications. Upload a new DO statement within 30 days.  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 03-05-2019  
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 06/01/2020. OBSERVATION: Financial responsibility documentation site have expired. Current financial responsibility documents are required to be submitted annually. CORRECTIVE ACTION: Complete and submit a copy of the financial responsibility within thirty (30) days.  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 09-29-2021  
Citation: HSC 6.95 25510(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25510(a)

Violation Description: Failure to report a release or threatened release of a hazardous material to the unified program agency and to OES.  
Violation Notes: Per HSC 6.95 25510(a), the handler of a hazardous material shall, upon discovery, shall immediately report any release of a hazardous material to the Unified Program Agency and Office of Emergency Services. Notification of the diesel release to this Agency and CalOES was not done immediately after the facility had knowledge of the release.  
Violation Division: Orange County Environmental Health  
Violation Program: HMRRP  
Violation Source: CERS,

Map ID  
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Distance  
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EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 03-05-2019  
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)  
Violation Description: Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October 1, 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.  
Violation Notes: Returned to compliance on 03/05/2019. OBSERVATION: Owner/Operator failed to meet one or more of the requirements applicable to overfill prevention equipment. CORRECTIVE ACTION: Overfill equipment was tested this date. Send test results within thirty (30) days.  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,  
  
Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 10-17-2014  
Citation: HSC 6.7 25286(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25286(a)  
Violation Description: Failure to submit a 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 03/15/2016. UST Forms and monitoring plan have not been submitted electronically to this Agency.  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,  
  
Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 03-05-2019  
Citation: HSC 6.7 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)  
Violation Description: Failure to install a line leak detector (LLD).  
Violation Notes: Returned to compliance on 03/03/2020. OBSERVATION: Owner/Operator did

Map ID  
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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

not install LLD on pressurized piping system. CORRECTIVE ACTION:  
Install and test LLD on pressurized piping system. Plans must be  
submitted within Sixty (60) days for installation of the line leak  
detector.

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 10-17-2014  
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 03/15/2016. UST Response plan has not been  
submitted electronically to this Agency.

Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 09-29-2021  
Citation: HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter  
6.95, Section(s) 25508(a)(3)

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: The facility does not have adequate emergency response procedures in  
place for a release of diesel from the emergency generator. Emergency  
response procedures established after the 2,100 gallon diesel release  
on 5/7/2020 have proven to be inadequate following the 291 gallon  
diesel release on 9/29/21. Per the facility's Emergency  
Response/Contingency Plan submitted on 2/9/21, Section D. Emergency  
Containment and Cleanup Procedures is deficient. Immediately revise  
and establish an emergency response plan/procedure to prevent a  
release or threatened release of a hazardous material.

Violation Division: Orange County Environmental Health  
Violation Program: HMRRP  
Violation Source: CERS,

Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 02-16-2016  
Citation: 23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16,  
Section(s) 2715

Violation Description: The owner/operator has failed to comply with one or more of the  
following: to maintain a copy of the designated operator monthly  
inspections for the last 12 months and/or maintain a list of trained  
employees on-site or off-site at a readily available location, if  
approved by the CUPA.

Violation Notes: Returned to compliance on 03/15/2016. 2015 annual training was not  
conducted by the Designated Operator. Complete the annual training and  
send records to this Agency within 30 days.

Violation Division: Orange County Environmental Health  
Violation Program: UST

Map ID  
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MAP FINDINGS

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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Violation Source: CERS,  
Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Violation Date: 10-17-2014  
Citation: 23 CCR 16 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2711(a)(8)  
Violation Description: Failure to submit, obtain approval, or maintain a complete/accurate plot plan.  
Violation Notes: Returned to compliance on 05/04/2016. The plot plan has not been submitted electronically to this Agency.  
Violation Division: Orange County Environmental Health  
Violation Program: UST  
Violation Source: CERS,

Evaluation:

Eval General Type: Other/Unknown  
Eval Date: 01-09-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: assisted Gerrit in reviewing plans for Mission Hospital.  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 01-10-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Received notification from Amanda: OCSO may have an AST at this location as well.  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-09-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Monitor cert notification  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-17-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Reviewed Plan and File for Final Inspection.  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-03-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency

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Distance  
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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Eval Notes: COMPLAINT GENERATED. BOILER UST FAILED SB989 TESTING. FACILITY MUST SUBMIT PLANS TO REPAIR FAILED COMPONENTS.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-15-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS The following forms were received on 2-18-2016: - Updated Annual Training for Employees (10-17-2016) - SB 989 Secondary Containment Testing Results - Monitoring System Certification - Spill Bucket Testing Results Violation I382: Failure of Secondary Containment System Components = CORRECTED - SB 989 testing was conducted on 2-16-2016. Results PASS for Boiler and Generator UST. Violation corrected. SR0126733 and CO0056972 CLOSED.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-24-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS This Agency is in receipt of the Certification of Installation "FORM C" from So Cal Compliance. The Veeder Root has been certified and complete. The following are still needed to complete the Project: 1.) Electronic Submittal to eSUBMIT of the revised Tank Monitoring Plan 2.) Updated Unified Program Agency Forms and Tank Pages

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 04-25-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Reviewed eSubmit for submission. No submittal to date. Will contact Michael Garcia and Michael MAtis for Mission Hospitals. HMBEP has been submitted for Mission in Mission Viejo. Certified Mail Card returned. NOV signed for by Judy Barry on 4-6-15.

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 09-17-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS MISSION HOSPITAL LAGUNA BEACH 31872 COAST HIGHWAY LAGUNA BEACH, CA 92651 FA0054616 SR0126733 Plan submitted on 9-9-2015 for failed Secondary Containment (SB989) components for the BOILER UST. Plan review conducted this date. SCOPE OF WORK: 1.) Cut, remove, and dispose of existing piping and electrical penetration fittings in fill and piping sumps for BOILER UST. 2.) Install (N) Bravo fiberglass



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MISSION HOSPITAL LAGUNA BEACH (Continued)

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retrofit fittings for piping and electrical penetrations in fill and piping sumps. 3.) Perform SB989 Secondary Containment Testing on fill and piping sumps with Orange County Environmental Health Department. EQUIPMENT TO BE INSTALLED: - Bravo Fiberglass Retrofit Fittings - Bravo Fiberglass Split Repair Fittings CONTRACTOR INFORMATION - So Cal Compliance Services Contractor License (A, Haz) 94221 - BRAVO Certified Technician Dan Harris | Expires 7-16-2016 - California ICC UST Installation/Retrofitting, UST Service Technician [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 12-01-2014  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: A routine hazardous waste inspection of this acute care facility was conducted today. Access to the facility was initially provided by the Emma, EVS Supervisor, and later by Reyna Arroyo, EVS. The following departments were toured: - Histology Lab: Xylene/alcohol - Radiology: All Digital, no wet processors - Pharmacy: RCRA pharmaceutical/RCRA chemo - Engineering: Universal Waste, Used Oil - HW Storage Area Hazardous waste containers were observed properly labeled and closed when not in use. Hazardous waste manifests were available showing routine pickups for all waste streams. Routine training is provided to employees as well.

Eval Division: Orange County Environmental Health  
Eval Program: HW  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 12-28-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: CFR declined in portal due to: Please upload the CFO letter to demonstrate compliance with this mechanism.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 01-06-2015  
Violations Found: Yes  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS This is an offsite follow up inspection for facility. This Agency has not received the Monitor Certification results and the SB989 Testing for the USTs at this facility. Immediately submit the certification results and the SB989 results. A review of the eSUBMIT portal and the California Environmental Reporting System (CERS) was conducted. UST forms have not been electronically submitted. Violations I161, I582, I583 and I673 remain uncorrected this date. Report emailed to Michael Mathis, Assistant Director of Facilities. \_\_\_

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Eval General Type: Other/Unknown  
Eval Date: 02-14-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Not reported  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-14-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: CIW Transfer  
Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 02-16-2016  
Violations Found: Yes  
Eval Type: Routine done by local agency  
Eval Notes: INSPECTOR COMMENTS On-site to conduct witness the annual monitoring system certification and spill bucket testing. Also, SB 989 Re-testing will be conducted this date after approved repairs to the BOILER UST failure on 2-16-2015 (SR0126733). This site has twp (2) Underground Storage Tanks, one (1) 6,000 gallon Diesel for the back up Generator (Generator UST) and one (1) 10,000 gallon Diesel for the Boiler System. Met this date with Michael Mathis, Assistant Director of Facilities and discussed the open violations and follow-up for the facility. The monitoring certification by American Tank Testing this date. TECHNICIAN and Designated Operator (DO) Razvan Raicu | American Tank Testing Inc VeederRoot | #A29421 | Expiration 1-10-2018 ICC Technician | #5248044 | Expiration 10-1-2017 SITE UST Facility site has two (2) USTs. One (1) 6,000 gallon Diesel for the back up Generator (Generator UST) and one (1) 10,000 gallon Diesel for the Boiler System. The UST [Truncated]  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-17-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: MISSION HOSPITAL 31872 COAST HIGHWAY LAGUNA BEACH, 92651 FA0054616 SR0125199 FINAL INSPECTIONS = PASS On-site for a final plan check inspection for upgrade of the monitoring system to the existing Veeder Root TLS-350 and new Spill Bucket Test for the DIESEL GENERATOR UST. The Monitor Certification was conducted by Razvan Raicu for American Tank Testing. TECHNICIAN Razvan Raicu | American Tank Testing Inc. Veeder Root | #A29421 | Expiration 6-27-2015 ICC Service Technician | #5248044 | Expiration 10-1-2015 - The Veeder Root TLS-350 is now connected to additional sensors for the Diesel Generator Tank. The Veedor showed all functions normal. The following were tested this date and passed: - Generator East VR 208 - Generator West VR 208 - Generator Transition VR 208 - Generator Annular VR 420 - New Spill

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MISSION HOSPITAL LAGUNA BEACH (Continued)

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Bucket The following needs to be completed for the Plan to become Final: 1.) Electronic Submittal of the revised monitoring plan 2.) Agency [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-18-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Received Monitoring Certification Results and SB 989 Results. All components PASS. Received training records from Ross as well. Report to be generated.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 03-08-2021  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: On site to conduct an Underground Storage Tank (UST) inspection and witness the annual monitoring system certification and spill bucket testing. Met with Razvan Ross Raicu, service technician, with American Tank Testing. The site has the following double-walled (DW) tanks: - One 6,000 gallon diesel for the back up generator with double-walled pressurized piping - One 10,000 gallon diesel for the boiler system with double-walled suction piping The system is monitored by a Veeder Root TLS 350 system. The monitor is operational for audible and visual alarms. The sumps are monitored by VR 208 sensors, the annular spaces are monitored by VR 420 sensors, the boiler UST has a trench system that leads to the boilers which are monitored by VR 420 sensors. Overfill protection is with flapper valve. All sensors were tested were verified to be operational. Line leak detectors were to be tested after the diesel was filtered and overfill prevention testing was also [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 01-09-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Called Brian Burns for So Cal Compliance and informed him that the plans are approved and ready for pick up.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 01-09-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS MISSION HOSPITAL LAGUNA BEACH 31872 COAST HIGHWAY LAGUNA BEACH, 92651 FA# 0054616 SR# 0125199 Plan review for the Diesel

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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Generator Underground Storage Tank. Review conducted with HCA/O'Donnell. SCOPE OF WORK: 1.) Replace monitoring system for the Generator UST with Veeder Root TLS-350 Monitoring Panel Liquid Sensors and Tank Level Probe. NOTE: The Veeder Root Monitoring Panel is existing. The on-site Boiler UST is equipped with Veeder Root Panel and Sensors. 2.) Run new shielded cable from Veeder Root Panel (Existing) to new sensors and probe for the Diesel Generator UST. 3.) Program and start up Veeder Root Monitor. Conduct Monitor System Certification with Orange County Environmental Health Department. 4.) Install New Spill Bucket, Ring, and Lid for in fill sump. Equipment to be installed: - Product Spill Bucket OPW 2100 (UL Listed) - Veeder Root Annular Sensor 208 - Veeder Root Sump Sensor (3) 208 - Veeder Root Tank Level [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-09-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Spoke with Ross from Tank Testing and rescheduled the 2-10-15 Monitor certification for the new veeder root on the diesel tank for 2-17-15 at 9:00 am. Also informed Ross that the SB 989 results have not been received and are needed ASAP. Reference SR#012519

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-10-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Monitor cert notification  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-11-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Review file and open violations. Emailed Ross from American Tank Testing for monitor certification and if he will be conducting the SB989 re test as well for repaired components. SB 989 re-test will be conducted the same day.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 02-13-2018  
Violations Found: Yes  
Eval Type: Routine done by local agency  
Eval Notes: On site for routine UST inspection, monitoring system certification, and spill bucket testing. The facility has two double-walled diesel tanks monitored by a Veeder Root TLS-350 system. The 10,000-gallon

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MISSION HOSPITAL LAGUNA BEACH (Continued)

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diesel tank supplies the boiler and the 6,000-gallon diesel tank supplies the back-up generator for the hospital. The site has double-walled suction piping for the boiler and double-walled pressurized piping for the generator. Flapper valves are used for overflow prevention. The sensors for the tank annulars (420), generator piping and fill sump (208), generator transition sump (208), boiler piping and fill sumps (208), and boiler piping containment trench (420) went into alarm when submerged in water. Testing was conducted by Razvan "Ross" Raicu of American Tank Testing, Inc. Tester certifications (Veeder Root, ICC) were verified. Please submit the test reports to this Agency within 30 days. Secondary containment testing was last conducted on 2/15/2017. It be [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-16-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Review ESubmit and Violations and History for monitor Cert and Inspection and for a Final Plan Check Inspection for an SB 989 re-test.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-03-2015  
Violations Found: Yes  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS This Agency received the following documents this date: 1.) SB989 Results from the 10-17-14 Testing (BOILER Tank Component Failed). Refer to Violation. 2.) Monitor Certification from the 10-17-14 Inspection. 3.) Monitor Certification for the Plan Check Final SR125199/ All components passed. Violation I205 = CORRECTED - Monitor Certification results received by this Agency. All components PASSED for the GENERATOR Tank. Violation I296 = CORRECTED - SB989 Results received this date. Boiler Tank = FAIL, Generator Tank = PASS (Refer to Violation). To date, there has been no electronic submittal of the required UST Forms. Violations I161, I582, I583, and I673 remain Outstanding and must be corrected immediately. These violations were cited on the 10-17-2015 inspection report and have remained uncorrected and have now been ELEVATED to CLASS II.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 01-09-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Reviewed status of open plans. I made a comment in my report to this facility dated 6/13/2014 to remember to test all tank sumps and product piping six months after construction and submit results to this Agency. No SB989 test results from testing six months after 6/13/2014 have been submitted. I notified Gerrit of this, as he will

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MISSION HOSPITAL LAGUNA BEACH (Continued)

S113747639

be on site soon to oversee plans submitted for installation of a Veeder-Root monitoring system for the emergency generator.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-06-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Monitor cert notification  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 02-15-2017  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: On site for routine UST inspection, monitoring system certification, and spill bucket testing. Secondary containment testing was also conducted today. The facility has two double-walled diesel tanks monitored by a Veeder Root TLS-350 system. The monitor is operational for audible and visual alarms. The 10,000-gallon diesel tank supplies the boiler and the 6,000-gallon diesel tank supplies the generator. The site has double-walled suction piping for the boiler and double-walled pressurized piping for the generator. Flapper valves are used for overflow prevention. The sensors in the tank annulars, turbine sump (generator), piping sump (boiler), and trench for the UST boiler shut down the turbine when submerged in water. The spill buckets were visually tested for 60 minutes. There was no indication of leakage at the end of the testing period. Testing was conducted by Razvan Raicu of American Tank Testing. Tester certifications (VR, ICC, Incon) were verified. [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-16-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS SR0126733 On site this date to witness the annual monitoring system certification of the UST and secondary containment re-testing for failed UST components. TECHNICIAN and Designated Operator (DO) Razvan Raicu | American Tank Testing Inc VeederRoot | #A29421 | Expiration 1-10-2018 ICC Technician | #5248044 | Expiration 10-1-2017 Send Secondary Containment Testing Results to this Agency within 30 days. \_\_\_\_\_

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-17-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency

Map ID  
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MAP FINDINGS

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**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Eval Notes: Received SB989 reports and Monitor Certification from American Tank Testing. Will review. One component of the SB989 system failed (Sump). More information will be obtained to determine if Plan Check will be required. Spoke this date to Razvan Raicu who indicated that the penetration boot failed SB989. A violations will be issued by OC CUPA. PLans will need to be submitted to fix the issue along with an SB989 re-test.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 03-03-2020  
Violations Found: Yes  
Eval Type: Routine done by local agency  
Eval Notes: On site to conduce an Underground Storage Tank (UST) inspection and witness the annual monitoring system certification and spill bucket testing. Met with Razvan Ross Raicu, service technician, with American Tank Testing, and also present was Michael Mathis, Assistant Director of Facilities. The site has the following double-walled (DW) tanks: - One 6,000 gallon diesel for the back up generator with double-walled pressurized piping - One 10,000 gallon diesel for the boiler system with double-walled suction piping The system is monitored by a Veeder Root TLS 350 system. The monitor is operational for audible and visual alarms. The sumps are monitored by VR 208 sensors, the annular spaces are monitored by VR 420 sensors, the boiler UST has a trench system that leads to the boilers which are monitored by VR 208 sensors. Overfill protection is with flapper valve. All sensors were tested were verified to be operational. Spill buckets were tested [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 03-05-2019  
Violations Found: Yes  
Eval Type: Routine done by local agency  
Eval Notes: INSPECTOR COMMENTS On site to conduct an Underground Storage Tank (UST) inspection and witness the annual monitoring system certification, spill bucket testing and overfill equipment prevention device testing. Met this date with Michael Mathis, who granted consent to enter and inspect and tank photos. TECHNICIAN Razvan Ross Raicu | American Tank Testing DESIGNATED OPERATOR Razvan Ross Raicu | American Tank Testing CERS ID 10566628 This site has two (2) DW USTs that supply a back up diesel generator and a boiler. The boiler UST is a suction system and the generator UST is pressurized. The pressurized UST now required a line leak detector due to changes in the law. Per Michael Mathis, they are in the process of obtaining bids to submit plans to install the LLD. The UST system is monitored by a Veeder Root TLS 350. The sumps are monitored by VR 208 sensors. Overfill protection is Flapper valves and they were tested this date. The boiler system also contains [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Eval Date: 03-11-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS Received Monitoring Certification Results for the New Veeder Root System. ALL COMPONENTS = PASS The following need to be complete for the Plan SR0125199 to be Final: 1.) Electronic Submittal of the revised monitoring plan 2.) Unified Program Agency Forms 3.) Form C "Certification of Installation / Modification Form Instructions"

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-29-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS This Agency has reviewed the 5-1-2016 HMBEP submission to the ESubmit Portal. The submission has been ACCEPTED. All information will be transferred to the California Environmental Reporting System (CERS). The submittal has been accepted for the following: - BUSINESS ACTIVITIES - BUSINESS OWNER/OPERATOR - CHEMICAL INVENTORY - EMERGENCY PLAN - FACILITY MAP All data was verified during the 6-27-2016 inspection. Report emailed to Michael Garcia and Michael Mathis for Mission Hospital.

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 08-14-2019  
Violations Found: Yes  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS Received and reviewed the following: - Overfill Prevention Testing Results from 3/5/2019 - Monitoring System Certification Results from 3/5/2019 - Designated Operator Training from 3/5/2019 Violation I006 = CORRECTED Employee Training has been conducted and documented. Violation I583 = OUTSTANDING | CLASS II New Certification of Financial Responsibility has not yet been submitted to the California Environmental Reporting System (CERS). Violation I380 = OUTSTANDING | CLASS II Plans for installation of a Line Leak Detector have not yet been submitted to this Agency for review. Plans for the line leak detector must ne submitted. A current CFR must be uploaded to CERS. As of July 1, 2019, a UST Permit to Operate was not issued by this Agency. A violation for operating without a permit has been issued this date. To correct this violation, a new and current CFR must be uploaded to CERS and plans for Line Leak Detector must be [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 09-17-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: File review. 3 Open SRs for UST. Review of eSubmit. Forms submitted



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

electronically and will be reviewed. Plans submitted 9-9-2015 for failed SB989 Components and will be reviewed this date.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 09-17-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: File review. Plans submitted for SB989 failed components of the BOILER tank. Review of eSubmit. UST pages submitted 8-24-2015. Plans and electronic submittal to be reviewed this date.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 09-17-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: PLAN REVIEW SR0126733 = APPROVED. Repair of Components for Failed Secondary Containment (SB989) Testing. Refer to SR0126733 and CO0056972 for details. Contacted So Cal Compliance Brian Burns and notified of Approved Plans, SB989 Scheduling and upcoming Annual Monitor Certification.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 12-22-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: The designated operator owner statement has been declined in the eSubmit portal. The designated operator, Michael Mathis, does not have the required certification. Please submit a current DO owner statement that accurately reflects the qualified designated operator(s) for this site.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 02-21-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Received monitor certification results dated 2-15-2017. Received spill bucket test results dated 2-15-2017. Received secondary containment test results for the generator and the boiler dated 2-15-2017. All results PASSED.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-15-2016

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: SR0126733 INSPECTOR COMMENTS The following forms were received on 2-18-2016: - Updated Annual Training for Employees (10-17-2016) - SB 989 Secondary Containment Testing Results - Monitoring System Certification - Spill Bucket Testing Results Violation I382: Failure of Secondary Containment System Components = CORRECTED - SB 989 testing was conducted on 2-16-2016. Results PASS for Boiler and Generator UST. Violation corrected. SR0126733 and CO0056972 CLOSED.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-15-2016  
Violations Found: Yes  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS The following forms were received on 2-18-2016: - Updated Annual Training for Employees (10-17-2016) - SB 989 Secondary Containment Testing Results - Monitoring System Certification - Spill Bucket Testing Results Violation I382: Failure of Secondary Containment System Components = CORRECTED - SB 989 testing was conducted on 2-16-2016. Results PASS for Boiler and Generator UST. Violation corrected. SR0126733 and CO0056972 CLOSED. Monitoring Certification Results and SB 989 Testing Results sent to main file. Violation I276: Owner/Operator has failed to maintain the monthly reports and/or annual employee training records onsite = CORRECTED. - Training records received and annual training conducted 10-17-2015. Violation corrected. Violations I673, I582 for Failure to electronically submit response plan and UPC forms = CORRECTED. - ESubmit reviewed from 8-24-2015 submittal. Response Plan and UPC Forms sections complete. Violations [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-24-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Not reported  
Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 05-04-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS This inspection report is generated in response to submission to the ESubmit portal of the UST Monitoring Site Map, Update Designated Operator Information and Letter from the Chief Financial Officer in support of the Certification of Financial Responsibility (CFR). All items were ACCEPTED this date. Violation I161 = CORRECTED The monitoring site map was uploaded and has all the required elements. Violation corrected. Violation I583 = CORRECTED The supporting documentation for the CFR was uploaded to the ESubmit

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Portal. Violation corrected. Violation I616 = CORRECTED Designated Operator is Ross Razvan Raicu ICC 5248044-UC. All UST Violations have been corrected. Beginning March 1, 2016, OC CUPA will no longer be accepting new requests for business access to E-Submit. Instead, businesses should request access through the California Electronic Reporting System (CERS). Report emailed to Michael Garcia and Michael Mathis for [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 05-12-2017  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Outstanding violation review for permit processing  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-08-2021  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: This Agency has received the Monitoring System Certification Form and Spill Container Testing Report Form, and Overfill Prevention Forms for testing conducted on 3/8/2021. Testing reports show passing results for all components tested. Testing was conducted by Razvan Raicu with American Testing Inc. Inspection report emailed to michael.mathis@stjoe.org

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 06-27-2016  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: INSPECTOR COMMENTS On site to conduct a Hazardous Materials Disclosure and Business Emergency Plan inspection. Met this date with Michael Garcia and Michael Mathis for Mission Hospital who granted consent to enter and inspect the facility. The following areas were inspected this date: - Operation Room (OR) - ER - Radiology - Med Surge - Laboratory - Pathology - Wound Care - Chemical Dependence - GI - BHU - Pharmacy - All Soiled Utility Rooms - Power Plant/Basement - Final Storage Area All the following were verified on-site this date: - Business Activities - Business Emergency Plan - Facility Site Map - Chemical Inventory and Locations The latest electronic submission on the ESubmit Portal will be reviewed. Training information and logs available for review. This hospital does not have oncology. Report emailed to Michael Mathis and Michael Garcia \_\_\_\_\_

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 11-14-2018

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Sent form letter RE: AUTOMATIC LINE LEAK DETECTOR REQUIRED ON UNDERGROUND PRESSURIZED PIPING CONNECTED TO AN EMERGENCY GENERATOR TANK SYSTEM via email and USPS to the following individual on 10/23/18: Michael Mathias

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 03-09-2020  
Violations Found: No  
Eval Type: Routine done by local agency  
Eval Notes: On site for routine Hazardous Materials Business Plan (HMBP) Mike Mathis, Assistant Director of Facilities, and Rudy Trabentino, Environmental Services Manager, provided consent to inspect. Observed the following materials on site at reportable quantities: - floor cleaner - nitrous oxide - liquid oxygen - propane - lithium bromide - phosphates for boiler by EAI - boiler feed water O2 Scavenger - boiler water treatment product - amber 305 diesel fuel - diesel fuel Hazardous Materials disclosed in CERS match what is reported on site. Training was reported to have been conducted and records are kept online. Per California Health & Safety Code Ch. 6.95, businesses that store and handle hazardous materials at or over reportable quantities (55 gal of a liquid, 500 lbs of a solid, 200 cubic ft of a compressed gas) must prepare and implement an HMBP. The facility is responsible for identifying all hazardous materials, including hazardous wastes, which are at or [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-11-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Completed SR Reports. Emailed Bran from So Cal Compliance and Michael Mathis for Mission Hospital. Outstanding Issues still remain. Form C emailed to complete Veeder Root Certification Installation.

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 03-15-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Not reported  
Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 05-14-2020  
Violations Found: Yes  
Eval Type: Other, not routine, done by local agency

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

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EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Eval Notes: On May 7th at approximately 3:30am (per Michael Mathis) a release from a 1,000 gallon day tank (hard plumed to an Underground Storage Tank) release approximately 2,100 gallons of diesel into the environment. The release spanned from the day tank, to street, into a catch basin which led to the beach and pooled in a sandy area. At 7:04 Kai Bond (City of Lacuna Beach) made OES report #20-2454: At 10:32 Kai Bond call our agency Duty Officer of the Day to ask if we were notified. Denamarie Baker called me to ask if we had heard of the spill. I immediately checked my OES notifications and started making phone calls. I was not able to get a Representative from Mission Hospital on line at this time I proceeded to the location. While on site spoke to Michael Mathis (assistant Director of Facilities/Engineering). Michael did indicated that only a 911 call was made to Laguna Beach Fire department at 4:00am. Michael indicated that the failure came from the above day [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-01-2020  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: The following violations issued in the March 3, 2020 Underground Storage Tank (UST) Inspection Report have been CORRECTED and ABATED: - Violation I583 - Certification of Financial Responsibility has been submitted to the California Environmental Reporting System (CERS) and is current - Violation I481 - A permit to operate will be issued by this Agency as the outstanding violations has been corrected. Inspection report emailed to Michael Mathis at Michael.Mathis@stjoe.org

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-06-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS This facility has electronically submitted the Hazardous Materials Disclosure and Business Emergency to the eSubmit Portal on 5-7-2015. Violation I292 = CORRECTED Hazardous Materials Business plan has been submitted electronically. Violation I169 - CORRECTED Hazardous Materials Inventory Disclosure submitted electronically. This Agency will review the disclosure and inform the business of Approval or Declination with corrections. \_\_\_\_\_

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-12-2019  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS This report is being generated in response to the 3/532019 inspection. Violations remain outstanding. Violation I380 = CLASS II - Plans for installation of a Line Leak Detector have not yet

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

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EPA ID Number

MISSION HOSPITAL LAGUNA BEACH (Continued)

S113747639

been submitted. Violation I583 = ELEVATED TO CLASS II - An updated Certification of Financial Responsibility has not yet been submitted to the California Environmental Reporting System (CERS). I006 = CLASS II - A copy of the Designated Operator Training has not yet been provided to this Agency. A copy of the monitoring system certification and overfill protection testing results have not yet been submitted to this Agency. Please provide the results. Failure to correct the violations listed above will result in a Notice of Violation (NOV) and the violations being elevated to Class I, which will require formal enforcement by OC CUPA in the form of an Administrative Enforcement Order (AEO) or referral to the District Attorney's Office, which [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 06-27-2016  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Not reported  
Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 09-29-2021  
Violations Found: Yes  
Eval Type: Other, not routine, done by local agency  
Eval Notes: I arrived on scene at Mission Hospital at approximately 9:00 AM in response to a reported diesel spill. I met with Lanette Faulkner and Michael Mathis, Facilities Director and Assistant Facility Director and discussed the diesel release. At approximately 5:45 AM the facility's emergency backup generator was undergoing a routine monthly test. A malfunction occurred causing approximately 291 gallons to leak out of the generator, down the facility's property, into a storm drain, and out into a catch basin which led to the beach. Spill booms and absorbent pads were used to contain the spill, but did not effectively stop the diesel from entering the storm drain. Photos were taken of the generator and pathway the diesel flowed through the facility to the storm drain. The facility did not properly notify this Agency or CalOES of the spill within a timely manner. The notification was made to CalOES and to this Agency by Laguna Beach Fire Department. The facility did not [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection  
Eval Date: 10-17-2014  
Violations Found: Yes  
Eval Type: Routine done by local agency  
Eval Notes: INSPECTOR COMMENTS On-site to conduct an annual monitor system certification and inspection, witness sump and spill bucket testing for the BOILER tank ONLY. This site has two Underground Storage Tanks, one (1) 6,000 gallon Diesel for the back up Generator and one (1) 10,000 gallon Diesel for the Boiler system. Secondary Containment SB

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

MISSION HOSPITAL LAGUNA BEACH (Continued)

S113747639

989 testing was conducted on both tanks this date. Monitor Certification was only completed for the 10,000 Diesel UST due to the tester (American Tank Testing) only being certified for the Veeder Root system. The 6,000 gallon Diesel UST panel monitoring system is manufactured by Fuel Oil Systems and could not be certified this date. Met this date with Michael Mathis, Assistant Director of Facilities, for Mission Hospital and Razvan Raicu for American Tank Testing Inc. TECHNICIAN/COMPANY Razvan Raicu | American Tank Testing Inc. VeederRoot | #A29421 | Expiration 6-27-2015 ICC Service Technician | #5248044 | Expiration [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 11-09-2015  
Violations Found: Yes  
Eval Type: Other, not routine, done by local agency  
Eval Notes: INSPECTOR COMMENTS This facility Annual Monitor Certification is past due. Immediately schedule and complete the annual monitoring certification. Report mailed to facility and emailed to Michael Mathis. \_\_\_\_\_

Eval Division: Orange County Environmental Health  
Eval Program: UST  
Eval Source: CERS,

Eval General Type: Other/Unknown  
Eval Date: 11-14-2015  
Violations Found: No  
Eval Type: Other, not routine, done by local agency  
Eval Notes: Thank you for using the E-Submit portal. Your Hazardous Material Business Emergency Plan was reviewed this date and Declined. Please make the following corrections and re-submit within 30 days: 1. Chemical Description: a. Synthetic Diesel Amber 305). Enter the CAS #. I couldnt find a match for this chemical. b. Mpctdt2 (boiler water treatment product): I couldnt match the CAS # provided for potassium hydroxide. I found 1310-58-3, but please verify and update the information for this chemical. c. Oxygen (liquid oxygen): Enter the CAS #. I found 7782-44-7, but please verify and update the information for this chemical. Also, change the storage pressure to above ambient. 2. Facility Map--add the following to the site layout: a. Site orientation (north, south, etc.) b. Loading areas, if applicable c. Storm drains and sewers, if applicable d. Access and exit points e. Evacuation Staging Areas f. Emergency shut-offs (water, electricity, gas) g. Emergency response [Truncated]

Eval Division: Orange County Environmental Health  
Eval Program: HMRRP  
Eval Source: CERS,

Enforcement Action:  
Site ID: 418330  
Site Name: MISSION HOSPITAL LAGUNA BEACH  
Site Address: 31872 COAST HWY  
Site City: LAGUNA BEACH  
Site Zip: 92651  
Enf Action Date: 03-24-2015  
Enf Action Type: Notice of Violation (Unified Program)

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection  
Enf Action Notes: Haz Mat Disclosure.  
Enf Action Division: Orange County Environmental Health  
Enf Action Program: UNSPEC  
Enf Action Source: CERS,

Affiliation:

Affiliation Type Desc: Parent Corporation  
Entity Name: MISSION HOSPITAL LAGUNA BEACH  
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: ,

Affiliation Type Desc: UST Permit Applicant  
Entity Name: Michael Garcia  
Entity Title: Safety Manager  
Affiliation Address: Not reported  
Affiliation City: Not reported  
Affiliation State: Not reported  
Affiliation Country: Not reported  
Affiliation Zip: Not reported  
Affiliation Phone: (949) 364-4247,

Affiliation Type Desc: Document Preparer  
Entity Name: Michael Mathis  
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: ,

Affiliation Type Desc: Facility Mailing Address  
Entity Name: Mailing Address  
Entity Title: Not reported  
Affiliation Address: 27700 Medical Center Rd.  
Affiliation City: Mission Viejo  
Affiliation State: CA  
Affiliation Country: Not reported  
Affiliation Zip: 92691  
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer  
Entity Name: Michael Mathis  
Entity Title: Assistant Director Facilities  
Affiliation Address: Not reported  
Affiliation City: Not reported  
Affiliation State: Not reported  
Affiliation Country: Not reported  
Affiliation Zip: Not reported  
Affiliation Phone: ,



Map ID  
Direction  
Distance  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Affiliation Type Desc: Legal Owner  
Entity Name: Mission Hospital Regional Medical  
Entity Title: Not reported  
Affiliation Address: 27700 Medical Center Rd.  
Affiliation City: Mission Viejo  
Affiliation State: CA  
Affiliation Country: United States  
Affiliation Zip: 92691  
Affiliation Phone: (949) 364-1400,

Affiliation Type Desc: Operator  
Entity Name: MISSION HOSPITAL LAGUNA BEACH  
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: (949) 499-7232,

Affiliation Type Desc: UST Property Owner Name  
Entity Name: MISSION HOSPITAL LAGUNA BEACH  
Entity Title: Not reported  
Affiliation Address: 31872 S Coast Hwy.  
Affiliation City: Laguna Beach  
Affiliation State: CA  
Affiliation Country: United States  
Affiliation Zip: 92651  
Affiliation Phone: (949) 499-1311,

Affiliation Type Desc: UST Tank Owner  
Entity Name: MISSION HOSPITAL LAGUNA BEACH  
Entity Title: Not reported  
Affiliation Address: 31872 S Coast Hwy.  
Affiliation City: Laguna Beach  
Affiliation State: CA  
Affiliation Country: United States  
Affiliation Zip: 92651  
Affiliation Phone: (949) 683-2936,

Affiliation Type Desc: CUPA District  
Entity Name: Orange County Env Health  
Entity Title: Not reported  
Affiliation Address: 1241 East Dyer RoadSuite 120  
Affiliation City: Santa Ana  
Affiliation State: CA  
Affiliation Country: Not reported  
Affiliation Zip: 92705-5611  
Affiliation Phone: (714) 433-6406,

Affiliation Type Desc: Environmental Contact  
Entity Name: Michael Mathis  
Entity Title: Not reported  
Affiliation Address: 31872 S. Coast Hwy  
Affiliation City: Laguna Beach  
Affiliation State: CA  
Affiliation Country: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

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EPA ID Number

**MISSION HOSPITAL LAGUNA BEACH (Continued)**

**S113747639**

Affiliation Zip: 92651  
Affiliation Phone: ,  
  
Affiliation Type Desc: Environmental Contact  
Entity Name: MICHAEL F GARCIA  
Entity Title: SAFETY MANAGER  
Affiliation Address: 27800 MED CTR RDSUITE 448  
Affiliation City: MISSIONVIEJO  
Affiliation State: CA  
Affiliation Country: Not reported  
Affiliation Zip: Not reported  
Affiliation Phone: ,

Affiliation Type Desc: UST Tank Operator  
Entity Name: MISSION HOSPITAL LAGUNA BEACH  
Entity Title: Not reported  
Affiliation Address: 31872 S Coast Hwy.  
Affiliation City: Laguna Beach  
Affiliation State: CA  
Affiliation Country: United States  
Affiliation Zip: 92651  
Affiliation Phone: (949) 683-2936,

**HWTS:**

Name: MISSION HOSPITAL- LAGUNA BEACH  
Address: 31872 COAST HWY  
Address 2: Not reported  
City,State,Zip: LAGUNA BEACH, CA 92651  
EPA ID: CAC003141197  
Inactive Date: 12/29/2021  
Create Date: 09/29/2021  
Last Act Date: Not reported  
Mailing Name: Not reported  
Mailing Address: 31872 COAST HWY  
Mailing Address 2: Not reported  
Mailing City,State,Zip: LAGUNA BEACH, CA 92651  
Owner Name: MISSION HOSPITAL- LAGUNA BEACH  
Owner Address: 31872 COAST HWY  
Owner Address 2: Not reported  
Owner City,State,Zip: LAGUNA BEACH, CA 92651  
Contact Name: MIKE MATHIS  
Contact Address: 31872 COAST HWY  
Contact Address 2: Not reported  
City,State,Zip: LAGUNA BEACH, CA 92651  
Facility Status: Inactive  
Facility Type: TEMPORARY  
Category: STATE  
Latitude: 33.500534  
Longitude: -117.74102499

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

<b>G38</b> <b>ESE</b> <b>1/8-1/4</b> <b>0.130 mi.</b> <b>685 ft.</b>  <b>Relative:</b> <b>Higher</b>  <b>Actual:</b> <b>192 ft.</b>	<b>MISSION HOSPITAL- LAGUNA BEACH</b> <b>31872 COAST HWY</b> <b>LAGUNA BEACH, CA 92651</b>  <b>Site 7 of 7 in cluster G</b>  RCRA NonGen / NLR: Date Form Received by Agency: Handler Name: Handler Address: Handler City,State,Zip: EPA ID: Contact Name: Contact Address: Contact City,State,Zip: Contact Telephone: Contact Fax: Contact Email: Contact Title: EPA Region: Land Type: Federal Waste Generator Description: Non-Notifier: Biennial Report Cycle: Accessibility: Active Site Indicator: State District Owner: State District: Mailing Address: Mailing City,State,Zip: Owner Name: Owner Type: Operator Name: Operator Type: Short-Term Generator Activity: Importer Activity: Mixed Waste Generator: Transporter Activity: Transfer Facility Activity: Recycler Activity with Storage: Small Quantity On-Site Burner Exemption: Smelting Melting and Refining Furnace Exemption: Underground Injection Control: Off-Site Waste Receipt: Universal Waste Indicator: Universal Waste Destination Facility: Federal Universal Waste: Active Site Fed-Reg Treatment Storage and Disposal Facility: Active Site Converter Treatment storage and Disposal Facility: Active Site State-Reg Treatment Storage and Disposal Facility: Active Site State-Reg Handler: Federal Facility Indicator: Hazardous Secondary Material Indicator: Sub-Part K Indicator: Commercial TSD Indicator: Treatment Storage and Disposal Type: 2018 GPRA Permit Baseline: 2018 GPRA Renewals Baseline: Permit Renewals Workload Universe:	RCRA NonGen / NLR  MISSION HOSPITAL- LAGUNA BEACH 31872 COAST HWY LAGUNA BEACH, CA 92651 CAC003141197  MIKE MATHIS 31872 COAST HWY LAGUNA BEACH, CA 92651 949-683-2936 Not reported MICHAEL.MATHIS@STJOE.ORG Not reported 09 Not reported Not a generator, verified Not reported Not reported Not reported Not reported Not reported Not reported Not reported 31872 COAST HWY LAGUNA BEACH, CA 92651 MISSION HOSPITAL- LAGUNA BEACH Other MIKE MATHIS Other No No No No No No No No No No No No No No No No No No Not reported Not reported Not reported --- Not reported N Not reported No Not reported Not on the Baseline Not on the Baseline Not reported	<b>RCRA NonGen / NLR</b>  <b>1027069786</b> <b>CAC003141197</b>
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Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**MISSION HOSPITAL- LAGUNA BEACH (Continued)**

**1027069786**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20210929
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: MIKE MATHIS	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	31872 COAST HWY
Owner/Operator City,State,Zip:	LAGUNA BEACH, CA 92651
Owner/Operator Telephone:	949-683-2936
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: MISSION HOSPITAL- LAGUNA BEACH	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	31872 COAST HWY
Owner/Operator City,State,Zip:	LAGUNA BEACH, CA 92651
Owner/Operator Telephone:	949-683-2936
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MISSION HOSPITAL- LAGUNA BEACH (Continued)**

**1027069786**

Historic Generators:

Receive Date: 20210929  
Handler Name: MISSION HOSPITAL- LAGUNA BEACH  
Federal Waste Generator Description: Not a generator, verified  
State District Owner: Not reported  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: Yes  
Non Storage Recycler Activity: No  
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:

NAICS Code: 56299  
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

**E39**  
**SSE**  
**1/8-1/4**  
**0.139 mi.**  
**734 ft.**

**SOUTH COAST MEDICAL CENTER**  
**31872 COAST HWY**  
**LAGUNA NIGUEL, CA 92677**

**SWEEPS UST** **U002096340**  
**CA FID UST** **N/A**

**Site 3 of 3 in cluster E**

**Relative:**  
**Lower**  
**Actual:**  
**91 ft.**

**SWEEPS UST:**  
Name: SOUTH COAST MEDICAL CENTER  
Address: 31872 COAST HWY  
City: LAGUNA NIGUEL  
Status: Active  
Comp Number: 5445  
Number: 9  
Board Of Equalization: Not reported  
Referral Date: 09-30-92  
Action Date: 09-15-92  
Created Date: 02-29-88  
Owner Tank Id: Not reported  
SWRCB Tank Id: 30-000-005445-000004  
Tank Status: A  
Capacity: 1000  
Active Date: Not reported  
Tank Use: M.V. FUEL  
STG: P  
Content: DIESEL  
Number Of Tanks: 3  
  
Name: SOUTH COAST MEDICAL CENTER  
Address: 31872 COAST HWY  
City: LAGUNA NIGUEL  
Status: Active

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SOUTH COAST MEDICAL CENTER (Continued)**

**U002096340**

Comp Number: 5445  
Number: 9  
Board Of Equalization: Not reported  
Referral Date: 09-30-92  
Action Date: 09-15-92  
Created Date: 02-29-88  
Owner Tank Id: Not reported  
SWRCB Tank Id: 30-000-005445-000005  
Tank Status: A  
Capacity: 10000  
Active Date: Not reported  
Tank Use: M.V. FUEL  
STG: P  
Content: DIESEL  
Number Of Tanks: Not reported

Name: SOUTH COAST MEDICAL CENTER  
Address: 31872 COAST HWY  
City: LAGUNA NIGUEL  
Status: Active  
Comp Number: 5445  
Number: 9  
Board Of Equalization: Not reported  
Referral Date: 09-30-92  
Action Date: 09-15-92  
Created Date: 02-29-88  
Owner Tank Id: Not reported  
SWRCB Tank Id: 30-000-005445-000006  
Tank Status: A  
Capacity: 10000  
Active Date: Not reported  
Tank Use: M.V. FUEL  
STG: P  
Content: DIESEL  
Number Of Tanks: Not reported

**CA FID UST:**

Facility ID: 30010980  
Regulated By: UTNKA  
Regulated ID: Not reported  
Cortese Code: Not reported  
SIC Code: Not reported  
Facility Phone: 7144997241  
Mail To: Not reported  
Mailing Address: 31872 COAST HWY  
Mailing Address 2: Not reported  
Mailing City,St,Zip: LAGUNA NIGUEL 92677  
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 ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**H40  
 NW  
 1/8-1/4  
 0.180 mi.  
 950 ft.**

**SOUTH LAGUNA CLEANERS  
 31616 S COAST HWY  
 SOUTH LAGUNA, CA 92677**

**DRYCLEANERS S106839750  
 EMI N/A**

**Site 1 of 3 in cluster H**

**Relative:  
 Higher**

DRYCLEAN SOUTH COAST:

**Actual:  
 139 ft.**

Name: SOUTH LAGUNA CLEANERS  
 Address: 31616 S COAST HWY  
 City,State,Zip: SOUTH LAGUNA, CA 92677  
 Facility ID: 5398  
 Application Number: 287155  
 Permit Number: D78916  
 Status: A  
 Representative Name: Not reported  
 Representative Telephone: Not reported  
 Permit Status: INACT\_NR  
 BCAT Number: 000234  
 BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE  
 CCAT Number: 04  
 CCAT Description: VAPOR RECOVERY UNIT COMPRESS & CONDENSE  
 UTM East: 431.04400635  
 UTM North: 3706.7260742  
 Application Date: 11/17/1993  
 PO Issue Date: 12/09/1993  
 NAICS Code: 812320  
 SIC Code: 7216

Name: SOUTH LAGUNA CLEANERS  
 Address: 31616 S COAST HWY  
 City,State,Zip: SOUTH LAGUNA, CA 92677  
 Facility ID: 5398  
 Application Number: 09482A  
 Permit Number: S06577  
 Status: A  
 Representative Name: Not reported  
 Representative Telephone: Not reported  
 Permit Status: INACTIVE  
 BCAT Number: 000234  
 BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE  
 CCAT Number: Not reported  
 CCAT Description: Not reported  
 UTM East: 431.04400635  
 UTM North: 3706.7260742  
 Application Date: 12/31/9999  
 PO Issue Date: 06/09/1981  
 NAICS Code: 812320  
 SIC Code: 7216

**EMI:**

Name: SOUTH LAGUNA CLEANERS  
 Address: 31616 S COAST HWY  
 City,State,Zip: SOUTH LAGUNA, CA 92677  
 Year: 1995  
 County Code: 30  
 Air Basin: SC  
 Facility ID: 5398  
 Air District Name: SC  
 SIC Code: 7216

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**SOUTH LAGUNA CLEANERS (Continued)**

**S106839750**

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: 3  
 Reactive Organic Gases Tons/Yr: 0  
 Carbon Monoxide Emissions Tons/Yr: 0  
 NOX - Oxides of Nitrogen Tons/Yr: 0  
 SOX - Oxides of Sulphur Tons/Yr: 0  
 Particulate Matter Tons/Yr: 0  
 Part. Matter 10 Micrometers and Smlr Tons/Yr:0

**H41  
 NNW  
 1/8-1/4  
 0.181 mi.  
 956 ft.**

**SOUTH LAGUNA CLEANERS  
 31616 COAST HWY  
 LAGUNA BEACH, CA 92651**

**DRYCLEANERS S108224101  
 N/A**

**Site 2 of 3 in cluster H**

**Relative:  
 Higher  
 Actual:  
 150 ft.**

**DRYCLEANERS:**  
 Name: SOUTH LAGUNA CLEANERS  
 Address: 31616 COAST HWY  
 City,State,Zip: LAGUNA BEACH, CA 926516984  
 EPA Id: CAL000016326  
 NAICS Code: 81232  
 NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
 SIC Code: 7211  
 SIC Description: Power Laundries, Family and Commercial  
 Create Date: 11/14/1989  
 Facility Active: No  
 Inactive Date: 06/30/2005  
 Facility Addr2: Not reported  
 Owner Name: J HOPPIE  
 Owner Address: 31616 COAST HWY  
 Owner Address 2: Not reported  
 Owner Telephone: 9494991165  
 Contact Name: JERRY HOPPIE OWNER  
 Contact Address: 31616 COAST HWY  
 Contact Address 2: Not reported  
 Contact Telephone: 9494991165  
 Contact Fax: Not reported  
 Mailing Name: Not reported  
 Mailing Address 1: 31616 COAST HWY  
 Mailing Address 2: Not reported  
 Mailing City: LAGUNA BEACH  
 Mailing State: CA  
 Mailing Zip: 926516984  
 Owner Fax: Not reported  
 Region Code: 4  
 Latitude: 33.503313  
 Longitude: -117.744932





Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**VACANT LOT (Continued)**

**1025880253**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20060215
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

**Hazardous Waste Summary:**

Waste Code:	F002
Waste Description:	THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

**Handler - Owner Operator:**

Owner/Operator Indicator:	Operator
Owner/Operator Name:	GILBERT BROWN
Legal Status:	Private
Date Became Current:	20050201
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**VACANT LOT (Continued)**

**1025880253**

Owner/Operator Indicator:	Owner
Owner/Operator Name:	GILBERT BROWN
Legal Status:	Private
Date Became Current:	19740715
Date Ended Current:	Not reported
Owner/Operator Address:	7356 PYRAMID PLACE
Owner/Operator City,State,Zip:	LOS ANGELES, CA 92651
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20050624
Handler Name:	VACANT LOT
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	81232
NAICS Description:	DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)

Facility Has Received Notices of Violations:

Violations:	No Violations Found
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Evaluation Action Summary:

Evaluations:	No Evaluations Found
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**43**  
**NNE**  
**1/8-1/4**  
**0.194 mi.**  
**1023 ft.**

**CINDI GALFIN**  
**31631 MAR VISTA AVE**  
**LAGUNA BEACH, CA 92651**

**RCRA NonGen / NLR**    **1027207281**  
**CAC003171466**

**Relative:**  
**Higher**  
**Actual:**  
**269 ft.**

RCRA NonGen / NLR:	
Date Form Received by Agency:	20220415
Handler Name:	CINDI GALFIN
Handler Address:	31631 MAR VISTA AVE
Handler City,State,Zip:	LAGUNA BEACH, CA 92651
EPA ID:	CAC003171466
Contact Name:	CINDI GALFIN
Contact Address:	31631 MAR VISTA AVE
Contact City,State,Zip:	LAGUNA BEACH, CA 92651
Contact Telephone:	949-244-9302
Contact Fax:	Not reported
Contact Email:	CHESHIRECINDI@YAHOO.COM
Contact Title:	Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**CINDI GALFIN (Continued)**

**1027207281**

EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		31631 MAR VISTA AVE
Mailing City,State,Zip:		LAGUNA BEACH, CA 92651
Owner Name:	CINDI GALFIN	
Owner Type:		Other
Operator Name:	CINDI GALFIN	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported
2018 GPRC Permit Baseline:		Not on the Baseline
2018 GPRC Renewals Baseline:		Not on the Baseline
Permit Renewals Workload Universe:		Not reported
Permit Workload Universe:		Not reported
Permit Progress Universe:		Not reported
Post-Closure Workload Universe:		Not reported
Closure Workload Universe:		Not reported
202 GPRC Corrective Action Baseline:		No
Corrective Action Workload Universe:		No
Subject to Corrective Action Universe:		No
Non-TSDs Where RCRA CA has Been Imposed Universe:		No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:		No
TSDs Only Subject to CA under Discretionary Auth Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No
Human Exposure Controls Indicator:		N/A
Groundwater Controls Indicator:		N/A
Operating TSD Universe:		Not reported
Full Enforcement Universe:		Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**CINDI GALFIN (Continued)**

**1027207281**

Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20220418
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: CINDI GALFIN	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	31631 MAR VISTA AVE
Owner/Operator City,State,Zip:	LAGUNA BEACH, CA 92651
Owner/Operator Telephone:	949-244-9302
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: CINDI GALFIN	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	31631 MAR VISTA AVE
Owner/Operator City,State,Zip:	LAGUNA BEACH, CA 92651
Owner/Operator Telephone:	949-244-9302
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20220415
Handler Name: CINDI GALFIN	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

List of NAICS Codes and Descriptions:

NAICS Code:	56299
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Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**CINDI GALFIN (Continued)**

**1027207281**

NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:  
 Violations: No Violations Found

Evaluation Action Summary:  
 Evaluations: No Evaluations Found

**44  
 NW  
 1/8-1/4  
 0.230 mi.  
 1217 ft.**

**RONLAD HAFT  
 31571 BLUFF DR  
 LAGUNA BEACH, CA 92651**

**RCRA NonGen / NLR**

**1024756146  
 CAC002975971**

**Relative:  
 Lower  
 Actual:  
 109 ft.**

RCRA NonGen / NLR:  
 Date Form Received by Agency: 20180815  
 Handler Name: RONLAD HAFT  
 Handler Address: 31571 BLUFF DR  
 Handler City,State,Zip: LAGUNA BEACH, CA 92651-8323  
 EPA ID: CAC002975971  
 Contact Name: RONLAD HAFT  
 Contact Address: 1025 THOMAS JEFFERSON ST NW  
 Contact City,State,Zip: WASHINGTON, DC 20007-5201  
 Contact Telephone: 305-968-1242  
 Contact Fax: Not reported  
 Contact Email: GENEVADEGUIRE@ALLIANCE-ENVIRO.COM  
 Contact Title: Not reported  
 EPA Region: 09  
 Land Type: Not reported  
 Federal Waste Generator Description: Not a generator, verified  
 Non-Notifier: Not reported  
 Biennial Report Cycle: Not reported  
 Accessibility: Not reported  
 Active Site Indicator: Handler Activities  
 State District Owner: Not reported  
 State District: Not reported  
 Mailing Address: 1025 THOMAS JEFFERSON ST NW  
 Mailing City,State,Zip: WASHINGTON, DC 20007-5201  
 Owner Name: RONLAD HAFT  
 Owner Type: Other  
 Operator Name: RONLAD HAFT  
 Operator Type: Other  
 Short-Term Generator Activity: No  
 Importer Activity: No  
 Mixed Waste Generator: No  
 Transporter Activity: No  
 Transfer Facility Activity: No  
 Recycler Activity with Storage: No  
 Small Quantity On-Site Burner Exemption: No  
 Smelting Melting and Refining Furnace Exemption: No  
 Underground Injection Control: No  
 Off-Site Waste Receipt: No  
 Universal Waste Indicator: Yes  
 Universal Waste Destination Facility: Yes  
 Federal Universal Waste: No  
 Active Site Fed-Reg Treatment Storage and Disposal Facility: Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**RONLAD HAFT (Continued)**

**1024756146**

Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180905
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

**Handler - Owner Operator:**

Owner/Operator Indicator:	Operator
Owner/Operator Name: RONLAD HAFT	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1025 THOMAS JEFFERSON ST NW
Owner/Operator City,State,Zip:	WASHINGTON, DC 20007-5201
Owner/Operator Telephone:	305-968-1242
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
---------------------------	-------

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**RONLAD HAFT (Continued)**

**1024756146**

Owner/Operator Name: RONLAD HAFT  
Legal Status: Other  
Date Became Current: Not reported  
Date Ended Current: Not reported  
Owner/Operator Address: 1025 THOMAS JEFFERSON ST NW  
Owner/Operator City,State,Zip: WASHINGTON, DC 20007-5201  
Owner/Operator Telephone: 305-968-1242  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20180815  
Handler Name: RONLAD HAFT  
Federal Waste Generator Description: Not a generator, verified  
State District Owner: Not reported  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: Yes  
Non Storage Recycler Activity: Not reported  
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 56299  
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

**45**  
**SE**  
**1/8-1/4**  
**0.244 mi.**  
**1286 ft.**

**BILL KOMMEL**  
**31911 9TH AVE**  
**LAGUNA BEACH, CA 92651**

**RCRA NonGen / NLR** **1025857096**  
**CAC003037503**

**Relative:**  
**Higher**  
**Actual:**  
**187 ft.**

RCRA NonGen / NLR:  
Date Form Received by Agency: 20191007  
Handler Name: BILL KOMMEL  
Handler Address: 31911 9TH AVE  
Handler City,State,Zip: LAGUNA BEACH, CA 92651-6808  
EPA ID: CAC003037503  
Contact Name: BILL KOMMEL  
Contact Address: 31906 SUNSET AVE  
Contact City,State,Zip: LAGUNA BEACH, CA 92651-6833  
Contact Telephone: 714-408-6884  
Contact Fax: Not reported  
Contact Email: KRISTINE.RAMOS@PEAS1.COM  
Contact Title: Not reported  
EPA Region: 09



Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**BILL KOMMEL (Continued)**

**1025857096**

Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		31906 SUNSET AVE
Mailing City, State, Zip:		LAGUNA BEACH, CA 92651-6833
Owner Name:	BILL KOMMEL	
Owner Type:		Other
Operator Name:	BILL KOMMEL	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
Permit Renewals Workload Universe:		Not reported
Permit Workload Universe:		Not reported
Permit Progress Universe:		Not reported
Post-Closure Workload Universe:		Not reported
Closure Workload Universe:		Not reported
202 GPRA Corrective Action Baseline:		No
Corrective Action Workload Universe:		No
Subject to Corrective Action Universe:		No
Non-TSDs Where RCRA CA has Been Imposed Universe:		No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:		No
TSDs Only Subject to CA under Discretionary Auth Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No
Human Exposure Controls Indicator:		N/A
Groundwater Controls Indicator:		N/A
Operating TSD Universe:		Not reported
Full Enforcement Universe:		Not reported
Significant Non-Complier Universe:		No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BILL KOMMEL (Continued)**

**1025857096**

Unaddressed Significant Non-Complier Universe: No  
Addressed Significant Non-Complier Universe: No  
Significant Non-Complier With a Compliance Schedule Universe: No  
Financial Assurance Required: Not reported  
Handler Date of Last Change: 20191011  
Recognized Trader-Importer: No  
Recognized Trader-Exporter: No  
Importer of Spent Lead Acid Batteries: No  
Exporter of Spent Lead Acid Batteries: No  
Recycler Activity Without Storage: No  
Manifest Broker: No  
Sub-Part P Indicator: No

Handler - Owner Operator:

Owner/Operator Indicator: Operator  
Owner/Operator Name: BILL KOMMEL  
Legal Status: Other  
Date Became Current: Not reported  
Date Ended Current: Not reported  
Owner/Operator Address: 31906 SUNSET AVE  
Owner/Operator City,State,Zip: LAGUNA BEACH, CA 92651-6833  
Owner/Operator Telephone: 714-408-6884  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner  
Owner/Operator Name: BILL KOMMEL  
Legal Status: Other  
Date Became Current: Not reported  
Date Ended Current: Not reported  
Owner/Operator Address: 31906 SUNSET AVE  
Owner/Operator City,State,Zip: LAGUNA BEACH, CA 92651-6833  
Owner/Operator Telephone: 714-408-6884  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20191007  
Handler Name: BILL KOMMEL  
Federal Waste Generator Description: Not a generator, verified  
State District Owner: Not reported  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: Yes  
Non Storage Recycler Activity: Not reported  
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 56299  
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BILL KOMMEL (Continued)**

**1025857096**

Facility Has Received Notices of Violations:  
Violations: No Violations Found

Evaluation Action Summary:  
Evaluations: No Evaluations Found

**I46**  
**North**  
**1/4-1/2**  
**0.284 mi.**  
**1502 ft.**

**SOUTH COAST WATER DISTRICT**  
**31593 WEST ST**  
**LAGUNA BEACH, CA 92677**

**LUST S113473479**  
**N/A**

**Site 1 of 4 in cluster I**

**Relative:**  
**Higher**  
**Actual:**  
**216 ft.**

ORANGE CO. LUST:  
Name: SOUTH COAST WATER DISTRICT  
Address: 31593 WEST ST  
City,State,Zip: LAGUNA BEACH, CA 92677  
Region: ORANGE  
Facility Id: 88UT112  
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded  
Date Closed: 11/01/1988  
Record ID: RO0001521

**I47**  
**North**  
**1/4-1/2**  
**0.287 mi.**  
**1518 ft.**

**SOUTH COAST WATER DISTRICT**  
**31592 WEST ST**  
**LAGUNA NIGUEL, CA 92677**

**LUST S102437759**  
**N/A**

**Site 2 of 4 in cluster I**

**Relative:**  
**Higher**  
**Actual:**  
**220 ft.**

LUST REG 9:  
Region: 9  
Status: Case Closed  
Case Number: 9UT1346  
Local Case: 88UT112  
Substance: Gasoline  
Qty Leaked: Not reported  
Abate Method: Not reported  
Local Agency: Orange  
How Found: Other Means  
How Stopped: New Tank  
Source: Other Source  
Cause: Overfill  
Lead Agency: Local Agency  
Case Type: Soil only  
Date Found: 05/04/1988  
Date Stopped: / /  
Confirm Date: / /  
Submit Workplan: 6/7/88  
Prelim Assess: / /  
Desc Pollution: Not reported  
Remed Plan: / /  
Remed Action: Not reported  
Began Monitor: Not reported  
Release Date: 06/07/1988  
Enforce Date: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SOUTH COAST WATER DISTRICT (Continued)**

**S102437759**

Closed Date: 11/14/88  
Enforce Type: Not reported  
Pilot Program: LOP  
Basin Number: Not reported  
GW Depth: Not reported  
Beneficial Use: Not reported  
NPDES Number: Not reported  
Priority: Not reported  
File Dispn: File discarded, case closed  
Interim Remedial Actions: Yes  
Cleanup and Abatement order Number: Not reported  
Waste Discharge Requirement Number: Not reported

**I48**  
**North**  
**1/4-1/2**  
**0.292 mi.**  
**1541 ft.**

**SOUTH COAST WATER DISTRICT**  
**31593 WEST**  
**LAGUNA BEACH, CA 92677**

**LUST** **S102437758**  
**Cortese** **N/A**  
**CERS**

**Site 3 of 4 in cluster I**

**Relative:**  
**Higher**  
**Actual:**  
**234 ft.**

**LUST:**  
Name: SOUTH COAST WATER DISTRICT  
Address: 31593 WEST  
City,State,Zip: LAGUNA BEACH, CA 92677  
Lead Agency: ORANGE COUNTY LOP  
Case Type: LUST Cleanup Site  
Geo Track: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0605902375](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605902375)  
Global Id: T0605902375  
Latitude: 33.5055910555391  
Longitude: -117.743085622787  
Status: Completed - Case Closed  
Status Date: 11/01/1988  
Case Worker: GH  
RB Case Number: 9UT1346  
Local Agency: ORANGE COUNTY LOP  
File Location: Local Agency  
Local Case Number: 88UT112  
Potential Media Affect: Under Investigation  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

**LUST:**  
Global Id: T0605902375  
Contact Type: Local Agency Caseworker  
Contact Name: GENIECE HIGGINS  
Organization Name: ORANGE COUNTY LOP  
Address: 1241 EAST DYER ROAD SUITE 120  
City: SANTA ANA  
Email: ghiggins@ochca.com  
Phone Number: 7144336260

**LUST:**  
Global Id: T0605902375  
Status: Completed - Case Closed  
Status Date: 11/01/1988  
  
Global Id: T0605902375  
Status: Open - Case Begin Date  
Status Date: 11/01/1988

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SOUTH COAST WATER DISTRICT (Continued)**

**S102437758**

**CORTESE:**

Name: SOUTH COAST WATER DISTRICT  
Address: 31593 WEST  
City,State,Zip: LAGUNA BEACH, CA 92677  
Region: CORTESE  
Envirostor Id: Not reported  
Global ID: T0605902375  
Site/Facility Type: LUST CLEANUP SITE  
Cleanup Status: COMPLETED - CASE CLOSED  
Status Date: Not reported  
Site Code: Not reported  
Latitude: Not reported  
Longitude: Not reported  
Owner: Not reported  
Enf Type: Not reported  
Swat R: Not reported  
Flag: active  
Order No: Not reported  
Waste Discharge System No: Not reported  
Effective Date: Not reported  
Region 2: Not reported  
WID Id: Not reported  
Solid Waste Id No: Not reported  
Waste Management Uit Name: Not reported  
File Name: Active Open

**CERS:**

Name: SOUTH COAST WATER DISTRICT  
Address: 31593 WEST  
City,State,Zip: LAGUNA BEACH, CA 92677  
Site ID: 236992  
CERS ID: T0605902375  
CERS Description: Leaking Underground Storage Tank Cleanup Site

**Affiliation:**

Affiliation Type Desc: Local Agency Caseworker  
Entity Name: GENIECE HIGGINS - ORANGE COUNTY LOP  
Entity Title: Not reported  
Affiliation Address: 1241 EAST DYER ROAD SUITE 120  
Affiliation City: SANTA ANA  
Affiliation State: CA  
Affiliation Country: Not reported  
Affiliation Zip: Not reported  
Affiliation Phone: 7144336260,

**I49**  
**North**  
**1/4-1/2**  
**0.296 mi.**  
**1564 ft.**

**SOUTH COAST WATER DISTRICT**  
**31592 WEST**  
**LAGUNA BEACH, CA 92607**  
**Site 4 of 4 in cluster I**

**HIST CORTESE** **S105024358**  
**N/A**

**Relative:**  
**Higher**  
**Actual:**  
**238 ft.**

**HIST CORTESE:**  
edr\_fname: SOUTH COAST WATER DISTRICT  
edr\_fadd1: 31592 WEST  
City,State,Zip: LAGUNA BEACH, CA 92607  
Region: CORTESE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SOUTH COAST WATER DISTRIC (Continued)**

**S105024358**

Facility County Code: 30  
Reg By: LTNKA  
Reg Id: 9UT1346

Count: 12 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
DANA POINT	S122221960	THRIFTY OIL S S #390	34306 COAST HWY	92629	LUST
LAGUNA BEACH	S108054501	31401 MAR VISTA AVENUE	31401 MAR VISTA AVENUE	92651	CPS-SLIC
LAGUNA BEACH	S120834635	ARCO #83031	105 N PACIFIC COAST HWY	92651	LUST
LAGUNA BEACH	S120834886	TICES RENTALS	1705 S PACIFIC COAST HWY	92651	LUST
LAGUNA BEACH	S120834875	CHEVRON	1251 N PACIFIC COAST HWY	92651	LUST
LAGUNA BEACH	S120834843	LAGUNA AUTO SERVICE	1779 S PACIFIC COAST HWY	92651	LUST
LAGUNA BEACH	S120834781	UNOCAL	1369 N PACIFIC COAST HWY	92651	LUST
LAGUNA BEACH	S112917563	E W MERRITT FARMS	1009 S PACIFIC COAST HWY	92651	LUST, HAZNET, HWTS
ORANGE COUNTY	S117707031	PAC COAST HIGHWAY AT N	PACIFIC COAST HIGHWAY AT N	92651	CIWQS
SANTA ANA	S122248668	PAC COAST HIGHWAY AT N	PACIFIC COAST HIGHWAY AT N	92651	NPDES
SOUTH LAGUNA	S118408792	COAST HIGHWAY SEWAGE LIFT STAT	33101 COAST HIGWAY	92677	HIST UST
SOUTH LAGUNA	U001577845	COAST HIGHWAY SEWAGE LIFT STAT	33101 COAST HIGHWAY	92677	HIST UST

# 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

### *Lists of Federal NPL (Superfund) sites*

#### 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: 04/27/2022	Source: EPA
Date Data Arrived at EDR: 05/05/2022	Telephone: N/A
Date Made Active in Reports: 05/31/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 26	Next Scheduled EDR Contact: 10/10/2022
	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: 04/27/2022	Source: EPA
Date Data Arrived at EDR: 05/05/2022	Telephone: N/A
Date Made Active in Reports: 05/31/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 26	Next Scheduled EDR Contact: 10/10/2022
	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

## ***Lists of Federal Delisted NPL sites***

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: 04/27/2022  
Date Data Arrived at EDR: 05/05/2022  
Date Made Active in Reports: 05/31/2022  
Number of Days to Update: 26

Source: EPA  
Telephone: N/A  
Last EDR Contact: 08/02/2022  
Next Scheduled EDR Contact: 10/10/2022  
Data Release Frequency: Quarterly

## ***Lists of Federal sites subject to CERCLA removals and CERCLA orders***

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021  
Date Data Arrived at EDR: 06/24/2021  
Date Made Active in Reports: 09/20/2021  
Number of Days to Update: 88

Source: Environmental Protection Agency  
Telephone: 703-603-8704  
Last EDR Contact: 06/27/2022  
Next Scheduled EDR Contact: 10/10/2022  
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/27/2022  
Date Data Arrived at EDR: 05/05/2022  
Date Made Active in Reports: 05/31/2022  
Number of Days to Update: 26

Source: EPA  
Telephone: 800-424-9346  
Last EDR Contact: 08/02/2022  
Next Scheduled EDR Contact: 10/24/2022  
Data Release Frequency: Quarterly

## ***Lists of Federal CERCLA sites with NFRAP***

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: 04/27/2022	Source: EPA
Date Data Arrived at EDR: 05/05/2022	Telephone: 800-424-9346
Date Made Active in Reports: 05/31/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 26	Next Scheduled EDR Contact: 10/24/2022
	Data Release Frequency: Quarterly

## ***Lists of Federal RCRA facilities undergoing Corrective Action***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/20/2022	Source: EPA
Date Data Arrived at EDR: 06/21/2022	Telephone: 800-424-9346
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

## ***Lists of Federal RCRA TSD facilities***

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/20/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

## ***Lists of Federal RCRA generators***

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/20/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/03/2022
	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: 06/20/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

## RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly 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). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/20/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

## ***Federal institutional controls / engineering controls registries***

### LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/16/2022	Source: Department of the Navy
Date Data Arrived at EDR: 05/19/2022	Telephone: 843-820-7326
Date Made Active in Reports: 07/29/2022	Last EDR Contact: 08/03/2022
Number of Days to Update: 71	Next Scheduled EDR Contact: 11/21/2022
	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: 05/16/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/24/2022	Telephone: 703-603-0695
Date Made Active in Reports: 07/29/2022	Last EDR Contact: 05/24/2022
Number of Days to Update: 66	Next Scheduled EDR Contact: 09/05/2022
	Data Release Frequency: Varies

### US INST CONTROLS: Institutional Controls Sites List

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: 05/16/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/24/2022	Telephone: 703-603-0695
Date Made Active in Reports: 07/29/2022	Last EDR Contact: 05/04/2022
Number of Days to Update: 66	Next Scheduled EDR Contact: 09/05/2022
	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: 06/14/2022

Source: National Response Center, United States Coast Guard

Date Data Arrived at EDR: 06/15/2022

Telephone: 202-267-2180

Date Made Active in Reports: 06/21/2022

Last EDR Contact: 06/15/2022

Number of Days to Update: 6

Next Scheduled EDR Contact: 10/03/2022

Data Release Frequency: Quarterly

## ***Lists of state- and tribal (Superfund) equivalent sites***

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: 04/25/2022

Source: Department of Toxic Substances Control

Date Data Arrived at EDR: 04/26/2022

Telephone: 916-323-3400

Date Made Active in Reports: 07/15/2022

Last EDR Contact: 07/25/2022

Number of Days to Update: 80

Next Scheduled EDR Contact: 11/07/2022

Data Release Frequency: Quarterly

## ***Lists of state- and tribal hazardous waste facilities***

ENVIROSTOR: EnviroStor Database

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

Date of Government Version: 04/25/2022

Source: Department of Toxic Substances Control

Date Data Arrived at EDR: 04/26/2022

Telephone: 916-323-3400

Date Made Active in Reports: 07/15/2022

Last EDR Contact: 07/25/2022

Number of Days to Update: 80

Next Scheduled EDR Contact: 11/07/2022

Data Release Frequency: Quarterly

## ***Lists of state and tribal landfills and solid waste disposal facilities***

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/09/2022

Source: Department of Resources Recycling and Recovery

Date Data Arrived at EDR: 05/09/2022

Telephone: 916-341-6320

Date Made Active in Reports: 07/29/2022

Last EDR Contact: 05/09/2022

Number of Days to Update: 81

Next Scheduled EDR Contact: 08/22/2022

Data Release Frequency: Quarterly

## ***Lists of state and tribal leaking storage tanks***

# 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	Source: California Regional Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 09/07/2004	Telephone: 213-576-6710
Date Made Active in Reports: 10/12/2004	Last EDR Contact: 09/06/2011
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/19/2011
	Data Release Frequency: No Update Planned

## LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008	Source: California Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 07/22/2008	Telephone: 916-464-4834
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 07/01/2011
Number of Days to Update: 9	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: No Update Planned

## LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004	Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Date Data Arrived at EDR: 02/26/2004	Telephone: 760-776-8943
Date Made Active in Reports: 03/24/2004	Last EDR Contact: 08/01/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

## LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005	Source: California Regional Water Quality Control Board Santa Ana Region (8)
Date Data Arrived at EDR: 02/15/2005	Telephone: 909-782-4496
Date Made Active in Reports: 03/28/2005	Last EDR Contact: 08/15/2011
Number of Days to Update: 41	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

## LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/19/2003	Telephone: 805-542-4786
Date Made Active in Reports: 06/02/2003	Last EDR Contact: 07/18/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: No Update Planned

## LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004	Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-622-2433
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001	Source: California Regional Water Quality Control Board North Coast (1)
Date Data Arrived at EDR: 02/28/2001	Telephone: 707-570-3769
Date Made Active in Reports: 03/29/2001	Last EDR Contact: 08/01/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

## LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005	Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Date Data Arrived at EDR: 06/07/2005	Telephone: 760-241-7365
Date Made Active in Reports: 06/29/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 22	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

## LUST: 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: 05/23/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: see region list
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 1	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

## LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003	Source: California Regional Water Quality Control Board Lahontan Region (6)
Date Data Arrived at EDR: 09/10/2003	Telephone: 530-542-5572
Date Made Active in Reports: 10/07/2003	Last EDR Contact: 09/12/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

## LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001	Source: California Regional Water Quality Control Board San Diego Region (9)
Date Data Arrived at EDR: 04/23/2001	Telephone: 858-637-5595
Date Made Active in Reports: 05/21/2001	Last EDR Contact: 09/26/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 01/09/2012
	Data Release Frequency: No Update Planned

## INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021	Source: EPA Region 1
Date Data Arrived at EDR: 06/11/2021	Telephone: 617-918-1313
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/13/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

## INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/12/2021  
Date Data Arrived at EDR: 11/15/2021  
Date Made Active in Reports: 02/08/2022  
Number of Days to Update: 85

Source: EPA Region 10  
Telephone: 206-553-2857  
Last EDR Contact: 06/13/2022  
Next Scheduled EDR Contact: 10/31/2022  
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: 10/12/2021  
Date Data Arrived at EDR: 11/15/2021  
Date Made Active in Reports: 02/08/2022  
Number of Days to Update: 85

Source: EPA Region 7  
Telephone: 913-551-7003  
Last EDR Contact: 06/13/2022  
Next Scheduled EDR Contact: 10/31/2022  
Data Release Frequency: Varies

**INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land**  
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/12/2021  
Date Data Arrived at EDR: 11/15/2021  
Date Made Active in Reports: 02/08/2022  
Number of Days to Update: 85

Source: Environmental Protection Agency  
Telephone: 415-972-3372  
Last EDR Contact: 06/13/2022  
Next Scheduled EDR Contact: 10/31/2022  
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: 10/12/2021  
Date Data Arrived at EDR: 11/15/2021  
Date Made Active in Reports: 02/08/2022  
Number of Days to Update: 85

Source: EPA Region 8  
Telephone: 303-312-6271  
Last EDR Contact: 06/13/2022  
Next Scheduled EDR Contact: 10/31/2022  
Data Release Frequency: Varies

**INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land**  
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/28/2021  
Date Data Arrived at EDR: 06/22/2021  
Date Made Active in Reports: 09/20/2021  
Number of Days to Update: 90

Source: EPA Region 4  
Telephone: 404-562-8677  
Last EDR Contact: 06/13/2022  
Next Scheduled EDR Contact: 10/31/2022  
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: 10/12/2021  
Date Data Arrived at EDR: 11/15/2021  
Date Made Active in Reports: 02/08/2022  
Number of Days to Update: 85

Source: EPA Region 6  
Telephone: 214-665-6597  
Last EDR Contact: 06/13/2022  
Next Scheduled EDR Contact: 10/31/2022  
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: 10/12/2021  
Date Data Arrived at EDR: 11/15/2021  
Date Made Active in Reports: 02/08/2022  
Number of Days to Update: 85

Source: EPA, Region 5  
Telephone: 312-886-7439  
Last EDR Contact: 06/13/2022  
Next Scheduled EDR Contact: 10/31/2022  
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: 05/23/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 1	Next Scheduled EDR Contact: 09/19/2022
	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	Source: California Regional Water Quality Control Board, North Coast Region (1)
Date Data Arrived at EDR: 04/07/2003	Telephone: 707-576-2220
Date Made Active in Reports: 04/25/2003	Last EDR Contact: 08/01/2011
Number of Days to Update: 18	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	Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-286-0457
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: 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	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/18/2006	Telephone: 805-549-3147
Date Made Active in Reports: 06/15/2006	Last EDR Contact: 07/18/2011
Number of Days to Update: 28	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	Source: Region Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 11/18/2004	Telephone: 213-576-6600
Date Made Active in Reports: 01/04/2005	Last EDR Contact: 07/01/2011
Number of Days to Update: 47	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	Source: Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 04/05/2005	Telephone: 916-464-3291
Date Made Active in Reports: 04/21/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 16	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

## ***Lists of state and tribal registered storage tanks***

### FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 10/14/2021  
Date Data Arrived at EDR: 11/05/2021  
Date Made Active in Reports: 02/01/2022  
Number of Days to Update: 88

Source: FEMA  
Telephone: 202-646-5797  
Last EDR Contact: 06/29/2022  
Next Scheduled EDR Contact: 10/17/2022  
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: 03/07/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-327-7844
Date Made Active in Reports: 06/03/2022	Last EDR Contact: 06/09/2022
Number of Days to Update: 87	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Varies

## UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/07/2022	Source: SWRCB
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-341-5851
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Semi-Annually

## MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 05/23/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 10	Next Scheduled EDR Contact: 09/19/2022
	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	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/12/2016	Telephone: 916-327-5092
Date Made Active in Reports: 09/19/2016	Last EDR Contact: 06/09/2022
Number of Days to Update: 69	Next Scheduled EDR Contact: 09/26/2022
	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: 05/28/2021	Source: EPA Region 4
Date Data Arrived at EDR: 06/22/2021	Telephone: 404-562-9424
Date Made Active in Reports: 09/20/2021	Last EDR Contact: 06/13/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

## INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/06/2021	Source: EPA Region 5
Date Data Arrived at EDR: 06/11/2021	Telephone: 312-886-6136
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/13/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### 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: 10/14/2021	Source: EPA, Region 1
Date Data Arrived at EDR: 11/15/2021	Telephone: 617-918-1313
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/31/2022
	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: 10/12/2021	Source: EPA Region 10
Date Data Arrived at EDR: 11/15/2021	Telephone: 206-553-2857
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/31/2022
	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: 10/12/2021	Source: EPA Region 7
Date Data Arrived at EDR: 11/15/2021	Telephone: 913-551-7003
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/31/2022
	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: 10/12/2021	Source: EPA Region 8
Date Data Arrived at EDR: 11/15/2021	Telephone: 303-312-6137
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/31/2022
	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: 10/12/2021	Source: EPA Region 9
Date Data Arrived at EDR: 11/15/2021	Telephone: 415-972-3368
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

### INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/12/2021	Source: EPA Region 6
Date Data Arrived at EDR: 11/15/2021	Telephone: 214-665-7591
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Lists of state and tribal voluntary cleanup sites***

### 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: 04/25/2022	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/26/2022	Telephone: 916-323-3400
Date Made Active in Reports: 07/15/2022	Last EDR Contact: 07/25/2022
Number of Days to Update: 80	Next Scheduled EDR Contact: 11/07/2022
	Data Release Frequency: Quarterly

### INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 07/08/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

### INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 06/15/2022
Number of Days to Update: 142	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Varies

## ***Lists of state and tribal brownfield sites***

### BROWNFIELDS: Considered Brownfields Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 03/21/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/21/2022	Telephone: 916-323-7905
Date Made Active in Reports: 06/14/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/03/2022
	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: 02/23/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/10/2022	Telephone: 202-566-2777
Date Made Active in Reports: 03/10/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 0	Next Scheduled EDR Contact: 09/26/2022
	Data Release Frequency: Semi-Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Local Lists of Landfill / Solid Waste Disposal Sites

### WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000	Source: State Water Resources Control Board
Date Data Arrived at EDR: 04/10/2000	Telephone: 916-227-4448
Date Made Active in Reports: 05/10/2000	Last EDR Contact: 07/19/2022
Number of Days to Update: 30	Next Scheduled EDR Contact: 11/07/2022
	Data Release Frequency: No Update Planned

### SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 03/07/2022	Source: Department of Conservation
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-323-3836
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

### HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 02/15/2022	Source: Integrated Waste Management Board
Date Data Arrived at EDR: 02/24/2022	Telephone: 916-341-6422
Date Made Active in Reports: 05/25/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 11/21/2022
	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007	Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 07/21/2022
Number of Days to Update: 52	Next Scheduled EDR Contact: 11/07/2022
	Data Release Frequency: Varies

### 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	Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009	Telephone: 415-947-4219
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 07/12/2022
Number of Days to Update: 137	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: No Update Planned

### ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	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 Services, Indian Health Service  
Telephone: 301-443-1452  
Last EDR Contact: 07/21/2022  
Next Scheduled EDR Contact: 11/07/2022  
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: 04/30/2022  
Date Data Arrived at EDR: 05/24/2022  
Date Made Active in Reports: 07/29/2022  
Number of Days to Update: 66

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 05/24/2022  
Next Scheduled EDR Contact: 09/05/2022  
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: 04/25/2022  
Date Data Arrived at EDR: 04/26/2022  
Date Made Active in Reports: 07/15/2022  
Number of Days to Update: 80

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 07/25/2022  
Next Scheduled EDR Contact: 11/07/2022  
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: 12/31/2019  
Date Data Arrived at EDR: 01/20/2021  
Date Made Active in Reports: 04/08/2021  
Number of Days to Update: 78

Source: Department of Toxic Substances Control  
Telephone: 916-255-6504  
Last EDR Contact: 07/26/2022  
Next Scheduled EDR Contact: 10/17/2022  
Data Release Frequency: Varies

### 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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/18/2022  
Date Data Arrived at EDR: 04/19/2022  
Date Made Active in Reports: 07/12/2022  
Number of Days to Update: 84

Source: CalEPA  
Telephone: 916-323-2514  
Last EDR Contact: 07/18/2022  
Next Scheduled EDR Contact: 10/31/2022  
Data Release Frequency: Quarterly

## TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995  
Date Data Arrived at EDR: 08/30/1995  
Date Made Active in Reports: 09/26/1995  
Number of Days to Update: 27

Source: State Water Resources Control Board  
Telephone: 916-227-4364  
Last EDR Contact: 01/26/2009  
Next Scheduled EDR Contact: 04/27/2009  
Data Release Frequency: No Update Planned

## 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: 04/30/2022  
Date Data Arrived at EDR: 05/24/2022  
Date Made Active in Reports: 07/29/2022  
Number of Days to Update: 66

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 05/24/2022  
Next Scheduled EDR Contact: 09/05/2022  
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: 03/07/2022  
Date Data Arrived at EDR: 03/08/2022  
Date Made Active in Reports: 06/02/2022  
Number of Days to Update: 86

Source: State Water Resources Control Board  
Telephone: 866-480-1028  
Last EDR Contact: 06/07/2022  
Next Scheduled EDR Contact: 09/19/2022  
Data Release Frequency: Varies

## AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 02/20/2020  
Date Data Arrived at EDR: 12/10/2021  
Date Made Active in Reports: 02/25/2022  
Number of Days to Update: 77

Source: State Water Resources Control Board  
Telephone: 916-341-5455  
Last EDR Contact: 06/10/2022  
Next Scheduled EDR Contact: 09/19/2022  
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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/25/1991	Telephone: 916-341-5851
Date Made Active in Reports: 02/12/1991	Last EDR Contact: 07/26/2001
Number of Days to Update: 18	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 05/05/2022	Source: San Francisco County Department of Public Health
Date Data Arrived at EDR: 05/06/2022	Telephone: 415-252-3896
Date Made Active in Reports: 07/21/2022	Last EDR Contact: 07/26/2022
Number of Days to Update: 76	Next Scheduled EDR Contact: 11/14/2022
	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	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/05/1995	Telephone: 916-341-5851
Date Made Active in Reports: 09/29/1995	Last EDR Contact: 12/28/1998
Number of Days to Update: 24	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## 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: 04/18/2022	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 04/19/2022	Telephone: 916-323-2514
Date Made Active in Reports: 07/12/2022	Last EDR Contact: 07/18/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 10/31/2022
	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: 02/24/2022	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 02/25/2022	Telephone: 916-323-3400
Date Made Active in Reports: 03/09/2022	Last EDR Contact: 05/25/2022
Number of Days to Update: 12	Next Scheduled EDR Contact: 09/12/2022
	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: 04/27/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/05/2022	Telephone: 202-564-6023
Date Made Active in Reports: 05/31/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 26	Next Scheduled EDR Contact: 10/10/2022
	Data Release Frequency: Semi-Annually



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 02/28/2022	Source: DTSC and SWRCB
Date Data Arrived at EDR: 02/28/2022	Telephone: 916-323-3400
Date Made Active in Reports: 05/25/2022	Last EDR Contact: 05/31/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/12/2022
	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: 03/21/2022	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 03/21/2022	Telephone: 202-366-4555
Date Made Active in Reports: 06/14/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/03/2022
	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: 04/03/2022	Source: Office of Emergency Services
Date Data Arrived at EDR: 04/19/2022	Telephone: 916-845-8400
Date Made Active in Reports: 07/12/2022	Last EDR Contact: 07/18/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 10/31/2022
	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: 05/23/2022	Source: State Water Quality Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 1	Next Scheduled EDR Contact: 09/19/2022
	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: 05/23/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 1	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/22/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## Other Ascertainable Records

### RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/20/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/03/2022
	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: 05/11/2022	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 05/17/2022	Telephone: 202-528-4285
Date Made Active in Reports: 07/29/2022	Last EDR Contact: 05/17/2022
Number of Days to Update: 73	Next Scheduled EDR Contact: 08/29/2022
	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: 06/07/2021	Source: USGS
Date Data Arrived at EDR: 07/13/2021	Telephone: 888-275-8747
Date Made Active in Reports: 03/09/2022	Last EDR Contact: 07/13/2022
Number of Days to Update: 239	Next Scheduled EDR Contact: 10/24/2022
	Data Release Frequency: Varies

### 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: 04/02/2018	Source: U.S. Geological Survey
Date Data Arrived at EDR: 04/11/2018	Telephone: 888-275-8747
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 07/08/2022
Number of Days to Update: 574	Next Scheduled EDR Contact: 10/17/2022
	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: 08/03/2022  
Next Scheduled EDR Contact: 11/21/2022  
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: 03/21/2022  
Date Data Arrived at EDR: 03/21/2022  
Date Made Active in Reports: 06/14/2022  
Number of Days to Update: 85

Source: Environmental Protection Agency  
Telephone: 202-566-1917  
Last EDR Contact: 06/21/2022  
Next Scheduled EDR Contact: 10/03/2022  
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: 07/29/2022  
Next Scheduled EDR Contact: 11/14/2022  
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: 08/04/2022  
Next Scheduled EDR Contact: 11/14/2022  
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: 06/17/2020  
Date Made Active in Reports: 09/10/2020  
Number of Days to Update: 85

Source: EPA  
Telephone: 202-260-5521  
Last EDR Contact: 06/14/2022  
Next Scheduled EDR Contact: 09/26/2022  
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: 12/31/2018  
Date Data Arrived at EDR: 08/14/2020  
Date Made Active in Reports: 11/04/2020  
Number of Days to Update: 82

Source: EPA  
Telephone: 202-566-0250  
Last EDR Contact: 05/20/2022  
Next Scheduled EDR Contact: 08/29/2022  
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: 07/18/2022  
Date Data Arrived at EDR: 07/18/2022  
Date Made Active in Reports: 07/29/2022  
Number of Days to Update: 11

Source: EPA  
Telephone: 202-564-4203  
Last EDR Contact: 07/18/2022  
Next Scheduled EDR Contact: 10/31/2022  
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: 04/27/2022  
Date Data Arrived at EDR: 05/05/2022  
Date Made Active in Reports: 05/31/2022  
Number of Days to Update: 26

Source: EPA  
Telephone: 703-416-0223  
Last EDR Contact: 08/02/2022  
Next Scheduled EDR Contact: 09/12/2022  
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: 04/27/2022  
Date Data Arrived at EDR: 05/04/2022  
Date Made Active in Reports: 05/10/2022  
Number of Days to Update: 6

Source: Environmental Protection Agency  
Telephone: 202-564-8600  
Last EDR Contact: 07/14/2022  
Next Scheduled EDR Contact: 10/31/2022  
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: 01/25/2022	Source: EPA
Date Data Arrived at EDR: 02/03/2022	Telephone: 202-564-6023
Date Made Active in Reports: 02/25/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 22	Next Scheduled EDR Contact: 11/14/2022
	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: 01/20/2022	Source: EPA
Date Data Arrived at EDR: 01/20/2022	Telephone: 202-566-0500
Date Made Active in Reports: 03/25/2022	Last EDR Contact: 07/08/2022
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Annually

## ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 06/28/2022
Number of Days to Update: 79	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Quarterly

## FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

## FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

## 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: 03/11/2022	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 03/15/2022	Telephone: 301-415-7169
Date Made Active in Reports: 06/14/2022	Last EDR Contact: 07/13/2022
Number of Days to Update: 91	Next Scheduled EDR Contact: 10/31/2022
	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: 12/31/2020	Source: Department of Energy
Date Data Arrived at EDR: 11/30/2021	Telephone: 202-586-8719
Date Made Active in Reports: 02/22/2022	Last EDR Contact: 06/02/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 09/12/2022
	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: 01/12/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 05/25/2022
Number of Days to Update: 251	Next Scheduled EDR Contact: 09/12/2022
	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: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 08/04/2022
Number of Days to Update: 96	Next Scheduled EDR Contact: 11/14/2022
	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: 07/01/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 06/23/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 10/10/2022
	Data Release Frequency: Quarterly

## HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

## HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2008  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

## DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020  
Date Data Arrived at EDR: 01/28/2020  
Date Made Active in Reports: 04/17/2020  
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety  
Telephone: 202-366-4595  
Last EDR Contact: 07/21/2022  
Next Scheduled EDR Contact: 11/07/2022  
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: 03/31/2022  
Date Data Arrived at EDR: 04/14/2022  
Date Made Active in Reports: 07/12/2022  
Number of Days to Update: 89

Source: Department of Justice, Consent Decree Library  
Telephone: Varies  
Last EDR Contact: 06/29/2022  
Next Scheduled EDR Contact: 10/17/2022  
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: 12/31/2019  
Date Data Arrived at EDR: 03/02/2022  
Date Made Active in Reports: 03/25/2022  
Number of Days to Update: 23

Source: EPA/NTIS  
Telephone: 800-424-9346  
Last EDR Contact: 06/21/2022  
Next Scheduled EDR Contact: 10/03/2022  
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: 07/08/2022  
Next Scheduled EDR Contact: 10/17/2022  
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: 07/26/2021  
Date Data Arrived at EDR: 07/27/2021  
Date Made Active in Reports: 10/22/2021  
Number of Days to Update: 87

Source: Department of Energy  
Telephone: 202-586-3559  
Last EDR Contact: 07/26/2022  
Next Scheduled EDR Contact: 11/14/2022  
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: 08/30/2019  
Date Data Arrived at EDR: 11/15/2019  
Date Made Active in Reports: 01/28/2020  
Number of Days to Update: 74

Source: Department of Energy  
Telephone: 505-845-0011  
Last EDR Contact: 05/16/2022  
Next Scheduled EDR Contact: 08/29/2022  
Data Release Frequency: Varies

## LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 04/27/2022  
Date Data Arrived at EDR: 05/05/2022  
Date Made Active in Reports: 05/31/2022  
Number of Days to Update: 26

Source: Environmental Protection Agency  
Telephone: 703-603-8787  
Last EDR Contact: 08/01/2022  
Next Scheduled EDR Contact: 10/10/2022  
Data Release Frequency: Varies

## LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001  
Date Data Arrived at EDR: 10/27/2010  
Date Made Active in Reports: 12/02/2010  
Number of Days to Update: 36

Source: American Journal of Public Health  
Telephone: 703-305-6451  
Last EDR Contact: 12/02/2009  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016  
Date Data Arrived at EDR: 10/26/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 09/26/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Annually

## US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016  
Date Data Arrived at EDR: 10/26/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 09/26/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Annually

## MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 03/21/2022  
Date Data Arrived at EDR: 03/22/2022  
Date Made Active in Reports: 03/25/2022  
Number of Days to Update: 3

Source: DOL, Mine Safety & Health Administration  
Telephone: 202-693-9424  
Last EDR Contact: 08/02/2022  
Next Scheduled EDR Contact: 09/12/2022  
Data Release Frequency: Quarterly

## 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.



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/02/2022  
Date Data Arrived at EDR: 05/25/2022  
Date Made Active in Reports: 07/29/2022  
Number of Days to Update: 65

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959  
Last EDR Contact: 05/25/2022  
Next Scheduled EDR Contact: 09/05/2022  
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.

Date of Government Version: 05/06/2020  
Date Data Arrived at EDR: 05/27/2020  
Date Made Active in Reports: 08/13/2020  
Number of Days to Update: 78

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 05/27/2022  
Next Scheduled EDR Contact: 09/05/2022  
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: 05/27/2022  
Next Scheduled EDR Contact: 09/05/2022  
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: 03/10/2022  
Date Data Arrived at EDR: 03/10/2022  
Date Made Active in Reports: 06/14/2022  
Number of Days to Update: 96

Source: Department of Interior  
Telephone: 202-208-2609  
Last EDR Contact: 06/14/2022  
Next Scheduled EDR Contact: 09/19/2022  
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: 05/13/2022  
Date Data Arrived at EDR: 05/18/2022  
Date Made Active in Reports: 05/31/2022  
Number of Days to Update: 13

Source: EPA  
Telephone: (415) 947-8000  
Last EDR Contact: 05/18/2022  
Next Scheduled EDR Contact: 09/12/2022  
Data Release Frequency: Quarterly

## UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2020  
Date Data Arrived at EDR: 01/11/2022  
Date Made Active in Reports: 02/14/2022  
Number of Days to Update: 34

Source: Department of Defense  
Telephone: 703-704-1564  
Last EDR Contact: 07/07/2022  
Next Scheduled EDR Contact: 10/24/2022  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 04/02/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/05/2022	Telephone: 202-564-2280
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 07/01/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Quarterly

## DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 202-564-0527
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 05/19/2022
Number of Days to Update: 82	Next Scheduled EDR Contact: 09/05/2022
	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: 05/16/2022	Source: EPA
Date Data Arrived at EDR: 05/17/2022	Telephone: 800-385-6164
Date Made Active in Reports: 07/29/2022	Last EDR Contact: 05/17/2022
Number of Days to Update: 73	Next Scheduled EDR Contact: 08/29/2022
	Data Release Frequency: Quarterly

## CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989	Source: Department of Health Services
Date Data Arrived at EDR: 07/27/1994	Telephone: 916-255-2118
Date Made Active in Reports: 08/02/1994	Last EDR Contact: 05/31/1994
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 03/21/2022	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 03/21/2022	Telephone: 916-323-3400
Date Made Active in Reports: 06/14/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

## CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 12/07/2021	Source: Livermore-Pleasanton Fire Department
Date Data Arrived at EDR: 05/09/2022	Telephone: 925-454-2361
Date Made Active in Reports: 05/17/2022	Last EDR Contact: 05/09/2022
Number of Days to Update: 8	Next Scheduled EDR Contact: 08/22/2022
	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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/17/2022  
Date Data Arrived at EDR: 02/24/2022  
Date Made Active in Reports: 05/18/2022  
Number of Days to Update: 83

Source: South Coast Air Quality Management District  
Telephone: 909-396-3211  
Last EDR Contact: 05/19/2022  
Next Scheduled EDR Contact: 09/05/2022  
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.

Date of Government Version: 02/24/2022  
Date Data Arrived at EDR: 02/25/2022  
Date Made Active in Reports: 05/18/2022  
Number of Days to Update: 82

Source: Antelope Valley Air Quality Management District  
Telephone: 661-723-8070  
Last EDR Contact: 05/25/2022  
Next Scheduled EDR Contact: 09/12/2022  
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: 08/27/2021  
Date Data Arrived at EDR: 09/01/2021  
Date Made Active in Reports: 11/19/2021  
Number of Days to Update: 79

Source: Department of Toxic Substance Control  
Telephone: 916-327-4498  
Last EDR Contact: 06/01/2022  
Next Scheduled EDR Contact: 09/12/2022  
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: 12/31/2019  
Date Data Arrived at EDR: 06/10/2021  
Date Made Active in Reports: 08/27/2021  
Number of Days to Update: 78

Source: California Air Resources Board  
Telephone: 916-322-2990  
Last EDR Contact: 06/13/2022  
Next Scheduled EDR Contact: 09/26/2022  
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: 04/12/2022  
Date Data Arrived at EDR: 04/19/2022  
Date Made Active in Reports: 05/31/2022  
Number of Days to Update: 42

Source: State Water Resources Control Board  
Telephone: 916-445-9379  
Last EDR Contact: 07/18/2022  
Next Scheduled EDR Contact: 10/31/2022  
Data Release Frequency: Varies

**Financial Assurance 1:** Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 04/19/2022  
Date Data Arrived at EDR: 04/29/2022  
Date Made Active in Reports: 07/15/2022  
Number of Days to Update: 77

Source: Department of Toxic Substances Control  
Telephone: 916-255-3628  
Last EDR Contact: 07/21/2022  
Next Scheduled EDR Contact: 10/31/2022  
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: 02/23/2022  
Date Data Arrived at EDR: 02/24/2022  
Date Made Active in Reports: 05/18/2022  
Number of Days to Update: 83

Source: California Integrated Waste Management Board  
Telephone: 916-341-6066  
Last EDR Contact: 08/02/2022  
Next Scheduled EDR Contact: 11/21/2022  
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: 12/31/2019  
Date Data Arrived at EDR: 04/15/2020  
Date Made Active in Reports: 07/02/2020  
Number of Days to Update: 78

Source: California Environmental Protection Agency  
Telephone: 916-255-1136  
Last EDR Contact: 07/05/2022  
Next Scheduled EDR Contact: 10/17/2022  
Data Release Frequency: Annually

## ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 05/16/2022  
Date Data Arrived at EDR: 05/17/2022  
Date Made Active in Reports: 08/03/2022  
Number of Days to Update: 78

Source: Department of Toxic Substances Control  
Telephone: 877-786-9427  
Last EDR Contact: 05/17/2022  
Next Scheduled EDR Contact: 08/29/2022  
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: 05/16/2022  
Date Data Arrived at EDR: 05/17/2022  
Date Made Active in Reports: 08/03/2022  
Number of Days to Update: 78

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 05/17/2022  
Next Scheduled EDR Contact: 08/29/2022  
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: 04/05/2022  
Date Data Arrived at EDR: 04/05/2022  
Date Made Active in Reports: 06/27/2022  
Number of Days to Update: 83

Source: Department of Toxic Substances Control  
Telephone: 916-440-7145  
Last EDR Contact: 07/05/2022  
Next Scheduled EDR Contact: 10/17/2022  
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: 03/07/2022	Source: Department of Conservation
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-322-1080
Date Made Active in Reports: 06/01/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 09/19/2022
	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: 02/17/2022	Source: Department of Public Health
Date Data Arrived at EDR: 02/28/2022	Telephone: 916-558-1784
Date Made Active in Reports: 05/25/2022	Last EDR Contact: 05/31/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/12/2022
	Data Release Frequency: Varies

## NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/09/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/09/2022	Telephone: 916-445-9379
Date Made Active in Reports: 07/29/2022	Last EDR Contact: 05/09/2022
Number of Days to Update: 81	Next Scheduled EDR Contact: 08/22/2022
	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: 02/28/2022	Source: Department of Pesticide Regulation
Date Data Arrived at EDR: 02/28/2022	Telephone: 916-445-4038
Date Made Active in Reports: 05/25/2022	Last EDR Contact: 05/31/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/12/2022
	Data Release Frequency: Quarterly

## PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 03/07/2022	Source: Department of Conservation
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-323-3836
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/19/2022
	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: 03/11/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/15/2022	Telephone: 916-445-3846
Date Made Active in Reports: 06/08/2022	Last EDR Contact: 06/09/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 09/26/2022
	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: 03/07/2022	Source: Department of Conservation
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-445-2408
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Varies

## UIC GEO: Underground Injection Control Sites (GEOTRACKER)

Underground control injection sites

Date of Government Version: 05/23/2022	Source: State Water Resource Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 10	Next Scheduled EDR Contact: 09/19/2022
	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: 02/11/2021	Source: RWQCB, Central Valley Region
Date Data Arrived at EDR: 07/01/2021	Telephone: 559-445-5577
Date Made Active in Reports: 09/29/2021	Last EDR Contact: 07/08/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Varies

## WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/20/2007	Telephone: 916-341-5227
Date Made Active in Reports: 06/29/2007	Last EDR Contact: 05/12/2022
Number of Days to Update: 9	Next Scheduled EDR Contact: 08/29/2022
	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	Source: Los Angeles Water Quality Control Board
Date Data Arrived at EDR: 07/21/2009	Telephone: 213-576-6726
Date Made Active in Reports: 08/03/2009	Last EDR Contact: 06/14/2022
Number of Days to Update: 13	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: No Update Planned

## MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 05/23/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 10	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Varies

## PROJECT: Project Sites (GEOTRACKER)

Projects sites

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/23/2022  
Date Data Arrived at EDR: 05/23/2022  
Date Made Active in Reports: 06/02/2022  
Number of Days to Update: 10

Source: State Water Resources Control Board  
Telephone: 866-480-1028  
Last EDR Contact: 05/23/2022  
Next Scheduled EDR Contact: 09/19/2022  
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: 03/07/2022  
Date Data Arrived at EDR: 03/08/2022  
Date Made Active in Reports: 06/03/2022  
Number of Days to Update: 87

Source: State Water Resources Control Board  
Telephone: 916-341-5810  
Last EDR Contact: 06/07/2022  
Next Scheduled EDR Contact: 09/19/2022  
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: 02/28/2022  
Date Data Arrived at EDR: 02/28/2022  
Date Made Active in Reports: 05/25/2022  
Number of Days to Update: 86

Source: State Water Resources Control Board  
Telephone: 866-794-4977  
Last EDR Contact: 05/31/2022  
Next Scheduled EDR Contact: 09/12/2022  
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: 04/18/2022  
Date Data Arrived at EDR: 04/19/2022  
Date Made Active in Reports: 07/12/2022  
Number of Days to Update: 84

Source: California Environmental Protection Agency  
Telephone: 916-323-2514  
Last EDR Contact: 07/18/2022  
Next Scheduled EDR Contact: 10/31/2022  
Data Release Frequency: Varies

## NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 05/23/2022  
Date Data Arrived at EDR: 05/23/2022  
Date Made Active in Reports: 06/02/2022  
Number of Days to Update: 10

Source: State Water Resources Control Board  
Telephone: 866-480-1028  
Last EDR Contact: 05/23/2022  
Next Scheduled EDR Contact: 09/19/2022  
Data Release Frequency: Varies

## OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 05/23/2022  
Date Data Arrived at EDR: 05/23/2022  
Date Made Active in Reports: 06/02/2022  
Number of Days to Update: 10

Source: State Water Resources Control Board  
Telephone: 866-480-1028  
Last EDR Contact: 05/23/2022  
Next Scheduled EDR Contact: 09/19/2022  
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: 05/23/2022

Date Data Arrived at EDR: 05/23/2022

Date Made Active in Reports: 06/02/2022

Number of Days to Update: 10

Source: State Water Resources Control Board

Telephone: 866-480-1028

Last EDR Contact: 05/23/2022

Next Scheduled EDR Contact: 09/19/2022

Data Release Frequency: Varies

## SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 05/23/2022

Date Data Arrived at EDR: 05/23/2022

Date Made Active in Reports: 06/02/2022

Number of Days to Update: 10

Source: State Water Resources Control Board

Telephone: 866-480-1028

Last EDR Contact: 05/23/2022

Next Scheduled EDR Contact: 09/19/2022

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: 05/23/2022

Date Data Arrived at EDR: 05/23/2022

Date Made Active in Reports: 06/02/2022

Number of Days to Update: 10

Source: State Water Resources Control Board

Telephone: 866-480-1028

Last EDR Contact: 05/23/2022

Next Scheduled EDR Contact: 09/19/2022

Data Release Frequency: Varies

## PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011

Date Data Arrived at EDR: 08/05/2011

Date Made Active in Reports: 09/29/2011

Number of Days to Update: 55

Source: EPA, Office of Water

Telephone: 202-564-2496

Last EDR Contact: 06/28/2022

Next Scheduled EDR Contact: 10/17/2022

Data Release Frequency: Semi-Annually

## PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014

Date Data Arrived at EDR: 01/06/2015

Date Made Active in Reports: 05/06/2015

Number of Days to Update: 120

Source: EPA

Telephone: 202-564-2496

Last EDR Contact: 06/28/2022

Next Scheduled EDR Contact: 10/17/2022

Data Release Frequency: Semi-Annually

## MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018

Date Data Arrived at EDR: 10/21/2019

Date Made Active in Reports: 10/24/2019

Number of Days to Update: 3

Source: USGS

Telephone: 703-648-6533

Last EDR Contact: 05/27/2022

Next Scheduled EDR Contact: 09/05/2022

Data Release Frequency: Varies

## HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/05/2022  
Date Data Arrived at EDR: 04/05/2022  
Date Made Active in Reports: 04/26/2022  
Number of Days to Update: 21

Source: Department of Toxic Substances Control  
Telephone: 916-324-2444  
Last EDR Contact: 07/06/2022  
Next Scheduled EDR Contact: 10/17/2022  
Data Release Frequency: Varies

## PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014  
Date Data Arrived at EDR: 02/05/2015  
Date Made Active in Reports: 03/06/2015  
Number of Days to Update: 29

Source: EPA  
Telephone: 202-564-2497  
Last EDR Contact: 06/28/2022  
Next Scheduled EDR Contact: 10/17/2022  
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

#### 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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 06/28/2022  
Next Scheduled EDR Contact: 10/17/2022  
Data Release Frequency: Semi-Annually

#### UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 06/29/2022  
Date Data Arrived at EDR: 06/29/2022  
Date Made Active in Reports: 07/21/2022  
Number of Days to Update: 22

Source: Alameda County Environmental Health Services  
Telephone: 510-567-6700  
Last EDR Contact: 06/29/2022  
Next Scheduled EDR Contact: 10/17/2022  
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: 07/22/2022  
Date Data Arrived at EDR: 07/27/2022  
Date Made Active in Reports: 08/01/2022  
Number of Days to Update: 5

Source: Amador County Environmental Health  
Telephone: 209-223-6439  
Last EDR Contact: 07/26/2022  
Next Scheduled EDR Contact: 11/14/2022  
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: 06/28/2022  
Next Scheduled EDR Contact: 10/17/2022  
Data Release Frequency: No Update Planned

## CALVERAS COUNTY:

### CUPA CALVERAS: CUPA Facility Listing Cupa Facility Listing

Date of Government Version: 03/17/2022  
Date Data Arrived at EDR: 03/18/2022  
Date Made Active in Reports: 06/08/2022  
Number of Days to Update: 82

Source: Calveras County Environmental Health  
Telephone: 209-754-6399  
Last EDR Contact: 06/14/2022  
Next Scheduled EDR Contact: 10/03/2022  
Data Release Frequency: Quarterly

## COLUSA COUNTY:

### CUPA COLUSA: CUPA Facility List Cupa facility list.

Date of Government Version: 04/06/2020  
Date Data Arrived at EDR: 04/23/2020  
Date Made Active in Reports: 07/10/2020  
Number of Days to Update: 78

Source: Health & Human Services  
Telephone: 530-458-0396  
Last EDR Contact: 07/26/2022  
Next Scheduled EDR Contact: 11/14/2022  
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: 04/21/2022  
Date Data Arrived at EDR: 04/22/2022  
Date Made Active in Reports: 07/12/2022  
Number of Days to Update: 81

Source: Contra Costa Health Services Department  
Telephone: 925-646-2286  
Last EDR Contact: 07/19/2022  
Next Scheduled EDR Contact: 11/07/2022  
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: 05/04/2022  
Date Data Arrived at EDR: 05/06/2022  
Date Made Active in Reports: 07/28/2022  
Number of Days to Update: 83

Source: Del Norte County Environmental Health Division  
Telephone: 707-465-0426  
Last EDR Contact: 07/19/2022  
Next Scheduled EDR Contact: 11/07/2022  
Data Release Frequency: Varies

## EL DORADO COUNTY:

### CUPA EL DORADO: CUPA Facility List CUPA facility list.

Date of Government Version: 02/16/2022  
Date Data Arrived at EDR: 02/17/2022  
Date Made Active in Reports: 05/10/2022  
Number of Days to Update: 82

Source: El Dorado County Environmental Management Department  
Telephone: 530-621-6623  
Last EDR Contact: 07/20/2022  
Next Scheduled EDR Contact: 11/07/2022  
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: 06/28/2021  
Date Data Arrived at EDR: 12/21/2021  
Date Made Active in Reports: 03/03/2022  
Number of Days to Update: 72

Source: Dept. of Community Health  
Telephone: 559-445-3271  
Last EDR Contact: 07/01/2022  
Next Scheduled EDR Contact: 10/10/2022  
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: 07/12/2022  
Next Scheduled EDR Contact: 10/31/2022  
Data Release Frequency: No Update Planned

## HUMBOLDT COUNTY:

### CUPA HUMBOLDT: CUPA Facility List CUPA facility list.

Date of Government Version: 08/12/2021  
Date Data Arrived at EDR: 08/12/2021  
Date Made Active in Reports: 11/08/2021  
Number of Days to Update: 88

Source: Humboldt County Environmental Health  
Telephone: N/A  
Last EDR Contact: 05/12/2022  
Next Scheduled EDR Contact: 08/29/2022  
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: 04/18/2022  
Date Data Arrived at EDR: 04/19/2022  
Date Made Active in Reports: 07/12/2022  
Number of Days to Update: 84

Source: San Diego Border Field Office  
Telephone: 760-339-2777  
Last EDR Contact: 07/13/2022  
Next Scheduled EDR Contact: 10/31/2022  
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: 05/12/2022  
Next Scheduled EDR Contact: 08/29/2022  
Data Release Frequency: Varies

## KERN COUNTY:

### CUPA KERN: CUPA Facility List

A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 05/06/2022  
Date Data Arrived at EDR: 05/12/2022  
Date Made Active in Reports: 08/01/2022  
Number of Days to Update: 81

Source: Kern County Public Health  
Telephone: 661-321-3000  
Last EDR Contact: 07/26/2022  
Next Scheduled EDR Contact: 11/14/2022  
Data Release Frequency: Varies

### UST KERN: Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 05/06/2022  
Date Data Arrived at EDR: 05/12/2022  
Date Made Active in Reports: 08/01/2022  
Number of Days to Update: 81

Source: Kern County Environment Health Services Department  
Telephone: 661-862-8700  
Last EDR Contact: 07/26/2022  
Next Scheduled EDR Contact: 11/14/2022  
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: 12/03/2020  
Date Data Arrived at EDR: 01/26/2021  
Date Made Active in Reports: 04/14/2021  
Number of Days to Update: 78

Source: Kings County Department of Public Health  
Telephone: 559-584-1411  
Last EDR Contact: 05/25/2022  
Next Scheduled EDR Contact: 08/29/2022  
Data Release Frequency: Varies

## LAKE COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA LAKE: CUPA Facility List Cupa facility list

Date of Government Version: 02/10/2022  
Date Data Arrived at EDR: 02/11/2022  
Date Made Active in Reports: 05/04/2022  
Number of Days to Update: 82

Source: Lake County Environmental Health  
Telephone: 707-263-1164  
Last EDR Contact: 07/07/2022  
Next Scheduled EDR Contact: 10/24/2022  
Data Release Frequency: Varies

## LASSEN COUNTY:

### CUPA LASSEN: CUPA Facility List Cupa facility list

Date of Government Version: 07/31/2020  
Date Data Arrived at EDR: 08/21/2020  
Date Made Active in Reports: 11/09/2020  
Number of Days to Update: 80

Source: Lassen County Environmental Health  
Telephone: 530-251-8528  
Last EDR Contact: 07/12/2022  
Next Scheduled EDR Contact: 10/31/2022  
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: 06/09/2022  
Next Scheduled EDR Contact: 09/26/2022  
Data Release Frequency: No Update Planned

### HMS LOS ANGELES: HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/04/2022  
Date Data Arrived at EDR: 04/05/2022  
Date Made Active in Reports: 04/13/2022  
Number of Days to Update: 8

Source: Department of Public Works  
Telephone: 626-458-3517  
Last EDR Contact: 06/29/2022  
Next Scheduled EDR Contact: 10/17/2022  
Data Release Frequency: Semi-Annually

### LF LOS ANGELES: List of Solid Waste Facilities Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/11/2022  
Date Data Arrived at EDR: 04/12/2022  
Date Made Active in Reports: 07/05/2022  
Number of Days to Update: 84

Source: La County Department of Public Works  
Telephone: 818-458-5185  
Last EDR Contact: 07/11/2022  
Next Scheduled EDR Contact: 10/24/2022  
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: 01/01/2022  
Date Data Arrived at EDR: 01/21/2022  
Date Made Active in Reports: 04/11/2022  
Number of Days to Update: 80

Source: Engineering & Construction Division  
Telephone: 213-473-7869  
Last EDR Contact: 07/06/2022  
Next Scheduled EDR Contact: 10/24/2022  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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: 06/01/2019	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/25/2019	Telephone: 213-978-3800
Date Made Active in Reports: 08/22/2019	Last EDR Contact: 06/14/2022
Number of Days to Update: 58	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Varies

## 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: 01/10/2022	Source: Los Angeles County Department of Public Works
Date Data Arrived at EDR: 01/12/2022	Telephone: 626-458-6973
Date Made Active in Reports: 04/04/2022	Last EDR Contact: 07/06/2022
Number of Days to Update: 82	Next Scheduled EDR Contact: 10/24/2022
	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: 01/13/2022	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 03/21/2022	Telephone: 213-978-3800
Date Made Active in Reports: 06/15/2022	Last EDR Contact: 06/24/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/03/2022
	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: 01/13/2022	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 03/21/2022	Telephone: 213-978-3800
Date Made Active in Reports: 06/15/2022	Last EDR Contact: 06/24/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/03/2022
	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: 05/26/2021	Source: Community Health Services
Date Data Arrived at EDR: 07/09/2021	Telephone: 323-890-7806
Date Made Active in Reports: 09/29/2021	Last EDR Contact: 07/14/2022
Number of Days to Update: 82	Next Scheduled EDR Contact: 10/24/2022
	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	Source: City of El Segundo Fire Department
Date Data Arrived at EDR: 04/19/2017	Telephone: 310-524-2236
Date Made Active in Reports: 05/10/2017	Last EDR Contact: 07/06/2022
Number of Days to Update: 21	Next Scheduled EDR Contact: 10/24/2022
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: City of Long Beach Fire Department
Date Data Arrived at EDR: 04/23/2019	Telephone: 562-570-2563
Date Made Active in Reports: 06/27/2019	Last EDR Contact: 07/12/2022
Number of Days to Update: 65	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank  
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 04/20/2022	Source: City of Torrance Fire Department
Date Data Arrived at EDR: 04/21/2022	Telephone: 310-618-2973
Date Made Active in Reports: 07/12/2022	Last EDR Contact: 07/13/2022
Number of Days to Update: 82	Next Scheduled EDR Contact: 10/31/2022
	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: 08/10/2020	Source: Madera County Environmental Health
Date Data Arrived at EDR: 08/12/2020	Telephone: 559-675-7823
Date Made Active in Reports: 10/23/2020	Last EDR Contact: 05/12/2022
Number of Days to Update: 72	Next Scheduled EDR Contact: 08/29/2022
	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	Source: Public Works Department Waste Management
Date Data Arrived at EDR: 10/04/2018	Telephone: 415-473-6647
Date Made Active in Reports: 11/02/2018	Last EDR Contact: 06/22/2022
Number of Days to Update: 29	Next Scheduled EDR Contact: 10/10/2022
	Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database  
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2021	Source: Department of Public Health
Date Data Arrived at EDR: 11/18/2021	Telephone: 707-463-4466
Date Made Active in Reports: 11/22/2021	Last EDR Contact: 05/19/2022
Number of Days to Update: 4	Next Scheduled EDR Contact: 09/05/2022
	Data Release Frequency: Annually

MERCED COUNTY:



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA MERCED: CUPA Facility List CUPA facility list.

Date of Government Version: 02/15/2022  
Date Data Arrived at EDR: 02/17/2022  
Date Made Active in Reports: 05/11/2022  
Number of Days to Update: 83

Source: Merced County Environmental Health  
Telephone: 209-381-1094  
Last EDR Contact: 07/07/2022  
Next Scheduled EDR Contact: 08/29/2022  
Data Release Frequency: Varies

## MONO COUNTY:

### CUPA MONO: CUPA Facility List CUPA Facility List

Date of Government Version: 02/22/2021  
Date Data Arrived at EDR: 03/02/2021  
Date Made Active in Reports: 05/19/2021  
Number of Days to Update: 78

Source: Mono County Health Department  
Telephone: 760-932-5580  
Last EDR Contact: 05/19/2022  
Next Scheduled EDR Contact: 09/05/2022  
Data Release Frequency: Varies

## MONTEREY COUNTY:

### CUPA MONTEREY: CUPA Facility Listing CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/04/2021  
Date Data Arrived at EDR: 10/06/2021  
Date Made Active in Reports: 12/29/2021  
Number of Days to Update: 84

Source: Monterey County Health Department  
Telephone: 831-796-1297  
Last EDR Contact: 08/02/2022  
Next Scheduled EDR Contact: 10/10/2022  
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: 05/19/2022  
Next Scheduled EDR Contact: 09/05/2022  
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: 09/05/2019  
Date Data Arrived at EDR: 09/09/2019  
Date Made Active in Reports: 10/31/2019  
Number of Days to Update: 52

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 05/19/2022  
Next Scheduled EDR Contact: 09/05/2022  
Data Release Frequency: No Update Planned

## NEVADA COUNTY:

### CUPA NEVADA: CUPA Facility List CUPA facility list.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/21/2022  
Date Data Arrived at EDR: 07/25/2022  
Date Made Active in Reports: 07/28/2022  
Number of Days to Update: 3

Source: Community Development Agency  
Telephone: 530-265-1467  
Last EDR Contact: 07/19/2022  
Next Scheduled EDR Contact: 11/07/2022  
Data Release Frequency: Varies

## ORANGE COUNTY:

IND\_SITE ORANGE: List of Industrial Site Cleanups  
Petroleum and non-petroleum spills.

Date of Government Version: 04/08/2022  
Date Data Arrived at EDR: 05/09/2022  
Date Made Active in Reports: 07/28/2022  
Number of Days to Update: 80

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 07/29/2022  
Next Scheduled EDR Contact: 11/14/2022  
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups  
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 04/08/2022  
Date Data Arrived at EDR: 05/18/2022  
Date Made Active in Reports: 08/03/2022  
Number of Days to Update: 77

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 07/29/2022  
Next Scheduled EDR Contact: 11/14/2022  
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities  
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 04/08/2022  
Date Data Arrived at EDR: 05/03/2022  
Date Made Active in Reports: 07/20/2022  
Number of Days to Update: 78

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 08/01/2022  
Next Scheduled EDR Contact: 11/14/2022  
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: 05/25/2022  
Date Data Arrived at EDR: 05/26/2022  
Date Made Active in Reports: 06/01/2022  
Number of Days to Update: 6

Source: Placer County Health and Human Services  
Telephone: 530-745-2363  
Last EDR Contact: 05/25/2022  
Next Scheduled EDR Contact: 09/12/2022  
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: 07/12/2022  
Next Scheduled EDR Contact: 10/31/2022  
Data Release Frequency: Varies

## RIVERSIDE COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 03/31/2022  
Date Data Arrived at EDR: 03/31/2022  
Date Made Active in Reports: 04/08/2022  
Number of Days to Update: 8

Source: Department of Environmental Health  
Telephone: 951-358-5055  
Last EDR Contact: 06/09/2022  
Next Scheduled EDR Contact: 09/26/2022  
Data Release Frequency: Quarterly

## UST RIVERSIDE: Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 03/31/2022  
Date Data Arrived at EDR: 03/31/2022  
Date Made Active in Reports: 04/08/2022  
Number of Days to Update: 8

Source: Department of Environmental Health  
Telephone: 951-358-5055  
Last EDR Contact: 06/09/2022  
Next Scheduled EDR Contact: 09/26/2022  
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.

Date of Government Version: 06/18/2021  
Date Data Arrived at EDR: 09/28/2021  
Date Made Active in Reports: 12/14/2021  
Number of Days to Update: 77

Source: Sacramento County Environmental Management  
Telephone: 916-875-8406  
Last EDR Contact: 06/30/2022  
Next Scheduled EDR Contact: 10/10/2022  
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: 05/04/2022  
Date Data Arrived at EDR: 06/30/2022  
Date Made Active in Reports: 07/05/2022  
Number of Days to Update: 5

Source: Sacramento County Environmental Management  
Telephone: 916-875-8406  
Last EDR Contact: 06/30/2022  
Next Scheduled EDR Contact: 10/10/2022  
Data Release Frequency: Quarterly

## SAN BENITO COUNTY:

### CUPA SAN BENITO: CUPA Facility List

Cupa facility list

Date of Government Version: 04/29/2022  
Date Data Arrived at EDR: 04/29/2022  
Date Made Active in Reports: 05/05/2022  
Number of Days to Update: 6

Source: San Benito County Environmental Health  
Telephone: N/A  
Last EDR Contact: 07/26/2022  
Next Scheduled EDR Contact: 11/14/2022  
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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/12/2022  
Date Data Arrived at EDR: 05/12/2022  
Date Made Active in Reports: 05/18/2022  
Number of Days to Update: 6

Source: San Bernardino County Fire Department Hazardous Materials Division  
Telephone: 909-387-3041  
Last EDR Contact: 07/26/2022  
Next Scheduled EDR Contact: 11/14/2022  
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: 02/28/2022  
Date Data Arrived at EDR: 02/28/2022  
Date Made Active in Reports: 05/25/2022  
Number of Days to Update: 86

Source: Hazardous Materials Management Division  
Telephone: 619-338-2268  
Last EDR Contact: 05/31/2022  
Next Scheduled EDR Contact: 09/12/2022  
Data Release Frequency: Quarterly

### LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/27/2021  
Date Data Arrived at EDR: 03/04/2022  
Date Made Active in Reports: 05/31/2022  
Number of Days to Update: 88

Source: Department of Health Services  
Telephone: 619-338-2209  
Last EDR Contact: 07/12/2022  
Next Scheduled EDR Contact: 10/31/2022  
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: 07/22/2021  
Date Data Arrived at EDR: 10/19/2021  
Date Made Active in Reports: 01/13/2022  
Number of Days to Update: 86

Source: Department of Environmental Health  
Telephone: 858-505-6874  
Last EDR Contact: 07/13/2022  
Next Scheduled EDR Contact: 10/31/2022  
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: 05/25/2022  
Next Scheduled EDR Contact: 09/12/2022  
Data Release Frequency: No Update Planned

## SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing  
Cupa facilities

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/05/2022  
Date Data Arrived at EDR: 05/06/2022  
Date Made Active in Reports: 07/28/2022  
Number of Days to Update: 83

Source: San Francisco County Department of Environmental Health  
Telephone: 415-252-3896  
Last EDR Contact: 07/26/2022  
Next Scheduled EDR Contact: 11/14/2022  
Data Release Frequency: Varies

## LUST SAN FRANCISCO: Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008  
Date Data Arrived at EDR: 09/19/2008  
Date Made Active in Reports: 09/29/2008  
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County  
Telephone: 415-252-3920  
Last EDR Contact: 07/26/2022  
Next Scheduled EDR Contact: 11/14/2022  
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: 05/05/2022  
Date Data Arrived at EDR: 05/06/2022  
Date Made Active in Reports: 07/20/2022  
Number of Days to Update: 75

Source: Department of Public Health  
Telephone: 415-252-3920  
Last EDR Contact: 07/26/2022  
Next Scheduled EDR Contact: 11/14/2022  
Data Release Frequency: Quarterly

## SAN FRANCISCO COUNTY:

### SAN FRANCISCO MAHER: Maher Ordinance Property Listing

a listing of properties that fall within a Maher Ordinance, for all of San Francisco

Date of Government Version: 01/18/2022  
Date Data Arrived at EDR: 01/20/2022  
Date Made Active in Reports: 04/27/2022  
Number of Days to Update: 97

Source: San Francisco Planning  
Telephone: 628-652-7483  
Last EDR Contact: 07/05/2022  
Next Scheduled EDR Contact: 10/31/2022  
Data Release Frequency: Varies

## 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: 06/09/2022  
Next Scheduled EDR Contact: 09/26/2022  
Data Release Frequency: Semi-Annually

## SAN LUIS OBISPO COUNTY:

### CUPA SAN LUIS OBISPO: CUPA Facility List Cupa Facility List.

Date of Government Version: 05/16/2022  
Date Data Arrived at EDR: 05/18/2022  
Date Made Active in Reports: 08/04/2022  
Number of Days to Update: 78

Source: San Luis Obispo County Public Health Department  
Telephone: 805-781-5596  
Last EDR Contact: 05/12/2022  
Next Scheduled EDR Contact: 08/29/2022  
Data Release Frequency: Varies

## SAN MATEO COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## BI SAN MATEO: Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020  
Date Data Arrived at EDR: 02/20/2020  
Date Made Active in Reports: 04/24/2020  
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 06/10/2022  
Next Scheduled EDR Contact: 09/19/2022  
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: 06/02/2022  
Next Scheduled EDR Contact: 09/19/2022  
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: 05/12/2022  
Next Scheduled EDR Contact: 08/29/2022  
Data Release Frequency: No Update Planned

## SANTA CLARA COUNTY:

### CUPA SANTA CLARA: Cupa Facility List

Cupa facility list

Date of Government Version: 05/16/2022  
Date Data Arrived at EDR: 05/18/2022  
Date Made Active in Reports: 08/04/2022  
Number of Days to Update: 78

Source: Department of Environmental Health  
Telephone: 408-918-1973  
Last EDR Contact: 05/12/2022  
Next Scheduled EDR Contact: 08/29/2022  
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

### 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: 05/19/2022  
Next Scheduled EDR Contact: 09/05/2022  
Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## SAN JOSE HAZMAT: Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020  
Date Data Arrived at EDR: 11/05/2020  
Date Made Active in Reports: 01/26/2021  
Number of Days to Update: 82

Source: City of San Jose Fire Department  
Telephone: 408-535-7694  
Last EDR Contact: 07/26/2022  
Next Scheduled EDR Contact: 11/14/2022  
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: 05/12/2022  
Next Scheduled EDR Contact: 08/29/2022  
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: 05/12/2022  
Next Scheduled EDR Contact: 08/29/2022  
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: 06/04/2019  
Date Data Arrived at EDR: 06/06/2019  
Date Made Active in Reports: 08/13/2019  
Number of Days to Update: 68

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 05/25/2022  
Next Scheduled EDR Contact: 09/12/2022  
Data Release Frequency: Quarterly

### UST SOLANO: Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 09/15/2021  
Date Data Arrived at EDR: 09/16/2021  
Date Made Active in Reports: 12/09/2021  
Number of Days to Update: 84

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 05/25/2022  
Next Scheduled EDR Contact: 09/12/2022  
Data Release Frequency: Quarterly

## SONOMA COUNTY:

### CUPA SONOMA: Cupa Facility List Cupa Facility list

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/02/2021  
Date Data Arrived at EDR: 07/06/2021  
Date Made Active in Reports: 07/14/2021  
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department  
Telephone: 707-565-1174  
Last EDR Contact: 06/14/2022  
Next Scheduled EDR Contact: 10/03/2022  
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: 06/30/2021  
Date Data Arrived at EDR: 06/30/2021  
Date Made Active in Reports: 09/24/2021  
Number of Days to Update: 86

Source: Department of Health Services  
Telephone: 707-565-6565  
Last EDR Contact: 06/14/2022  
Next Scheduled EDR Contact: 10/04/2021  
Data Release Frequency: Quarterly

## STANISLAUS COUNTY:

### CUPA STANISLAUS: CUPA Facility List

Cupa facility list

Date of Government Version: 02/08/2022  
Date Data Arrived at EDR: 02/10/2022  
Date Made Active in Reports: 05/04/2022  
Number of Days to Update: 83

Source: Stanislaus County Department of Environmental Protection  
Telephone: 209-525-6751  
Last EDR Contact: 07/11/2022  
Next Scheduled EDR Contact: 10/24/2022  
Data Release Frequency: Varies

## SUTTER COUNTY:

### UST SUTTER: Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 11/23/2021  
Date Data Arrived at EDR: 11/29/2021  
Date Made Active in Reports: 02/11/2022  
Number of Days to Update: 74

Source: Sutter County Environmental Health Services  
Telephone: 530-822-7500  
Last EDR Contact: 05/25/2022  
Next Scheduled EDR Contact: 09/12/2022  
Data Release Frequency: Semi-Annually

## TEHAMA COUNTY:

### CUPA TEHAMA: CUPA Facility List

Cupa facilities

Date of Government Version: 01/13/2021  
Date Data Arrived at EDR: 01/14/2021  
Date Made Active in Reports: 04/06/2021  
Number of Days to Update: 82

Source: Tehama County Department of Environmental Health  
Telephone: 530-527-8020  
Last EDR Contact: 07/26/2022  
Next Scheduled EDR Contact: 11/14/2022  
Data Release Frequency: Varies

## TRINITY COUNTY:

### CUPA TRINITY: CUPA Facility List

Cupa facility list

Date of Government Version: 04/18/2022  
Date Data Arrived at EDR: 04/19/2022  
Date Made Active in Reports: 07/12/2022  
Number of Days to Update: 84

Source: Department of Toxic Substances Control  
Telephone: 760-352-0381  
Last EDR Contact: 07/13/2022  
Next Scheduled EDR Contact: 10/31/2022  
Data Release Frequency: Varies

## TULARE COUNTY:



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA TULARE: CUPA Facility List Cupa program facilities

Date of Government Version: 04/26/2021  
Date Data Arrived at EDR: 04/28/2021  
Date Made Active in Reports: 07/13/2021  
Number of Days to Update: 76

Source: Tulare County Environmental Health Services Division  
Telephone: 559-624-7400  
Last EDR Contact: 07/12/2022  
Next Scheduled EDR Contact: 11/14/2022  
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: 07/12/2022  
Next Scheduled EDR Contact: 10/31/2022  
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: 03/28/2022  
Date Data Arrived at EDR: 04/28/2022  
Date Made Active in Reports: 07/15/2022  
Number of Days to Update: 78

Source: Ventura County Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 07/18/2022  
Next Scheduled EDR Contact: 10/31/2022  
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: 06/22/2022  
Next Scheduled EDR Contact: 10/10/2022  
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: 08/02/2022  
Next Scheduled EDR Contact: 11/21/2022  
Data Release Frequency: No Update Planned

### 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: 03/28/2022  
Date Data Arrived at EDR: 04/28/2022  
Date Made Active in Reports: 07/15/2022  
Number of Days to Update: 78

Source: Ventura County Resource Management Agency  
Telephone: 805-654-2813  
Last EDR Contact: 07/18/2022  
Next Scheduled EDR Contact: 10/31/2022  
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## UST VENTURA: Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 02/28/2022	Source: Environmental Health Division
Date Data Arrived at EDR: 03/08/2022	Telephone: 805-654-2813
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/19/2022
	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: 03/24/2022	Source: Yolo County Department of Health
Date Data Arrived at EDR: 03/31/2022	Telephone: 530-666-8646
Date Made Active in Reports: 06/27/2022	Last EDR Contact: 06/22/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 10/10/2022
	Data Release Frequency: Annually

## YUBA COUNTY:

### CUPA YUBA: CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 05/03/2022	Source: Yuba County Environmental Health Department
Date Data Arrived at EDR: 05/05/2022	Telephone: 530-749-7523
Date Made Active in Reports: 07/28/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 11/07/2022
	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: 05/08/2022	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 05/09/2022	Telephone: 860-424-3375
Date Made Active in Reports: 07/28/2022	Last EDR Contact: 05/09/2022
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/22/2022
	Data Release Frequency: No Update Planned

### NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018	Source: Department of Environmental Protection
Date Data Arrived at EDR: 04/10/2019	Telephone: N/A
Date Made Active in Reports: 05/16/2019	Last EDR Contact: 06/28/2022
Number of Days to Update: 36	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019  
Date Data Arrived at EDR: 10/29/2021  
Date Made Active in Reports: 01/19/2022  
Number of Days to Update: 82

Source: Department of Environmental Conservation  
Telephone: 518-402-8651  
Last EDR Contact: 07/29/2022  
Next Scheduled EDR Contact: 11/07/2022  
Data Release Frequency: Quarterly

## PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018  
Date Data Arrived at EDR: 07/19/2019  
Date Made Active in Reports: 09/10/2019  
Number of Days to Update: 53

Source: Department of Environmental Protection  
Telephone: 717-783-8990  
Last EDR Contact: 07/06/2022  
Next Scheduled EDR Contact: 10/24/2022  
Data Release Frequency: Annually

## RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2018  
Date Data Arrived at EDR: 11/30/2021  
Date Made Active in Reports: 02/18/2022  
Number of Days to Update: 80

Source: Department of Environmental Management  
Telephone: 401-222-2797  
Last EDR Contact: 05/16/2022  
Next Scheduled EDR Contact: 08/29/2022  
Data Release Frequency: Annually

## WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018  
Date Data Arrived at EDR: 06/19/2019  
Date Made Active in Reports: 09/03/2019  
Number of Days to Update: 76

Source: Department of Natural Resources  
Telephone: N/A  
Last EDR Contact: 06/03/2022  
Next Scheduled EDR Contact: 09/19/2022  
Data Release Frequency: Annually

## Oil/Gas Pipelines

Source: Endeavor Business Media

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 Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

## Electric Power Transmission Line Data

Source: Endeavor Business Media

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**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

## AHA Hospitals:

Source: American Hospital Association, Inc.  
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

## Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services  
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

### Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

### Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

### Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

**Flood Zone Data:** This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

### State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

### Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

## **STREET AND ADDRESS INFORMATION**

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# GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM

## TARGET PROPERTY ADDRESS

31796 COAST HIGHWAY  
31796 COAST HIGHWAY  
LAGUNA BEACH, CA 92651

## TARGET PROPERTY COORDINATES

Latitude (North): 33.501123 - 33° 30' 4.04"  
Longitude (West): 117.742985 - 117° 44' 34.75"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 430986.2  
UTM Y (Meters): 3706898.0  
Elevation: 117 ft. above sea level

## USGS TOPOGRAPHIC MAP

Target Property Map: 12015919 SAN JUAN CAPISTRANO, CA  
Version Date: 2018

Southeast Map: 12014836 DANA POINT, CA  
Version Date: 2018

Northwest Map: 12014842 LAGUNA BEACH, CA  
Version Date: 2018

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).

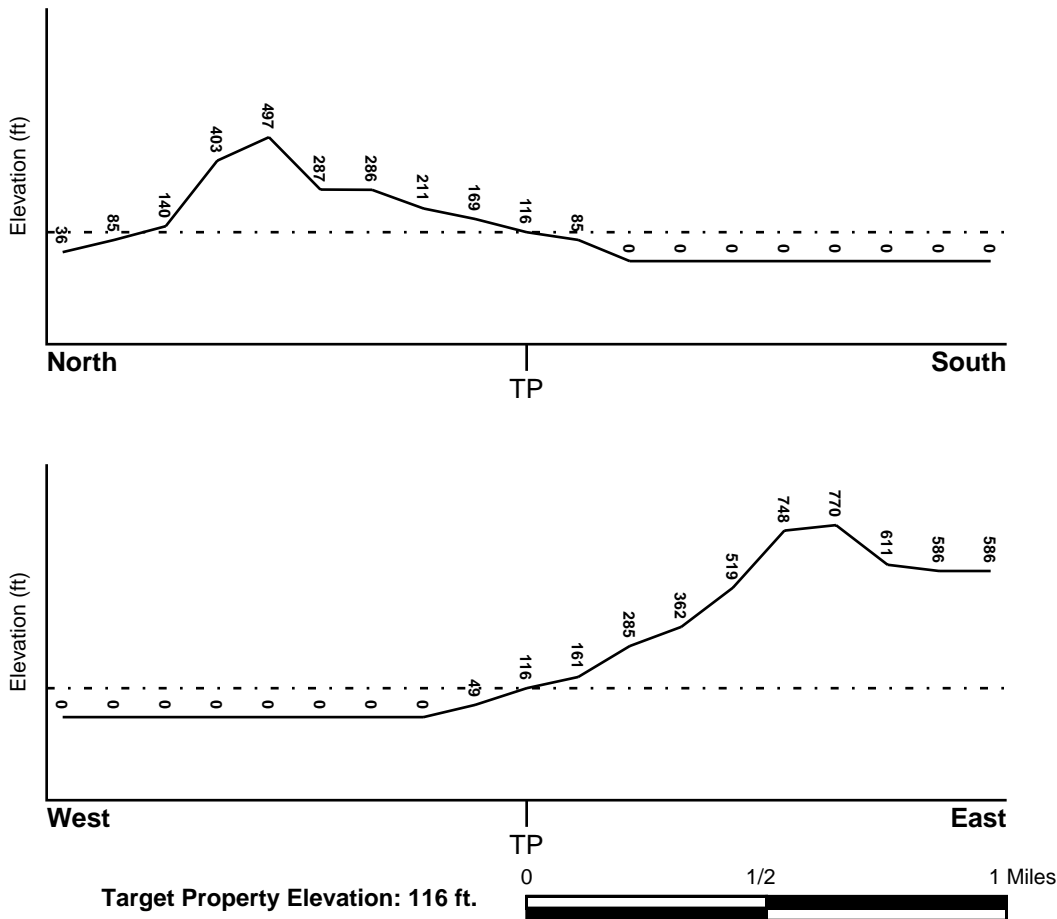
## TOPOGRAPHIC INFORMATION

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 SW

## SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

## FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
06059C0438J	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
06059C0419J	FEMA FIRM Flood data
06059C0501J	FEMA FIRM Flood data

## NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
SAN JUAN CAPISTRANO	YES - refer to the Overview Map and Detail Map

## HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### **Site-Specific Hydrogeological Data\*:**

Search Radius:	1.25 miles
Status:	Not found

## AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### **ROCK STRATIGRAPHIC UNIT**

Era:	Cenozoic
System:	Tertiary
Series:	Miocene
Code:	Tm (decoded above as Era, System & Series)

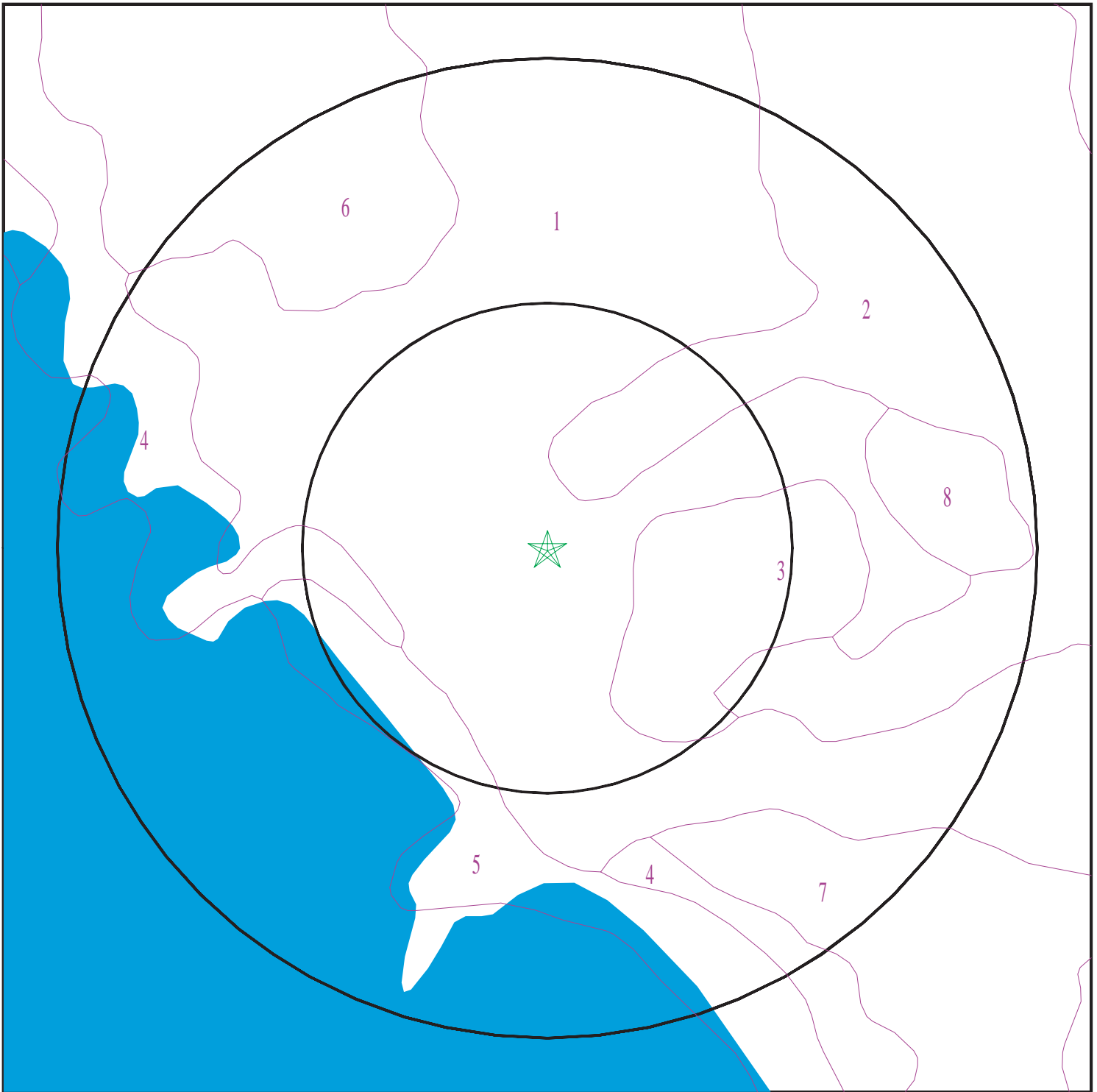
#### **GEOLOGIC AGE IDENTIFICATION**

Category: Stratified Sequence

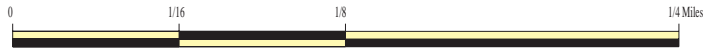
Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).



# SSURGO SOIL MAP - 7077451.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: 31796 Coast Highway  
ADDRESS: 31796 Coast Highway  
Laguna Beach CA 92651  
LAT/LONG: 33.501123 / 117.742985

CLIENT: Weis Environmental  
CONTACT: Dan Weis  
INQUIRY #: 7077451.2s  
DATE: August 05, 2022 11:05 am

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

#### Soil Map ID: 1

Soil Component Name: MODJESKA

Soil Surface Texture: gravelly loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	gravelly loam	Not reported	Not reported	Max: 141 Min: 141	Max: 6.5 Min: 6.1
2	14 inches	62 inches	very cobbly loam	Not reported	Not reported	Max: 141 Min: 141	Max: 6.5 Min: 6.1
3	62 inches	70 inches	very gravelly loamy sand	Not reported	Not reported	Max: 141 Min: 141	Max: 6.5 Min: 6.1

#### Soil Map ID: 2

Soil Component Name: SOPER

Soil Surface Texture: gravelly loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:
2	9 inches	29 inches	gravelly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:
3	29 inches	33 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:

### Soil Map ID: 3

Soil Component Name: XERORTHENTS LOAMY

Soil Surface Texture: variable

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 89 inches

Depth to Watertable Min: > 0 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	59 inches	variable	Not reported	Not reported	Max: Min:	Max: Min:

### Soil Map ID: 4

Soil Component Name: CIENEBA

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 0.42 Min: 0	Max: Min:
2	7 inches	11 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 0.42 Min: 0	Max: Min:

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**Soil Map ID: 5**

Soil Component Name: BEACHES

Soil Surface Texture: sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 92 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.8 Min: 5.1
2	5 inches	59 inches	coarse sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.8 Min: 5.1

**Soil Map ID: 6**

Soil Component Name: BOSANKO

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	25 inches	clay	Not reported	Not reported	Max: Min:	Max: Min:
2	25 inches	37 inches	clay	Not reported	Not reported	Max: Min:	Max: Min:
3	37 inches	40 inches	weathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

### Soil Map ID: 7

Soil Component Name: MODJESKA

Soil Surface Texture: gravelly loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 141	Max: 6.5 Min: 6.1
2	14 inches	62 inches	very cobbly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 141	Max: 6.5 Min: 6.1

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
3	62 inches	70 inches	very gravelly loamy sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 141	Max: 6.5 Min: 6.1

### Soil Map ID: 8

Soil Component Name: ANAHEIM

Soil Surface Texture: clay loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	25 inches	clay loam	Not reported	Not reported	Max: Min:	Max: Min:
2	25 inches	29 inches	weathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

### 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.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

## **FEDERAL USGS WELL INFORMATION**

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

## **FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION**

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

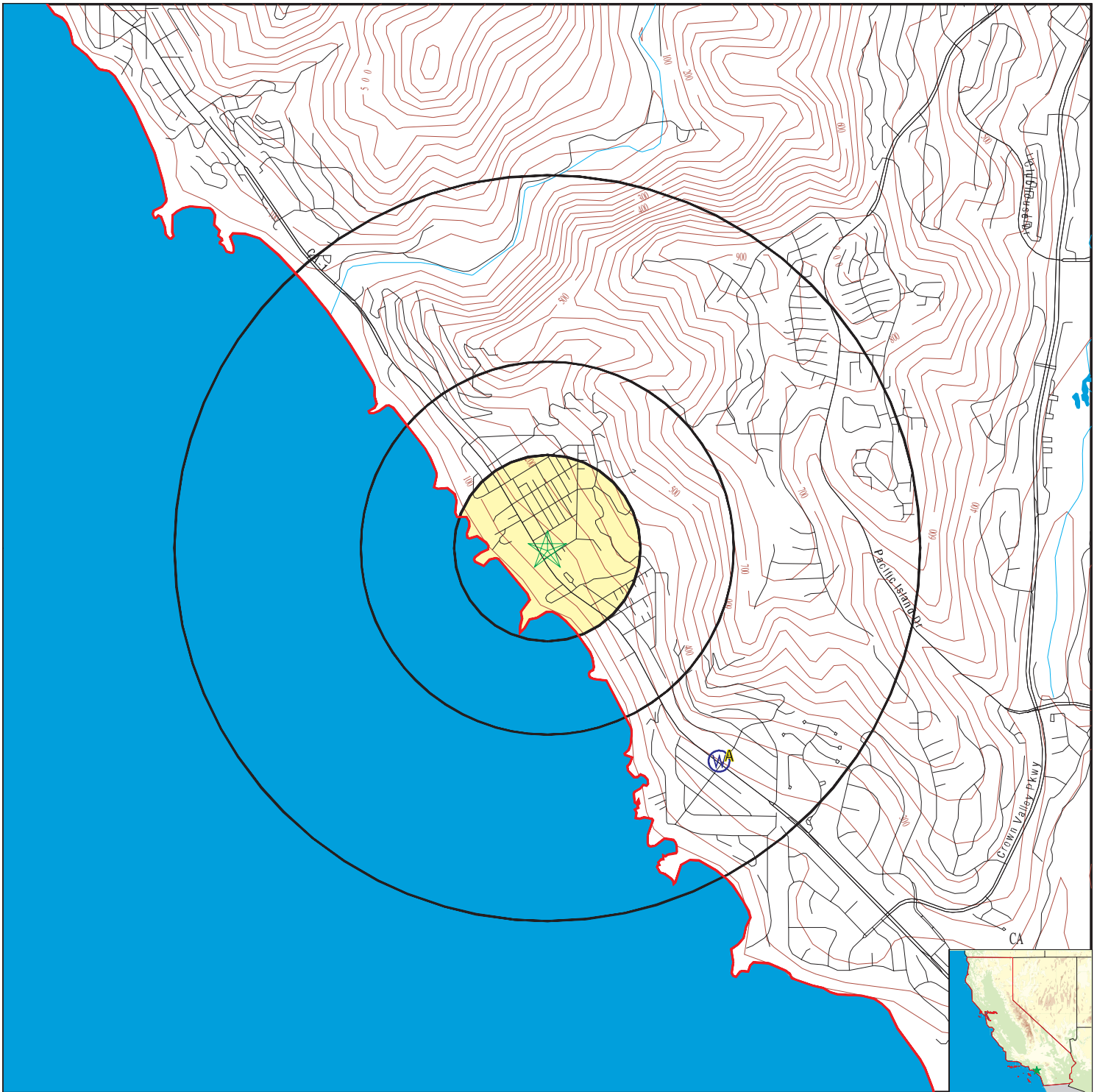
Note: PWS System location is not always the same as well location.

## **STATE DATABASE WELL INFORMATION**

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	CAEDF0000039407	1/2 - 1 Mile SE
A2	CAEDF0000104781	1/2 - 1 Mile SE
A3	CAEDF0000113936	1/2 - 1 Mile SE
A4	CAEDF0000045464	1/2 - 1 Mile SE
A5	CAEDF0000074598	1/2 - 1 Mile SE
A6	CAEDF0000099385	1/2 - 1 Mile SE
A7	CAEDF0000046004	1/2 - 1 Mile SE
A8	CAEDF0000074461	1/2 - 1 Mile SE
A9	CAEDF0000082468	1/2 - 1 Mile SE



# PHYSICAL SETTING SOURCE MAP - 7077451.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: 31796 Coast Highway  
 ADDRESS: 31796 Coast Highway  
 Laguna Beach CA 92651  
 LAT/LONG: 33.501123 / 117.742985

CLIENT: Weis Environmental  
 CONTACT: Dan Weis  
 INQUIRY #: 7077451.2s  
 DATE: August 05, 2022 11:05 am

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database      EDR ID Number

**A1**  
**SE**  
**1/2 - 1 Mile**  
**Higher**

**CA WELLS      CAEDF0000039407**

Well ID:	T0605902607-B-8	Well Type:	MONITORING
Source:	EDF	Other Name:	B-8
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&amp;samp_date=&amp;global_id=T0605902607&amp;assigned_name=B-8&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&amp;samp_date=&amp;global_id=T0605902607&amp;assigned_name=B-8&amp;store_num=</a>		
GeoTracker Data:	<a href="https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&amp;global_id=T0605902607&amp;assigned_name=B-8">https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&amp;global_id=T0605902607&amp;assigned_name=B-8</a>		

**A2**  
**SE**  
**1/2 - 1 Mile**  
**Higher**

**CA WELLS      CAEDF0000104781**

Well ID:	T0605902607-B-21	Well Type:	MONITORING
Source:	EDF	Other Name:	B-21
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&amp;samp_date=&amp;global_id=T0605902607&amp;assigned_name=B-21&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&amp;samp_date=&amp;global_id=T0605902607&amp;assigned_name=B-21&amp;store_num=</a>		
GeoTracker Data:	<a href="https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&amp;global_id=T0605902607&amp;assigned_name=B-21">https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&amp;global_id=T0605902607&amp;assigned_name=B-21</a>		

**A3**  
**SE**  
**1/2 - 1 Mile**  
**Higher**

**CA WELLS      CAEDF0000113936**

Well ID:	T0605902607-B-2	Well Type:	MONITORING
Source:	EDF	Other Name:	B-2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&amp;samp_date=&amp;global_id=T0605902607&amp;assigned_name=B-2&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&amp;samp_date=&amp;global_id=T0605902607&amp;assigned_name=B-2&amp;store_num=</a>		
GeoTracker Data:	<a href="https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&amp;global_id=T0605902607&amp;assigned_name=B-2">https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&amp;global_id=T0605902607&amp;assigned_name=B-2</a>		

**A4**  
**SE**  
**1/2 - 1 Mile**  
**Higher**

**CA WELLS      CAEDF0000045464**

Well ID:	T0605902607-B-22	Well Type:	MONITORING
Source:	EDF	Other Name:	B-22
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&amp;samp_date=&amp;global_id=T0605902607&amp;assigned_name=B-22&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&amp;samp_date=&amp;global_id=T0605902607&amp;assigned_name=B-22&amp;store_num=</a>		
GeoTracker Data:	<a href="https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&amp;global_id=T0605902607&amp;assigned_name=B-22">https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&amp;global_id=T0605902607&amp;assigned_name=B-22</a>		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database      EDR ID Number

**A5**  
**SE**  
**1/2 - 1 Mile**  
**Higher**

**CA WELLS      CAEDF0000074598**

Well ID:	T0605902607-B-2R	Well Type:	MONITORING
Source:	EDF	Other Name:	B-2R
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&amp;samp_date=&amp;global_id=T0605902607&amp;assigned_name=B-2R&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&amp;samp_date=&amp;global_id=T0605902607&amp;assigned_name=B-2R&amp;store_num=</a>		
GeoTracker Data:	<a href="https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&amp;global_id=T0605902607&amp;assigned_name=B-2R">https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&amp;global_id=T0605902607&amp;assigned_name=B-2R</a>		

**A6**  
**SE**  
**1/2 - 1 Mile**  
**Higher**

**CA WELLS      CAEDF0000099385**

Well ID:	T0605902607-B-1	Well Type:	MONITORING
Source:	EDF	Other Name:	B-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&amp;samp_date=&amp;global_id=T0605902607&amp;assigned_name=B-1&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&amp;samp_date=&amp;global_id=T0605902607&amp;assigned_name=B-1&amp;store_num=</a>		
GeoTracker Data:	<a href="https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&amp;global_id=T0605902607&amp;assigned_name=B-1">https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&amp;global_id=T0605902607&amp;assigned_name=B-1</a>		

**A7**  
**SE**  
**1/2 - 1 Mile**  
**Higher**

**CA WELLS      CAEDF0000046004**

Well ID:	T0605902607-B-13	Well Type:	MONITORING
Source:	EDF	Other Name:	B-13
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&amp;samp_date=&amp;global_id=T0605902607&amp;assigned_name=B-13&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&amp;samp_date=&amp;global_id=T0605902607&amp;assigned_name=B-13&amp;store_num=</a>		
GeoTracker Data:	<a href="https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&amp;global_id=T0605902607&amp;assigned_name=B-13">https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&amp;global_id=T0605902607&amp;assigned_name=B-13</a>		

**A8**  
**SE**  
**1/2 - 1 Mile**  
**Higher**

**CA WELLS      CAEDF0000074461**

Well ID:	T0605902607-B-14	Well Type:	MONITORING
Source:	EDF	Other Name:	B-14
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&amp;samp_date=&amp;global_id=T0605902607&amp;assigned_name=B-14&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&amp;samp_date=&amp;global_id=T0605902607&amp;assigned_name=B-14&amp;store_num=</a>		
GeoTracker Data:	<a href="https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&amp;global_id=T0605902607&amp;assigned_name=B-14">https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&amp;global_id=T0605902607&amp;assigned_name=B-14</a>		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

Database      EDR ID Number

**A9**  
**SE**  
**1/2 - 1 Mile**  
**Higher**

**CA WELLS      CAEDF0000082468**

Well ID:	T0605902607-B-15	Well Type:	MONITORING
Source:	EDF	Other Name:	B-15
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&amp;samp_date=&amp;global_id=T0605902607&amp;assigned_name=B-15&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&amp;samp_date=&amp;global_id=T0605902607&amp;assigned_name=B-15&amp;store_num=</a>		
GeoTracker Data:	<a href="https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&amp;global_id=T0605902607&amp;assigned_name=B-15">https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&amp;global_id=T0605902607&amp;assigned_name=B-15</a>		

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

State Database: CA Radon

### Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92651	46	2

Federal EPA Radon Zone for ORANGE County: 3

- Note: Zone 1 indoor average level > 4 pCi/L.  
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.  
 : Zone 3 indoor average level < 2 pCi/L.

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### Federal Area Radon Information for ORANGE COUNTY, CA

Number of sites tested: 30

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.763 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

### USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

### 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<sup>R</sup> Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation 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.

## OTHER STATE DATABASE INFORMATION

### Groundwater Ambient Monitoring & Assessment Program

State Water Resources Control Board

Telephone: 916-341-5577

The GAMA Program is California's comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Health Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

### 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.

### California Oil and Gas Well Locations

Source: Dept of Conservation, Geologic Energy Management Division

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

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

### EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

### OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

### STREET AND ADDRESS INFORMATION

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**APPENDIX C**  
HISTORICAL RESOURCES

**31796 Coast Highway**  
31796 Coast Highway  
Laguna Beach, CA 92651

Inquiry Number: 7077451.5  
August 08, 2022

# The EDR-City Directory Image Report

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***Thank you for your business.***

Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

### 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.

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### 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.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2017	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
2014	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1992	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1987	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1982	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1976	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1973	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory

## FINDINGS

### TARGET PROPERTY STREET

31796 Coast Highway  
Laguna Beach, CA 92651

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

### COAST HWY

2017	pg A2	Haines Criss-Cross Directory	
2014	pg A4	EDR Digital Archive	
2010	pg A9	EDR Digital Archive	
2005	pg A14	EDR Digital Archive	
1987	pg A30	Haines Criss-Cross Directory	
1987	pg A31	Haines Criss-Cross Directory	
1982	-	Haines Criss-Cross Directory	Target and Adjoining not listed in Source
1976	pg A34	Haines Criss-Cross Directory	
1973	pg A36	Haines Criss-Cross Directory	

### S COAST HWY

2000	pg A19	EDR Digital Archive
1995	pg A22	EDR Digital Archive
1992	pg A26	EDR Digital Archive

## FINDINGS

### CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
<b><u>5TH AVE</u></b>		
2017	pg. A1	Haines Criss-Cross Directory
2014	pg. A3	EDR Digital Archive
2010	pg. A8	EDR Digital Archive
2005	pg. A13	EDR Digital Archive
2000	pg. A18	EDR Digital Archive
1995	pg. A21	EDR Digital Archive
1992	pg. A25	EDR Digital Archive
1987	pg. A29	Haines Criss-Cross Directory
1982	pg. A32	Haines Criss-Cross Directory
1976	pg. A33	Haines Criss-Cross Directory
1973	pg. A35	Haines Criss-Cross Directory

## **City Directory Images**

## 5TH AVE 2017

# 5TH AVE 92651 LAGUNA BEACH

WEALTH CODE 8.0

31769 GRANT Murrell R 949-499-0827

## X SCENIC DR

31772 ● BILS Lynne OO 11

PINTO Patricia 949-422-1168 +17

31774 ZAKASKY Yash 949-922-3896 +17

31776 BARELA Kylie 949-233-6567 +17

● CANSDALE Jennifer 949-370-9771 01

31777 OCONNOR Rhonda P OO +17

31778 RADIN Wendy 949-436-0388 +17

31780 XXXX OO

31781 FALSETTI Herman 949-322-0366 +17

FALSETTI Herman 949-922-0252 +17

31783 XXXX OO

31784 ● BURCH Laura A 949-715-4963 10

IGNATIEV Alex 714-499-5528 +17

SPINELLO Scott 949-500-7988 +17

31785 DEBARRY Lorella 818-801-2707 +17

JOLLEY Donald D 949-715-4215 08

JOLLEY Julie 949-212-6549 08

31786 XXXX OO

31787 XXXX OO

31788 ○ COFFEY S 714-963-4701 02

○ COFFEY Sarah 714-499-0765 02

## X FLORENCE AVE

31791 XXXX OO

31793 ♣ DUAMARELL Lisa 949-715-0694 +17

## X VIRGINIA WAY

★ 0 BUS 24 RES 11 NEW



## COAST HWY 2017

	♣ TORGERSON Larry	714-499-0216	#17
31755	.....		
31781	FARRELL James	949-922-0741	#17
	ROLLINGS Diane	949-463-7301	#17
31785	♣ OSBORNE M	949-499-1715	#17
31787	♣ ● OSBORNE Perry	949-499-3647	00
	♣ ● OSBORNE Perry	949-922-2270	00
31791	● OKON Stanley	00	03
	SHOVELAIN Natalia	00	#17
31796	★ BUEHLER BRIAN	949-415-1020	01
	★ LAGUNA BEACH DENTAL GROUP	949-415-1020	#17
31801	♣ CAMPBELL K	949-499-1434	
	♣ CECIL Marjorie	949-499-1434	
31811	♣ ○ JORDAN R E	949-499-2797	03
31821	WARD Karen	949-632-2671	#17
31831	CONKLIN Corinne	949-499-1158e	15
	CONKLIN Corinne	949-632-7851e	15
	CONKLIN Corinne	949-637-9242e	15
	DUE B	949-715-2023	#17
31833	XXXX	00	
31835	WEST Jacqueline	714-499-0067	#17
31841	XXXX	00	
31844	○ MUNOZ Max	949-499-1500	06
	○ MUNOZ Paul	949-338-4271	06
31845	BARRAZA Jose	909-664-3920	04
	BARRAZA Jose M	949-499-3225	04
	NESS IM P	949-499-5752	#17
31851	GETGOOD Thomas	949-715-4825	#17
	MASTSUMOTO Robert	714-499-0148	#17
31855	.....		

**5TH AVE 2014**

31769 GRANT, ROBIN E  
31772 BILS, ROBERT  
31774 OCCUPANT UNKNOWN,  
31776 CANSDALE, MARK A  
31777 OCONNOR, BRIAN K  
31778 MORAN, DAVID M  
31780 OCCUPANT UNKNOWN,  
31781 DUENAS, EMMA  
31783 GREENE, ANDREW T  
31784 SPINELLO, SCOTT A  
31785 JOLLEY, DONALD D  
31786 WAITE, GAYLE C  
31787 FAIRWEATHER, IAN  
31788 COFFEY, WILLIAM F  
31791 OCCUPANT UNKNOWN,

## COAST HWY 2014

31621	COYOTE GRILL COYOTE GRILL MAIN NUMBER
31622	PAPAS TACOS INC REYES, VICTOR
31625	DOWDELL, BRIAN
31627	LEE, DAVID A
31632	ARCH BAY LIQUOR STORE COURTNEY, JONNATHAN
31641	PHILLIPS, ROBERT SOUTH LAGUNA CHIROPRACTIC CENTER
31642	HOPE BY THE SEA JENNINGS & ASSOCIATES LAGUNA BEACH LANGUAGE & SPEECH S COAST HWY OWNERS ASSOCIATION
31643	MCCAMON, LEE S
31645	TMM STRUCTURAL ENGINEERS
31655	LAGUNA GEOSCIENCES INC
31658	UNITED CAPITAL
31660	SOUTH SWELL DONUTS
31662	STEPHEN R DAVY VIOLINS
31671	SKYLINE KITCHEN & BATH
31672	GILBERT, SUSAN MIMIS ALTERATION & TAILORING
31674	OCEAN NAILS
31678	SHEBUE
31691	MERIBEL PROVENCE RAMIREZ, ERIKA
31702	7ELEVEN
31706	PERFORMANCE RACING
31709	THE BROW BOUTIQUE
31711	STYLE SOUTH
31713	CHRISTOPH ANN LANDSCAPE ARCHITECT AS
31715	LAGUNA THAI BY THE SEA
31716	KLEEB, SARAH A SUMMIT GENERAL CONTRACTORS INC
31719	PHAN, TIFFANY
31726	JM SWISS ENGINEERING
31732	CARIBBEAN CAFE CARIBBEAN RESTAURANT DREW & EVAS CARIBBEAN KITCHEN EVAS A CARIBBEAN KITCHEN
31742	FONG HART SCHNEIDER PARTNERS LOHRBACH
31752	BAYSIDE PROPERTIES HAVEN HEALTH GROUP LAGUNA ESCROW SERVICES MELS BOUTIQUE
31755	BLEVINS, LEE D DEYOUNG, MICHAEL D ELY, ANNE S

## COAST HWY 2014 (Cont'd)

31755 FLORES, DAVID G  
 GOLDSTEIN, BRAM H  
 GRANT, WARREN  
 HAMMEL, NICOLE M  
 HARRISON, A  
 KAY, GAIL  
 LAGUNA LIDO HOMEOWNERS ASSOCIATION I  
 MACDOWALL, JANNA  
 MENTER, GILLIAN  
 OKON, STANLEY M  
 OLSEN, SPENCER E  
 PHELAN, DORIS  
 PROPSTRA, MARILYN S  
 RASMUSSEN, R D  
 RITTER, BEATRICE S  
 RITTER, MATTHEW L  
 SALTER, EARL M  
 WOLF, ALAN S  
 31781 ROLLINGS, DIANE M  
 31787 OSBORNE, PERRY  
 31791 OKON, STANLEY M  
 31796 BRIAN BUEHLER DDS  
 LAGUNA BEACH DENTAL GROUP  
 31801 CAMPBELL, K  
 31811 JORDAN, RUSSELL E  
 31821 BRIEF, KAREN W  
 31831 CONKLIN, CAREY B  
 31833 GROSS, TYLA  
 31835 OCCUPANT UNKNOWN,  
 31845 BARRAZA, JOSE M  
 31851 MATSUMOTO, MARK J  
 31852 ACUPUNCTURE CLINIC  
 AESTHETIC PLASTIC SURGICAL INSTITUTE  
 ANDREWS ROBIN DPM  
 AUDIOLOGY & HEARING CENTERS  
 CHINESE ACUPUNCTURE HEALTH CLINIC  
 DAVID SABET  
 DEWING MEDICINE INC  
 GOLDBERG GLENN  
 GOLDBERG GLENN DR  
 HEARING & AUDIOLOGY GROUP INC  
 JAMES, KENNETH  
 JONES DONNA L MA CCC  
 KOVACS GABOR MD  
 LAGUNA BEACH OBGYN INC  
 LAGUNA BEACH SLEEP CENTER  
 LI SHIN M  
 MILLS DANIEL MD DR  
 MORAN MICHAEL D DR  
 OCEANVIEW AMBULATORY SURGERY CENTER

## COAST HWY 2014 (Cont'd)

31852	OCONNOR GABRIELLE PREMIER PHYSICIANS PRESTON JAMES DPM RAHBAR MARYAM MD RAHBAR, MARYAM RED ALINSOD MD RED, ALINSOD ROBERT TROELL MD ROBERT, TROELL SABET DAVID DPM SEARSON, GABRIELLE O SOUTH COAST CENTER WEST PHARMACY WANG LILY
31861	GARNER, LISA A
31862	ABDOLLAHI KARIM MD ADVANCED ORTHOPAEDIC SPECIALISTS CHANG STEVEN T FACS MD CHINO JUN MD INC COAST HEALTH INC COCCIA MICHAEL T FACS MD COMBS KENT DR DUDA FRANCES DR KIM DAVID E DR MILLER DEBRA MD MILLER, DEBRA A NEW PROGRAM OGRADY, CINDY PETTIS ROBERT M MSPH MD PREWITT PAUL H MD INC ROSE & PREWITT MD ROSE FRANK J MD SCHOENAU GAIL MD INC SURGICAL GROUP OF SOUTH LAGUNA
31872	MISSION HOSPITAL MISSION HOSPITAL LAGUNA BEACH MR ROOTER PLUMBING PSYCHIATRIC PROGRAM OF SOUTH COAST M SOUTH COAST HOME CARE SOUTH COAST MEDICAL CENTER
31875	DUFFY, ERIC M
31913	WACHOLDER, MYRON B
31921	KORELL, HAROLD M
31931	OCCUPANT UNKNOWN,
31932	FINLEY, GARY W
31935	CAREW, THOMAS J
31941	COMBS, LAURA L
31942	BRENNAN, PAMELA R
31943	OCCUPANT UNKNOWN,
31945	LIU, JASON Y
31949	GENE PREUSS RENTALS MANAGEMENT

**COAST HWY 2014 (Cont'd)**

31949 WEIL, LOUIS R  
31951 SUCHER, MICHEL A

**5TH AVE 2010**

31728 LUTZ, CHRIS  
31769 GRANT, MURRELL R  
31772 OCCUPANT UNKNOWN,  
31774 KINGI, RICARDO  
31776 OCCUPANT UNKNOWN,  
31778 RADIN, JEFF V  
31780 OCCUPANT UNKNOWN,  
31781 FALSETTI, HERMAN L  
31783 NICHOLS, CYNTHIA L  
31784 HAYES, JOLENE  
31785 JOLLEY, DONALD D  
31786 OCCUPANT UNKNOWN,  
31787 FAIRWEATHER, JEN D  
31788 COFFEY, WILLIAM N  
31791 LINDEN, DAVID W

## COAST HWY 2010

31621	COYOTE GRILL
31622	PAPAS TACOS REYES, VICTOR
31623	OCCUPANT UNKNOWN,
31625	OCCUPANT UNKNOWN,
31627	OCCUPANT UNKNOWN,
31632	ARCH BAY LIQUOR STORE CAMPBELL, ALICE
31641	PHILLIPS, ROBERT SOUTH LAGUNA CHIROPRACTIC CTR
31642	BEAU MONDE PROGRAMS JENNINGS & ASSOC INC LAGUNA BEACH LANGUAGE MARKET ACCESS OMEGA BRITE S B ELECTRICAL SVC
31643	MCCAMON, LEE S
31645	TMM STRUCTURAL ENGINEERS
31655	BAKER JOE C DDS LAGUNA GEOSCIENCES INC
31656	SALON A2
31658	CALPAC FUNDING CORP UNITED CAPITAL MORTGAGE
31660	SOUTH SWELL DONUTS
31671	SKYLINE CONSTRUCTION & DESIGN
31674	FAB OPTIX OCEAN NAILS
31691	PETERSON, ARTHUR B
31702	7ELEVEN
31706	PACIFICA PROPERTIES PREMIER RACING ENTERTAINMENT
31709	BROW BOUTIQUE
31711	STYLE SOUTH
31713	ANN CHRISTOPH LANDSCAPE ARCHT
31715	LAGUNA THAI BY THE SEA
31716	KLEEB, SARAH A SUMMIT GENERAL CONTRACTORS INC
31719	OCCUPANT UNKNOWN,
31722	RETRO STAR STUDIO
31726	J M SWISS ENGINEERING MINIATURE INSTRUMENT COMPONENT
31727	TI AMO RISTORANTE
31732	EVAS A CARIBBEAN KITCHEN
31742	FONG HART SCHNEIDERPARTNERS
31752	ASSET SERVICES INC BAYSIDE PROPERTIES LAGUNA ESCROW SVC INC
31755	ADAMS, BRADWAY B BARTH, STUART I BLEVINS, LEE D



## COAST HWY 2010 (Cont'd)

31755 BREWER, CHRISTOPHER A  
 DEYOUNG, MICHAEL D  
 ELY, ANNE S  
 FLORES, DAVID G  
 GEE, ADRIAN  
 HALVORSON, EDWIN W  
 HARRISON, A  
 HOWARD TAYLOR ENTERPRISES  
 KIM, YOON  
 LAGUNA LIDO INC  
 LINDSEY, LELA F  
 LOUGHERY, DAVID  
 MICHA, VICKY  
 OKON, STANLEY M  
 PEREWOZKI, ROBIN E  
 PHELAN, HOWARD T  
 RITTER, DAVID B  
 SLAYMAN, MITCHELL  
 SLOME, ANSEL  
 VAN, RYN  
 WOLF, ALAN O  
 31781 ROLLINGS, DIANE M  
 31787 OSBORNE, PERRY  
 31791 OKON, STANLEY M  
 31796 LAGUNA BEACH DENTAL GROUP  
 31801 CAMPBELL, K  
 31821 BRIER, BARRY C  
 31831 CONKLIN, CAREY B  
 31835 MILLS, JANICE  
 31841 WESTLAKE, WALTER D  
 31844 MAXCAD  
 31845 BARRAZA, JOSE M  
 31852 AESTHETIC PLASTIC SURGICAL  
 ANKLE & FOOT CLINICORANGE  
 CHINESE ACUPUNCTURE HEALTH  
 COAST DERMATOLOGY & LASER  
 HEARING & AUDIOLOGY CTR  
 HINCHLIFFE CHERIE MD  
 KOVACS GABOR S MD  
 LAGUNA BEACH OBGYN  
 LAGUNA BEACH SLEEP CTR  
 LAGUNA OBGYN  
 LO BRIAN MD  
 OCEANVIEW AMBULATORY SURGERY  
 OCONNOR GABRIELLE MD  
 PREWITT & ROSE  
 RAHBAR MARYAM MD  
 RAHBAR, MARYAM  
 RED, ALINSOD  
 SABET, DAVID S

## COAST HWY 2010 (Cont'd)

31852	SEARSON, GABRIELLE O SNELL BETTY J SOUTH COAST EYE CARE CTR SOUTH COAST PHARMACY SOUTH COAST UROGYNECOLOGY TRAVEL DR WAGNER EDWARD A MD WAGNER, EDWARD A
31861	GARNER, LISA A
31862	ADVANCED ORTHOPAEDIC SPCLSTS ADVANCED ORTHOPAEDIC SPEC ADVANDCED DERMATOLOGY COMBS KENT MD DEWING JANNE MD DUDA FRANCES A MD GAIL SCHOENAU INC JUN CHINO INC KIM DAVID E MD LYSTER ELIZABETH L MD LYSTER ELIZABETH MD MILLER DEBRA A MD PARK CHRISTINE H MD PATTERSON CHERYL L MD ROSE & PREWITT SCMC HOME CARE SOUTH COAST HEAD & NECK SURG SOUTH ORANGE COUNTY OBGYN SURGICAL OF SOUTH LAGUNA SURGICQAL GROUPSOUTH LAGUNA
31872	ANATOMIC PATHOLOGY BARIATRIC SURGERY DEPT BREAST IMAGING SVC SOUTH COAST CARDIAC CATHETERIZATION LAB CLINICAL LABORATORY SVC KARELIUS JANICE E LAGUNA PATHOLOGY MEDICAL GROUP MILLARD JOHN MD MISSION HOSPITAL LAGUNA BEACH MUNDEN SUSAN KAY MD ORANGE COUNTY UROLOGY ASSOC PSYCHIATRIC PROGRAMSOUTH CST REHABILITATION SERVICES SOUTH COAST MEDICAL CTR XRAY IMAGING
31875	FARNELL, PAIGE K
31913	WACHOLDER, MYRON B
31921	OCCUPANT UNKNOWN,
31925	OCCUPANT UNKNOWN,
31931	BURKHARDT, CYNTHIA J
31932	FINLEY, GARY W

**COAST HWY 2010 (Cont'd)**

31935 CAREW, THOMAS J  
31941 COMBS, KENT L  
31942 BRENNAN, PAMELA R  
31943 FISHER, DREW  
31945 OCCUPANT UNKNOWN,  
31949 GENE PREUSS REAL ESTATE  
HELFRICH, JEFFREY L  
31951 SUCHER, MICHEL A

**5TH AVE 2005**

31728 LUTZ, CHRIS  
31769 GRANT, MURRELL R  
31772 MCLAGUHLIN, JOHN J  
31774 KINGI, RICK  
31776 MC ERECTORS  
31777 FERGUSON, BRUCE F  
JUNE SERVERS  
31778 PURSES BY WENDY  
RADIN, JEFF V  
31780 NALBANDIAN, DEREK  
PERFECT PALMS  
31781 FALSETTI, HERMAN L  
31783 BENNETT, MARK  
31784 IGNATIEV, BILLIE B  
31785 FOOBAR TECHNOLOGIES  
JOLLEY, DONALD D  
31787 FAIRWEATHER, JEN D  
31788 COFFEY, WILLIAM N  
31791 LINDEN, DAVID W

**COAST HWY 2005**

31616 SOUTH LAGUNA DRY CLEANERS  
 SOUTH LAGUNA VILLAGE GARDEN  
 31622 PAPAS TACOS  
 31623 LENNOX, GREGORY P  
 31625 OCCUPANT UNKNOWN,  
 31627 GETGOOD, THOMAS K  
 31642 BRUGGEMAN CAPITOL MANAGEMENT  
 EVIA MEDSPA  
 LAGUNA GEOSCIENCE INC  
 THERAPEUTIC TOUCH  
 31645 MOKHTAR TREK CONSULTING ENGINEERS  
 31655 BAKER JOE C DMD  
 GLENOAKS FARMS INC  
 HP HOOD  
 PACIFIC BEACH JUICE CO  
 PORTOLA BRANDS INC  
 31656 NEWTON ASSOC BUILDERS INC  
 NEWTON ASSOCIATED BUILDERS INC  
 SOUTH LAGUN SALON  
 31658 CAL PAC FUNDING  
 CAL PAC INVESTMENTS  
 CALIFORNIA PACIFIC HOME LOANS INC  
 31660 SOUTH SWELL DONUTS  
 31671 BEYOND THE FRONT DOOR  
 CONBOY, PATRICK J  
 SKYLINE KITCHEN & BATH  
 31672 BAYSIDE PROPERTY  
 SURF ESTATES LLC  
 SURF HOMES  
 SURFESTATES CO  
 WB 2 PROPERTIES  
 31674 FAB INTERNATIONAL INC  
 31691 MERIBEL PROVIDENCE  
 MERIBEL, PROvence  
 31702 SEVEN 11 FOOD 25801  
 31706 LAGUNA COAST PUBLISHING CORP  
 31709 JACKIE GALLAGHER & ASSOCIATES  
 31711 FRAULEIN DESIGN  
 31713 ANN CHRISTOPH LANDSCAPE ARCHITECT  
 31716 BIANCHINE, CLIFFORD  
 SUMMIT GENERAL CONTRACTORS INC  
 31719 OCCUPANT UNKNOWN,  
 31726 MINIATURE INSTRUMENT COMPONENTS INC  
 31727 TI AMO RISTORANTE  
 UNITED COMPONENTS  
 31732 DREWS CARIBBEAN KITCHEN INC  
 31742 SOUTH LAGUNA VILLAGE ANIMAL HOSPITAL  
 31752 BAYSIDE PROPERTIES  
 LAGUNA ESCROW SERVICES  
 VIDEO HORIZONS INC

## COAST HWY 2005 (Cont'd)

31755	ADAMS, BRADWAY B BARBARO, FRANK P BARTH, STUART I BELGARD, JEROME BREWER, CHARLES A BREWER, CHRISTOPHER A DEYOUNG, MICHAEL D DUTCHER, BRUCE L ELY, LLOYD R ESTORNELL, RAUL A FLORES, DAVID G GELBARD, ALEX M GOURDJI, MAURICE HALVORSON, EDWIN W HARRISON, CAROL M HARTSTEIN, RAYMOND E LINDSEY, LELA S LOUGHERTY, DAVID LOUGHERY, DAVID MICHA, VICKY PHELAN, HOWARD T PROPSTRA, MARILY RITTER, DAVID B ROSENWASSER, SEYMOUR F SHUMAN, E B SLAYMAN, MITCHELL SLOME, ANSEL THE LOCAL LINK VANRYN, LORETTA J VOGT, DANIEL G
31781	ROLLINGS, DIANE M
31787	OSBORNE, PERRY
31791	OKON, RYAN M
31796	BUEHLER BRIAN DDS PACIFIC DENTAL GROUP
31801	CAMPBELL, K
31811	JORDAN, RUSSEL E
31821	BRIER, BARRY
31831	CONKLIN, CAREY B
31833	MILLS, DANIEL C
31835	SURGICAL, A P
31841	OCCUPANT UNKNOWN,
31845	BARRAZA, JOSE
31851	MATSUMOTO, ROBERT J
31852	AL WANG LILY CA ANDREWS, ROBIN ANKLE & FOOT CLINIC OF ORANGE COUNTY BERNBECK VOLKER J MD CHINESE ACUPUNCTURE HEALTH CLINIC DANIEL C MILLS MD

## COAST HWY 2005 (Cont'd)

31852	DR DANIEL MILLS EDWARD WAGNER MD EVONNE LAC KANE GABOR KOVACS MD GABRIELLE OCONNOR MD GLENN I GOLDBERG DO HUANG, JANNET F LATINO PSYCHOLOGICAL SOCIAL SERVICES MCCAULEY, ROBERT A MORAN, MICHAEL D OCEAN VIEW AMBLTOR SRGR CENTER SABET DAVID DPM SAIED, NAGI K SOUTH COAST CENTER WEST SOUTH COAST EYE CARE CENTER TRAVEL DR INTERNATIONAL TRAVELERS WAGNER, EDWARD A
31861	JANDRLICH, RON S
31862	ABDOLLAHI, KARIM CHINO, JUN M COCCIA MICHAEL T MD FACS DAVID M ASHKENAZE MD DUDA, FRANCES A FERNANDES, VALENTION FRANCES A DUDA MD INC GILLMAN MICHAEL MD GROSS RUSSELL J MD GROSS, RUSSELL J JONES DONNA L MA CCC JUN CHINO MD INC KARASCH, MARTIN H MARINE AIR FEDERAL CREDIT UNION MARTIN H KARASCH MD MILLER, DEBRA A OCONNOR, GABRIELLE PAULA NORNES LEBBY MD RAHBAR, MARYAM RALSTON, DAVID H REYNARD & PATTERSON MDS ROSE & PREWITT MD SARA A RAMIREZ MD INC SASAKI, JOAN T SCHOENAU GAIL T MD SOUTH ORANGE COUNTY OB / GYN SURGICAL GROUP OF SOUTH LAGUNA
31865	OCCUPANT UNKNOWN,
31872	BREAST IMAGING CENTER BREAST IMGING CENTER S CST MDC LAGUNA PATHOLOGY MEDICAL GROUP MARINE AIR FEDERAL CREDIT UN

**COAST HWY 2005 (Cont'd)**

31872 PSYCHIATRIC PROGRAM OF SOUTH COAST M  
SCMC FOUNDATION INC  
SOUTH COAST MEDICAL  
SOUTH COAST PHYSICIANS & SURGEONS  
SOUTHCOAST MEDICAL CENTER HOME H

31875 WIEDMANN, HEIKO

31911 WACHOLDER, MYRON B

31913 LAZORUK, STEVE

31925 OCCUPANT UNKNOWN,

31931 OCCUPANT UNKNOWN,

31932 FINLEY, GARY W

31935 CAREW, THOMAS J

31941 COMBS, KENT L

31942 OCCUPANT UNKNOWN,

31943 STOKESBARY, DAVID L

31945 BLOOM, STUART A

31949 ON Q EVENTS & OCCASIONS

31951 SUCHER, MICHEL A



**5TH AVE 2000**

31772 KRAFT, PAUL D  
31774 OCCUPANT UNKNOWN,  
31776 CANSDALE, MARK A  
31777 FERGUSON, BRUCE F  
31778 CLEMENTINO, J D  
31780 ESSER, JHAYA  
31781 BOYLE, PATRICK J  
31783 THURIN, C  
31784 IGNATIEV, ALEX T  
31785 JOLLEY, DOUGLAS  
31787 FAIRWEATHER, J  
31788 OCCUPANT UNKNOWN,  
31791 LINDEN, DAVID

## S COAST HWY 2000

31581 SCHNABEL, DAVID J  
 31582 MANNIX, JOHN C  
 31622 DELGADO, P  
 ESTRADA, A  
 REYES, VICTOR  
 VASQUEZ, RANFERI  
 31623 TERRELL, LINDA  
 31625 WHITING, DAVID V  
 31627 FRANKLIN, BLAKE T  
 31642 RUDD, GORDON B  
 31658 NEWTON, AUDREY  
 31671 CONVOY, PATRICK  
 SNYDER, DAVE  
 31672 JIMENEZ, T  
 KUTSCHER, DAVID  
 LUGO, ANN  
 31702 7 ELEVEN FOOD STORES STORES (CONTD)  
 31709 SNOW, DOUGLAS  
 31719 CARDWELL, DONALD D  
 31755 ADAMS, ANNE  
 BARBARO, FRANK P  
 BELGARD, JEROME  
 BROWN, PETER  
 BUTTERWICK, J D  
 CRAIG, MURRAY  
 DEYOUNG, MICHAEL  
 ELY, LLOYD  
 HALVORSON, M  
 HAMMEL, ANDREW L  
 LINDSEY, LELA  
 MARQUARDT, BOB  
 MARQUARDT, KIM  
 MCFARLAND, DAVID  
 MOTHERSHEAD, J L  
 MOTHERSHEAD, JOHN  
 PROPSTRA, M  
 SHORT, BILLY B  
 SLOME, ANSEL  
 VANRYN, ARIE  
 31781 FARRELL, JAMES  
 PARSONS, ALFRED J  
 ROLLINGS, D  
 31787 OSBORNE, PERRY  
 31791 LEASK, JULIE  
 SCHWALM, JEFF  
 31801 CECIL, M  
 31811 JORDAN, R E  
 31845 BARRAZA, JOSE  
 31851 MATSUMOTO, ROBERT J  
 31852 AL, WANG L

## S COAST HWY      2000      (Cont'd)

31852	GOLDBERG, GLENN I KANE, EVONNE KING, KATIE LI, SHIN M LISHIN, M WANG, LILY C ZAKHARY, EVA
31861	PLUMB, C
31862	ASHKENAZE, DAVID S CORCORAN, PREWITT MILLER, DEBRA
31865	OCCUPANT UNKNOWN,
31875	SKAGGS, JOHN
31921	MURPHY, KEVIN
31925	TRUSKOWSKI, ROBERT E
31932	CASS, ROBERT M
31935	FREEDMAN, M S
31941	REINSCH, TIFFANY
31942	OCCUPANT UNKNOWN,
31943	STOKESBARY, DAVID L
31949	HELFRICH, JEFFREY PREUSS, EUGENE
31951	GLUCK, ALFRED HALL, ANDY
31954	OCCUPANT UNKNOWN,
31955	MEYER, GRANT
31965	HOLMES, CAROL J
31971	INGWERSON, DONALD W
31972	OCCUPANT UNKNOWN,
31973	THOMAS, MARK
31978	COWIE, VERA
31981	DEVINE, LOMA
31984	OCCUPANT UNKNOWN,
31985	LUKES, LEE
31987	DEPAOLO, THOMAS
32001	DIGENOVA, SILVANO
32005	OCCUPANT UNKNOWN,
32006	BILLINGS, ANNE P
32009	FACTOR, BEVERLY MCKEON, RICHARD
32011	RENWICK, KEN
32012	LOLLI, BARBARA
32013	OCCUPANT UNKNOWN,
32016	SCHAEFGEN, BRIAN
32021	MURRAY, DANIEL J

**5TH AVE 1995**

31769 WEIR, ROBERT W  
31772 OCCUPANT UNKNOWNN  
31774 OCCUPANT UNKNOWNN  
31776 OCCUPANT UNKNOWNN  
31777 FERGUSON, BRUCE  
31780 BROOKS, G H  
31781 OCCUPANT UNKNOWNN  
31783 SINGER, RUSSELL  
31784 OCCUPANT UNKNOWNN  
31785 JOLLEY, DOUGLAS  
31787 GILABERT, V  
31788 COFFEY, SARAH  
31791 LINDEN, ERIC

**S COAST HWY 1995**

31656 SOUTH COAST TROPICALS  
 31658 OCCUPANT UNKNOWNN  
 PACIFIC COAST PRODUCTION  
 SALETRAC 2000  
 31660 OCCUPANT UNKNOWNN  
 PIZZA DEL MARE  
 31671 CONVOY, PATRICK  
 HORTON, ELAINE  
 JOHNSON, IRA  
 SKYLINE CONSTRUCTION KITCHEN  
 31672 KUTSCHER, DAVID C  
 READINGS BY ZAR  
 31674 VIDEO HORIZONS INC  
 31676 EPISCOPAL SERVICE ALLIANCE  
 YMCA YOUTH EMPLOYMENT  
 31678 ADVENTURES IN DIVING  
 31706 SYSTEMS SUPPORT  
 31711 ED GRUBER & ASSOC  
 OCCUPANT UNKNOWNN  
 31713 ANN CHRISTOPH LANDSCAPE ARCH  
 31715 BOZORGMEHR, BAHMAN  
 VILLAGE DELI  
 31716 SEA PROPERTIES LTD  
 31719 OBARR, WILLIAM G  
 31722 FORMULARY  
 31726 MINIATURE INSTRUMENT CMPNTS  
 31727 MONIQUE FRENCH RESTAURANT  
 31732 STUDIO SAPORE  
 31742 SOUTH LAGUNA VLG ANIMAL HOSP  
 WIEKAMP, MICHAEL D  
 31755 ADLER, EVELYN B  
 BELGARD, JEROME  
 BUTTERWICK, J D  
 CORRELL, CURTIS  
 DIGANGE, JOSEPH J  
 ELY, LLOYD  
 GARSTEIG, ROALDA S  
 GETZ, C  
 HALVORSON, EDWIN W  
 LAGUNA LIDO APARTMENTS  
 LINDSEY, LELA  
 MANATT, CHARLES T  
 MCFARLAND, DAVID  
 MOTHERSHEAD, J L  
 MOTHERSHEAD, JOHN  
 MURRAY, MARY J  
 PATTERSON, GREGORY  
 PRESTON, K S  
 PROPSTRA, M  
 RODRIGUES, MELANIE

## S COAST HWY      1995      (Cont'd)

31755 SHORT, BILLY B  
 TRITECH  
 VANRYN, ARIE  
 WILION, ALLAN  
 WONG, L  
 31781 FARRELL, JAMES M  
 PARSONS, BONNI  
 31787 HUNTER, RICHARD J  
 31791 SAYLOR, WILLIAM  
 SCHWALM, JEFF  
 31796 MONGKUT THAI RESTAURANT  
 31801 OCCUPANT UNKNOWNN  
 31811 JORDAN, R E  
 31821 CONKLIN, DREW  
 31831 BRIEF, KRISTIN N  
 31841 CROWELL, J I  
 31845 HALIMI, PAUL  
 31852 AESTHETIC PLASTIC SURGICAL  
 COAST DERMATOLOGY CTR  
 GABOR KOVACS A MEDICAL CORP  
 GAIL T SCOENAU MD  
 IGER, LINDA M  
 MARVIN J GORDON MD  
 OPTICAL SHOP  
 SARV M GROVER MD  
 THOMAS J MAURO MD  
 31861 GABRIEL, MONECA  
 31862 ALEXANDER ROSENSTEIN MD  
 CHERIE HINCHLIFFE MD  
 CORCORAN ROSE & PREWITT  
 CRAIG B MIZES MD  
 DAVID ASHKENAZE SPINE & SURG  
 DAVID L STOKESBARY MD  
 EDWARD W KIM MD  
 FRANCES A DUDA MD  
 FRANK J ROSE MD  
 HARVARD EYE ASSOC  
 J BRADLEY TAYLOR MD  
 JAY M YOUNG MD  
 JOHN S REYNARD JR MD  
 JULES STEIN EYE INSTITUTE  
 LAURA ANN STALLONE MD  
 MARK J JOHNSTON MD  
 MICHAEL T COCCIA MD  
 MICHAEL T KENNEDY MD  
 MURRAY BARR MD  
 PAUL H PREWITT MD  
 RICHARD C CORCORAN MD  
 ROGER V OHANESIAN MD  
 RONALD F WATERS MD

## S COAST HWY      1995      (Cont'd)

31862	SOUTH COAST COSMETIC INSTITUTE SOUTH COAST EYE MEDICAL SOUTH COAST PHARMACIES SOUTH COAST UROLOGICAL MEDICAL WILLIAM A BECK INC WILLIAM STALLONE MD
31872	BREAST IMAGING CTR GENESIS IVA YOUNG KENT L COMBS MD MARINE AIR FEDERAL CU PHYSICIANS CENTER WEST PSYCH SOURCE PSYCHIATRIC PROGRAM SOUTH COAST MEDICAL CTR SOUTH COAST RADIOLOGICAL MED
31875	SKAGGS, JOHN
31913	WACHOLDER, MYRON B
31921	OCCUPANT UNKNOWNN
31925	TRUSKOWSKI, ROBERT E
31931	OCCUPANT UNKNOWNN
31932	CASS, ROBERT M
31935	FREEDMAN, M S
31941	COMBS, KENT L
31942	OCCUPANT UNKNOWNN
31943	STOKESBARY, DAVID L
31945	BLOOM, STUART
31949	DRISCOLL, M GENE PREUSS REAL ESTATE HELFRICH, JEFFREY PREUSS, EUGENE SLOAN, CLINT
31951	GLUCK, ALFRED
31955	MEYER, GRANT JR
31971	HAMILTON, TERRY
31972	SCHWING, ROGER J
31978	COWIE, VERA M OWEN, GEORGE
31981	DEVINE, LOMA
31985	LUKES, LEE
31987	OCCUPANT UNKNOWNN
32001	DIGENOVA, SILVANO A
32005	GROO, ANDREW
32006	BILLINGS, ANNE P
32007	CATRANIS, KATALIN
32009	SNIDER, FRED
32011	HIER TECHNOLOGY RENWICK, KEN

**5TH AVE**

**1992**

- 31769 WEIR, ROBERT W
- 31781 KELLEY, LARRY
- 31783 SINGER, RUSSELL
- 31784 IGNATIEV, ALEX
- 31785 JOLLEY, JULIE
- 31787 GILABERT, V
- 31791 LINDEN, ERIC



**S COAST HWY 1992**

31621 COYOTE GRILL  
 31622 DELGADO, P  
 PAPAS TACOS  
 REYES, VICTOR  
 VASQU, IGNACIO  
 31623 MERAJ, PAUL  
 31627 MARTINDALE, ALLEN P  
 31632 ARCH BAY LIQUOR STR  
 PEREZ, YOLANDA  
 31639 HEALTHY HEAD THE  
 SHAROL HEALTHY HEAD  
 31642 ASSET MNG&REFERRAL  
 CREATIVE FNCL GRP  
 EDWARDS WESTON&ASC  
 HENDERSON GARY CPA  
 HENDERSON, GARY A  
 J THOMAS INC  
 MARK WOOD&ASSOCTS  
 MOKHTAR TAREK ENGNR  
 STEELE KENNETH  
 STEELE, KENNETH  
 31643 PHILLIPS ROBERT DC  
 31645 BURROWS&ASSOCS  
 31655 ALISHAN  
 DOMINGO INC  
 FOOD MASTERS INC  
 GLENOAKS FARMS INC  
 KILLER PRDCTNS CO  
 L H T FINANCIAL SRV  
 LACTAID WEST INC  
 LASSCO STDO DI MSCO  
 POLY PACIFIC INC  
 31656 SOUTH CST TROPICALS  
 31658 MURREL, KATHRYN  
 PAC CST PRODUCTIONS  
 SALETRAC 2000  
 31660 PIZZA DEL MARE  
 31662 NAIL DESIGNS  
 31671 DEVITA, VINCE  
 WEED, CHRIS  
 31672 MOTO VIDEO  
 31674 VIDEO HORIZONS INC  
 31676 EPISCOPAL SRV ALNCE  
 31678 ADVENTURES IN DIVNG  
 31696 SEVEN 11 FOOD  
 31709 ABBEY, M  
 DESIGN ASSOCTS WEST  
 LISA, D  
 31711 GRUBER, E W  
 31713 CHRISTOPH A LNDSCP

## S COAST HWY      1992      (Cont'd)

31715	VILLAGE DELI
31716	SEA PROPERTIES LTD
31722	FORMULARY
31726	MINIATURE INSTRUMNT SOUTH CST OPTI FAST
31727	UNICORN CAFE
31742	GAUTHIER, GARY SOUTH LAG ANML HOSP
31755	BACKYARD TECH INC BELGARD, JEROME BUTTERWICK, J D CORRELL, CURTIS COSTA, GEORGE DIGANGE, JOSEPH J ELY, LLOYD GABRIC, TOM HALVORSON, EDWIN W LAGUNA LIDO APTS LINDSEY, LELA MANATT, CHARLES T MCCLEMENTS, JAMES E MCFARLAND, DAVID MOTHERSHEAD, J L MOTHERSHEAD, JOHN PROPSTRA, M SNIPES, LUCERNA THOMAS, HOMER M VANRYN, A WONG, L
31781	SEARLS, HUNT
31787	HAMNER, EARL
31791	SAYLOR, WILLIAM SCHWALM, JEFF
31796	MONGKUT THAI RSTRNT
31801	CECIL, M
31811	JORDAN, R E
31841	CROWELL, J I
31845	HALIMI, PAUL
31862	BECK WM A MD INC COCCIA MICHAEL T MD CODINI MICHELE A MD GOLDBERG GLENN GOLDBERG, GLENN GREENBERG G K MD HENRICK ANDREW MD HINCHLIFFE C MD JOANNS OPTICAL KENNEDY MICHAEL MD KIM, EDWARD W OHANESIAN R V MD

**S COAST HWY 1992 (Cont'd)**

31862 SCHOENAU GAIL T MD  
SOUTH CST CMTY PHAR  
STALLONE LAURA A MD  
WATERS R F MD INC  
WOMENS MEDICAL CNTR

31872 BARR MURRAY MD  
BREAST IMAGING CNTR  
COMBS KENT L INC MD  
DUDA FRANCES A MD  
KOONS C RONALD MD  
POLLACK SHELDON L  
PSYCH SOURCE  
ROSE FRANK J MD  
SCHENK THOS M MD  
SOUTH CST DIRECTORY  
STOKESBARY DAVID MD  
TAYLOR J BRADLEY MD  
WATERS RONALD F MD

31875 SKAGGS, JOHN  
31925 JOHNSON, KEN  
31932 CASS, ROBERT M  
31945 JILLSON, PAUL  
31949 HELFRICH, JEFFREY  
MAEZ, SHAWN

31951 GLUCK, ALFRED  
31955 MEYER, GRANT JR  
31971 HAMILTON, TERRY  
31978 OWEN, GEORGE  
31985 LUKES, LEE  
31987 DEPAOLO, THOMAS P  
32005 GROO, ANDREW  
32011 HIER TECHNOLOGY  
RENWICK, KEN  
32016 BEVERIDGE, BLAINE

## 5TH AVE 1987

5TH AV 92677  
SOUTH LAGUNA

31769	WEIR ROBT W	499-2578	
31772	PEABODY GEO	499-4882	+7
31774	FRIOU LINDA	499-2775	5
	MILES ELIZABETH	499-6199	+7
31776	OROURKE STEVEN	499-4729	5
	TURNER BARBARA L	499-4729	5
31777	GANN DAN M	499-4076	0
31778	BREKKE THORE	499-2197	4
31780	BROWN C	499-1043	+7
	SNELL J	499-5499	+7
31781	COLELLA ANGELA	499-3458	3
31783	XXXX	00	
31784	IGNATIEV ALEX	499-5528	
	IGNATIEV BILLIE	499-5528	
31785	JOLLEY DOUGLAS	499-5590	4
	JOLLEY DOUGLAS	499-1735	5
	JOLLEY JULIE	499-4642	4
31787	GILABERT V	499-3906	6
31788	RUFE ELLEN	499-3994	
	RUFE GREGORY	499-3994	
31791	LINDEN ERIC	499-2470	
★	0 BUS	21 RES	4 NEW

## COAST HWY 1987

31643	★HENDLIN TIMOTHY DC	499-1133	3
	HILBERT G FRED	499-1643	
	★SOUTH LAG CHRPRCTC	499-1133	3
31645	★LAGUNA ASCTD BROKRS	499-5357	0
31658	★THINK FISH	499-4711	6
31680	★PIZZA DEL MARE	499-2289	6
31662	★MIKE THE TAILOR	499-1060	
31671	★DAVIDSON FRNCH ANTO	499-2733	6
	FINNELL LEE	499-2081	+7
	RICHMOND MONTY	499-5063	+7
31672	SPANNAGEL ROBT	499-3886	6
31674	★VIDEO HORIZONS INC	499-4519	6
31678	★ADVENTURES IN DIVNG	499-4517	5
31691	★GALAXY SPORTS	499-2068	6
	STALEY HAROLD T	499-1061	
31696	★SEVEN 11 FOOD 25801	499-3039	5
31706	★BRANDT J T ARCHITCT	499-4588	5
	★CONSULTING COMPANY	499-2071	4
	★FOOD MASTERS INC	499-1211	4
	★GARNER JEFFREY T	499-3133	6
	★GLENOAKS FARMS INC	499-4701	5
	★LACTAID WEST INC	499-1141	4
	★NATL ASSOCTN ALCHLC	499-3889	6
	★TURN KEY ASSOCIATES	499-5915	6
31711	★PEYO&ASSOCIATES INC	499-1991	3
31713	SHUPE VERNON K	499-5792	6
31715	★SOUTH LAG VLG STORE	499-1755	2
	★VILLAGE DELI	499-1755	+7
31716	★SEA PROPERTIES LTD	499-1378	3
	★WILLETTE WAYNE ATTY	499-1040	9
31726	★MINIATURE INSTRUMNT	499-4503	2
31727	★MONIQUE FRENCH REST	499-5359	5
	★MONIQUES RESTAURANT	499-5359	
	★UNICORN CAFE	499-5359	1
31732	★SECONDS ARE BEST	499-5677	4
31742	★BLOCH PETER W DVM	499-8378	6
	★SOUTH LAG ANML HOSP	499-5378	4
31755.....	LAGUNA LIDO APTS		
	BELGARD JEROME	499-4954	6
	BROWN BOB	499-2341	+7
	BUKATZ KENT	499-6291	6
	CARPENTER L	499-5594	4
	CHILTON MARK	499-5733	5
	DIGANGE JOS J	499-5188	0
	ELY LLOYD	499-4724	0
	EVANS J WM	499-4116	6
	GABRIC TOM	499-2133	0
	HALVORSON EDWIN DR	499-3153	
	HALVORSON MARGARET	499-3153	
	HUMMEL ROBT C	499-1843	0
	HUNT DONALD L	499-3551	2
	KEHLE RALPH O	499-3829	6
	★LAGUNA LIDO APTS	499-2835	

## COAST HWY 1987

Target Street	Cross Street	Source
COAST HWY S		92677 CONT..
LAUGHLIN PHIL		499-1855 1
LINDSEY LELA		499-0017 +7
MANATT CHAS T		499-5188 0
MCCLEMENTS JAS E		499-2179 1
MOTHERSHEAD J L		499-3963 0
MOTHERSHEAD JOHN		499-4265 +7
MURRAY MARY J		499-5245 6
★ORE VERNERS		499-1736 +7
PIFFNER GERALD		499-4596 +7
RUDNICK MARTIN		499-4114 0
RUH VINCENT B		499-5195 0
SENGSTOCK INA M		499-5016 9
SHORT BILLY B		499-3983 0
SPEIRS LAFE		499-1855 1
THOMAS HOMER M		499-5118 9
★TRITECH		494-0657 6
VANRYN A		499-5893 6
WILION ALLAN		499-5002
WILION ELAYNE		499-5002
31755.....		
31781	FARRELL JAS M	499-3756
	GUSTAFSON JOHN	499-4018 4
	NOVAK DIANE	499-5169 5
31787	HAMNER EARL	499-2443
31791	SCHWALM JEFF	499-4371 9
31796	★SAVORIES CAFE&CTRNG	499-2100 +7
31801	CECIL M	499-1434 9
31811	JORDAN R E	499-2797 8
31833	GODSON ARTHUR N	499-1634
31841	CROWELL J IRVING	499-1182
31845	HALIMI PAUL	499-6107 4
31851	MATSUMOTO ROBT J	499-1076 9

5TH AVE 1982

# 5TH AV 92677 SOUTH LAGUNA

31769	WEIR ROBT W	499-2578	
31774	EDWARDS C LEWIS	499-2775	8
	LEE PETER V	499-2775	5
31776	GOLDMAN BERT	499-3928	+2
	MARTEL NEAL P	499-3584	+2
31777	GANN DAN M	499-4076	0
31780	COTTON OAVIO	499-2994	1
	PUGH MITCHELL	499-4346	+2
31781	XXXX	00	
31783	SPINGATH ERIC	499-5886	+2
31785	JOLLEY DOUGLAS	499-5590	+2
31787	BIERER LYNNE	499-2124	+2
31788	RUFE GREGORY	499-3994	+2
31791	LINDEN ERIC	499-2470	
	0 BUS	14 RES	7 NEW

## 5TH AVE 1976

## 5TH AV 92677 SOUTH LAGUNA

31769	WEIR ROBT W	499-2578
31774	EDWAROS C LEWIS	499-2775 5
	LEE PETER V	499-2775 5
31776	FERGUSON OALE	499-3917+6
31777	BENTON OENISE	499-1209 4
	GANN OAN	499-3462 5
	RAY JANICE M	499-1209 4
31778	OIXON EDW J	499-2567
31780	SINCLAIR JOHN	499-1983+6
31781	STAVER OENNIS	499-1540+6
31783*	ALGAR CONSTRUCTION	499-4076+6
	ALGAR MARTIN H	499-2147 4
31784	JEFFERSON THOS	499-3805+6
	MACNEIL NORMAN R	499-3805+6
31785	JOLLEY DOUGLAS	499-1735 4
31787	XXXX	00
31788	JAHRAUS JOS	499-1589 5
31791	LINDEN ERIC	499-2470
	* 1 BUS 17 RES	6 NEW



COAST HWY 1976

	..COAST HWY S	92677 CONT..
3	31691 STAUBER R	499-2888 5
	31706 GILBERT ERNEST	499-4527 5
3	*HAWDRTH ANDERSON	499-2206+6
	*ISAACS A O ASSOCS	499-4563 5
5	*LINGO REAL ESTATE	499-1397+6
	*PAULSON WM P	499-4527 5
0	*R G B ENGINEERING	499-1329+6
	VALLEAU VICTOR M	499-4527+6
	31711*YEATS JAY W CO RLTR	499-2237+6
	31716*UNIQUE BOUTIQUE	499-1086+6
	31722*VILLAGER HAIR FSHN	499-3165+6
	31726 ECKBERG JAMES H AIA	499-4521+6
	*ECKBERG VELAROE ASC	499-4521+6
5	VELAROE ERNEST A	499-4521+6
3	31727*SAFARI LTD	499-3009+6
	31755...APARTMENTS	
	ASPIN J O	499-3703+6
2	BREWER BYRON C	499-2103 5
	BUTTERWICK J D	499-1932+6
	HENNIGAN J OAVIO	499-1932+6
	JAMES OWIGHT S	499-1422 3
	KENNEDY PATRICIA F	499-4473+6
	MACY KENNETH C	499-3775 5
	MCKENZIE DAVID	499-2359+6
3	MUTCHIE WM E	499-4462+6
3	NIEDING V	499-3191 5
6	*SALES ADVERTISNG CO	499-3113 5
	SCOUFOS A L	499-1852+6
	SEELYE HOWARD	499-3918 5
	WINGERO ADAIR S	499-3113 5
	WOOLNER OAVIO E	499-4336 5
	ZITMORE ALBERT	499-1816 5
	31755.....	
	31781 FARRELL JAS M	499-3756+6
	31792 PRATHER JOHN W	499-1780 5
	31796*LUIGIS PIZZA	499-4579+6
5	31841 CROWELL J I	499-1182+6
5	31845 NESSIM J A	499-3722+6
6	31861 BURLEIGH PATRICK	499-2188+6
	FLEMING ROBT W OR	499-1778+6
	31872...BUILDOING	
	*AMSOEN BRAMWELL	499-1371 5
	*AMSOEN NEAL F MO	499-4518+6
	*ARMSTRONG C W MO	499-2279 5
	*BAILEY WM E MO INC	499-1389+6
	*BECK WILLIAM A MO	499-1375 5
	*BRAMWELL PETER C MO	499-1371 5
	*BURNHAM JOHN R MO	499-4511 5
5	*CHINO SHIGERU MO	499-4549 5
5	*COMBS K&HENOERSN MO	499-1394 5
	*COMBS KENT L MO	499-1394 5
	*CORCORAN RICHARD MO	499-1371 5
	*GREEN JAN C MO	499-2279 5
	*HAWKINS JAMES M MO	499-1337 5
	*HENDERSON W RAY MO	499-1394 5
	*HENDERSON W&COMBS K	499-1394 5
	*OHANESIAN ROGER MO	499-4541+6
	*PROCTOR HOBART M MO	499-4501 5
5	*REYNARD JOHN JR MO	499-1337 5
6	*RILEY CLARA M PHO	499-4511+6
6	*ROSE FRANK J MO	499-1371 5
6	*SOUTH CST CMTY HOSP	499-1311 5
6	*SOUTH CST HOSP PHAR	499-4513+6
5	*SOUTH CST ORTHP ME	499-1375 5
6	*SOUTH CST URDLOGICL	499-2279 5
3	*STAMBUK BERIGOJ MO	499-1304 5
	*STOKESBARY OAVE MO	499-1375 5
5	*WINDHAM RAY MO	499-4424+6
3	*YOUNG JAY M MO	499-2279+6
6	31872.....	
6	31875 ROUNTREE C	499-1404+6
6	ROWLANOS S	499-1404+6

5TH AVE 1973

5TH AV 92677 SOUTH LAGUNA

31769	WEIR ROBT W	499-2578	
31774	EDWARDS C LEWIS	499-2788	
31777	CHRISTENSEN ALTA	499-1968	2
31778	OIXON EOW J	499-2567	
31780	BELLONI THOS S	499-2554	2
31781	BUROICK KATHERINE	499-2921	+3
31787	BAINBRIDGE NANCY	499-2574	
31788	WANTZ JAMES	499-3606	2
31791	LINDEN ERIC	499-2470	
*	0 BUS	9 RES	1 NEW

## COAST HWY 1973

30836\*ALDHA REXALL DRUGS 499-2217  
   \*CEL DRUGS 499-2217  
   VINCENT LONNIE R 499-2217  
   \*VINCENTS ALDHA DRUG 499-2217  
 30842 XXXX DD  
 30846\*HIGHLANDER CENTER 499-1985  
 30854\*LIONS MANE BRBR SHP 494-9060  
 30856\*SALLY'S PETITE SALON 499-1112  
 30858\*FLOWER ST GRDN NSRY 499-4250+3  
 31015 PEURIFOY GERALD S 499-4247+3  
 31031 WAUGH RALPH DDS 499-1428+3  
 31061 CHRISTOPH A E 499-3574+3  
   \*E C D CRITERIA PLNG 499-3565+3  
 31423...APARTMENTS  
   BLACKBURN C V 499-4095+3  
   DEDERICK MILLIE E 499-2029+3  
   DEDERICK T C 499-2029+3  
   FISHER ROLAND D DDS 499-1014+3  
   FULLENWIDER K 499-2631+3  
   HANSEN BRENDA 499-1485+3  
   HANSEN HAROLD L 499-1485+3  
   KEMP JOHN S 499-1585+3  
   MANSON JOS P 499-1698+3  
   NEVONEN H E 499-2828+3  
   PARRETT ROBT E 499-3083+3  
   SCOTT AILEEN M 499-3128+3  
   SHILLING EVERETT 499-4189+3  
   TEALE GEO F 499-3772+3  
   WEBBER ARTHUR 499-1072+3  
   YOUNT EVERETT E 499-3573+3  
 31423.....  
 31582 PETERSON QUANE C MO 499-1328+3  
 31611\*RED BARON AUTO RPR 499-3535+3  
 31622\*FASHION UNIFORM SH 499-3510+3  
   PIERCE E B 499-3801+3  
 31627\*ORANGE CST CR EXCH 499-3055+3  
 31671 BRAUNER BEVERLY 499-3231+3  
   FRUGE E J 499-4163+3  
 31716 MENZELL E A 499-4094+3  
 31732\*CROSSROADS NRS REG 499-1556+3  
 31755...APARTMENTS  
   BENSON LEON 499-3034+3  
   DARLING DICK 499-4588+3  
   GASH KATHERINE A 499-1044+3  
   GRAHAM M W 499-3816+3  
   HICKMAN GLEN 499-3243+3  
   HUMMELL JOS MRS 499-1546+3  
   JAMES DWIGHT S 499-1422+3  
   LINDSEY NEAL H 499-3843+3  
   MACCONNELL M MRS 499-4236+3  
   SMITH J WM 499-4280+3  
   WOJKOWSKI JOHN J 499-1963+3  
 31755.....  
 31781 HUENING GEO 499-3293+3  
 31796\*LUIGIS 499-4579+3  
 31872\*SOUTH CST CMNTY HSP 495-5191+3  
 31941 GOROON B 499-3581+3  
 31949 ATKINSON RICHARD P 499-3485+3  
   COPSY DONNA 499-3762+3  
   CRANNELL ROBT S 499-3036+3  
 31971 HAMILTON TERRY R 499-4019+3  
   OMARA KELLY 499-4019+3  
 31972 BOND MARILEE 499-4332+3  
 32012 WALOD EDMUND 499-1830+3  
 32082 ANDERSON ALGOT H 499-2481+3  
 32086 SIMPSON THOS S 499-1810+3  
 32122 KENNEY BURNELL 499-3918+3  
 32161 TEMPLE E P 499-2894+3  
 32221 CRAIG O 499-3587+3  
 32322\*MAK E MOGHAZEN J MO 499-2284+3  
 32325\*ASHWORTH OPTICAL 499-1115+3  
   \*BONO REALTY INC 499-2237+3  
   \*ELOISE MURPHY INTER 499-4343+3  
   \*MURPHY ELOISE INTRS 499-4343+3  
   ZUNCICH FRANK 499-2237+3  
 32351\*ANN CHISMAN RL EST 499-1341+3  
   \*CHISMAN ANN RL EST 499-1341+3  
   \*3 ARCH BAY REAL EST 499-1341+3  
   \* 399 BUS 464 RES 291 NEW

31796 Coast Highway  
31796 Coast Highway  
Laguna Beach, CA 92651

Inquiry Number: 7077451.3

August 04, 2022

## Certified Sanborn® Map Report



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

# Certified Sanborn® Map Report

08/04/22

**Site Name:**

31796 Coast Highway  
31796 Coast Highway  
Laguna Beach, CA 92651  
EDR Inquiry # 7077451.3

**Client Name:**

Weis Environmental  
1938 Kellogg Ave  
Carlsbad, CA 92008  
Contact: Dan Weis



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### Certified Sanborn Results:

**Certification #** A417-4EED-BAE5  
**PO #** NA  
**Project** 31796 Coast Highway

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Sanborn® Library search results

Certification #: A417-4EED-BAE5

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- Library of Congress
- University Publications of America
- EDR Private Collection

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**APPENDIX D**  
**PHOTOGRAPHS**



1. View of the Site from the west.



2. View of the Site from the southwest.



3. View of the Site from the southeast.



4. Northwest corner of building.



5. Northern side of building.



6. Dumpster

## Photograph Log

31796 Coast Highway  
Laguna Beach, California





7. Southeast adjacent.



8. East adjacent.



9. South adjacent.



10. West adjacent.



11. West adjacent.



12. North adjacent.

**Photograph Log**

31796 Coast Highway  
Laguna Beach, California





**APPENDIX E**  
**INTERVIEW QUESTIONNAIRE**



Due Diligence Environmental Questionnaire - *Owner*

Site Name - 31786 and 31796 Coast Highway, Laguna Beach, CA 92651

Return to [dw@weisenviro.com](mailto:dw@weisenviro.com)

Completed by: John G. Mazza all disclosures subject July 25, 2022 sale contract provisions

Company or Organization: John G. Mazza Loving Trust dtd 5/17/1990

Title Trustee

Date: 8/5/2022

1.) Who is the current owner of the subject property and when was it purchased?

John G. Mazza Loving Trust dtd 5/17/1990

Lots 36,37,38 purchased 1/9/1984

Lots 39,40 purchased 12/3/1983

2.) Who are the past owners of the property and years of ownership (if available)?

Lots 36,37,38 Malcome C. Geffen and Diane R. Geffen

Lots 39,40 Ethyl V. Hefton

Ownership dates unknown.

3.) What was the past use of the subject property?

Use upon purchase property was a restaurant and continued as various restaurants until change of use. On 11/9/1999 the property was leased as a dental office and has been used as a dental office since.

4.) Are you aware of any environmental cleanup liens that are filed or recorded against the subject property?

No actual awareness.

5.) Are you aware of any activity and land use limitations that are in place on the property that have been filed or recorded in a registry?

Subject to public recorded documents .

6.) Are you aware of any specialized knowledge or experience related to the property or nearby properties that is pertinent to potential adverse environmental conditions?

No actual knowledge

7.) Are you aware of commonly known or reasonably obtainable information that would help us to identify conditions indicative of releases or threatened releases of hazardous wastes/materials at the property? Such information includes knowledge of specific chemicals that are present or were once present on the property, spills or other chemicals releases that may have occurred, underground or aboveground storage tanks and environmental cleanups that have been conducted on the property.

No actual knowledge

8.) Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

None that I am aware of.

Submit

**APPENDIX F**  
**QUALIFICATIONS**



## Dan Weis, R.E.H.S.

ENVIRONMENTAL MANAGER

📍 1938 Kellogg Avenue, Suite 116, Carlsbad, CA 92008

📞 (760) 585-7070 // 📠 (760) 672-6338 // ✉️ dw@weisenviro.com // 🌐 www.weisenviro.com

### Professional Summary

Environmental Manager and California Registered Environmental Health Specialist with extensive expertise in environmental science and assessment, environmental and public health, risk assessment, health and safety, remedial design and implementation, strategic planning and project/program design and implementation. Over 20 years of professional experience and achievement. Successful completion of projects for a wide range of clientele including, but not limited to, local government entities, developers (affordable housing and market rate), educational institutions, Federal government entities, law firms, architectural and engineering firms, lending institutions, life insurance companies, conservancies, commercial/industrial real estate owners/managers, insurance companies, wireless telecommunication carriers and real estate developers. Extensive experienced in the completion of assessment, construction and remediation quality assurance during the completion of urban redevelopment/brownfields projects and public works projects, many of which have been located in downtown areas of San Diego, Los Angeles, Oakland, San Francisco, and other urban communities throughout the State of California. Proven ability to train and mentor professional, technical and support staff. Manages a comprehensive health and safety program. Holds a Master of Science in Public Health with an emphasis in environmental health science, risk assessment, health and safety, toxicology and environmental policy. Registered Environmental Health Specialist #8172 in the State of California.

### Education and Professional Certification

- University of Delaware, Bachelor of Arts, 1995
- San Diego State University, Master of Science, Public/Environmental Health, 2001
- State of California Registered Environmental Health Specialist #8172
- Centers for Disease Control and Prevention National Center for Environmental Health Division of Emergency and Environmental Health Services - Environmental Health Training in Emergency Response
- Occupational Safety and Health Administration (OSHA) 40 Hour Hazardous Waste Operations and Emergency Response Standard (HAZWOPER) Training and Annual 8 Hour HAZWOPER Refresher Training
- OSHA 8 Hour HAZWOPER Supervisor Training

### Relevant Skills and Qualifications

- Proven ability to manage staff and programs/projects in challenging and diverse environments and regulatory settings. Consistently meets project schedules, goals, deadlines and budgetary restrictions.
- Completed or managed over 3,000 due diligence related environmental assessments and completed or managed over 500 subsurface environmental investigations of soil gas, soil, groundwater and other media. Investigations have included human health and ecological risk assessments, evaluations of indoor air conditions based on interpretations of subsurface conditions, underground storage tank (UST) evaluation/closure and hazardous waste characterization/management. Subsurface activities performed include the completion of soil borings using various drilling technologies, soil and groundwater sampling, installation and sampling of groundwater monitoring wells, free product evaluations, exploratory trenching and real-time delineation using mobile analytical laboratories and other soil screening technology.
- Managed over 100 remediation or construction management related projects primarily related to source removal of subsurface contaminants, including but not limited to, petroleum hydrocarbons, chlorinated solvents, heavy metals, organochlorine pesticides and other agricultural related chemicals, dioxins and furans and polychlorinated biphenyls. Has also assisted in cost recovery efforts from private parties and State/Federal funding programs for environmental assessment and remediation work and has served as an expert witness during legal proceedings pertaining to environmental related claims.
- Strong collaboration and negotiation skills with environmental regulatory agencies regarding project planning, initiation, status, approvals and implementation. Direct experience in interfacing with members of regulatory agencies including but not limited to the United States Environmental Protection Agency (EPA), California EPA Department of Toxic Substances



Control and Office of Environmental Health Hazard Assessment, County of San Diego Departments of Environmental Health (DEH), Public Works and Planning and Land Use, San Diego Air Pollution Control District, South Coast Air Quality Management District, Riverside County DEH, San Francisco City and County Department of Public Health (DPH), Arizona Department of Environmental Quality, County of Los Angeles County DPH and other local Certified Unified Program Agencies. Develop, manage and implement compliance and best practices efforts with Federal and State laws and regulations.

- Conducted and/or managed hundreds of public/environmental health related assessments including electromagnetic field surveys, radionuclide surveys, indoor air quality investigations, radon surveys, drinking water assessments, asbestos containing materials and lead-based paint surveys and mold/microbial evaluations.
- Recovered over \$10,000,000 of assessment and cleanup costs for clientele from various sources including State of California Cleanup Funds, United States Environmental Protection Agency Brownfield grants and private parties including major oil companies.
- Responsible for facilitating a safe and healthy work environment in concert with the mission of the company while ensuring compliance with applicable Federal, State, and local regulations.
- Published technical papers pertaining to geogenic concentrations of metals in San Diego County, radioactive dating and pollutant chronologies in estuarine sediments and various urban runoff related implications.
- Delivered presentations pertaining to various environmental topics including human health risk assessment to membership at local and national trade conferences

## **Project Experience (Projects Completed at Multiple Firms)**

- 14th and Island, San Diego, California – Development of Site Mitigation Plan, contaminated soil management and disposal concurrent with site construction activities at the superblock construction site in downtown San Diego and achievement of regulatory closure with the County of San Diego Department of Environmental Health.
- 2198 Market Street, San Francisco, California – Phase I and II Environmental Site Assessments, supplemental subsurface investigation, Site Mitigation Plan development, contaminated soil management and disposal concurrent with site construction activities and negotiation/achievement of regulatory closure with the City of San Francisco Department of Public Health.
- Former EZ Serve, 9305 Mission Gorge Road, Santee, California – Closure report preparation and San Diego Regional Water Quality Control Board interface and negotiation/achievement of regulatory closure under State of California low-threat policy.
- French Field – Former Vista Burn Dump, Oceanside, California – Oversight of the capping of a former burn dump/landfill facility and restoration for public use as a sports facility. Negotiation and achievement of regulatory closure with the California Department of Toxic Substances Control with concurrence from the San Diego Regional Water Quality Control Board and the County of San Diego Local Enforcement Agency.
- Indoor Skydiving Facility, 1401 Imperial Avenue, San Diego, California – Development of Soil Management Plan and contaminated soil management and disposal concurrent with site construction activities in downtown San Diego.
- Lemon Grove Avenue Realignment Project, Lemon Grove, California – Development of Impacted Soil Management Plan, Community Health and Safety Plan and Worker Health and Safety Plan and oversight of the implementation of such plans during construction activities.
- North Side Interior Road and Utilities Project at San Diego International Airport, San Diego, California - Subsurface assessment, development of Soil Management Plan and Work Health and Safety Plan and implementation and monitoring of soil management strategies.
- Olympic and Hill, Los Angeles, California – Removal of multiple underground storage tanks and underlying contaminated soil and achievement of regulatory closure with the City of Los Angeles Fire Department.
- San Ysidro - U.S. Land Port of Entry, San Diego, California – Subsurface assessment and development and implementation of soil management strategies.
- VA Medical Center Long Beach, 5901 East 7th Street, Long Beach, California - VA Long Beach: Seismic Corrections – Mental Health, Community Living Center and Chiller Replacements Project – Asbestos containing materials and lead-based paint surveys and preparation of abatement contractor bid specifications.



# Appendix E

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Noise and Vibration Calculations

NM-1

Data Logger 2

SET 3

A

SLOW

Range 40-100

L05 72.9

L10 71.9

L50 66.2

L90 56.8

L95 54.5

Max dB 80.3

2021/06/18 11:04:12

SEL 99.5

Leq 70.0

No.s	Date Time	dB
1	2021/06/18 10:56:01	70.8
2	2021/06/18 10:56:04	63.2
3	2021/06/18 10:56:07	70.0
4	2021/06/18 10:56:10	65.4
5	2021/06/18 10:56:13	57.9
6	2021/06/18 10:56:16	55.9
7	2021/06/18 10:56:19	58.2
8	2021/06/18 10:56:22	64.4
9	2021/06/18 10:56:25	62.6
10	2021/06/18 10:56:28	58.9
11	2021/06/18 10:56:31	55.0
12	2021/06/18 10:56:34	55.1
13	2021/06/18 10:56:37	66.5
14	2021/06/18 10:56:40	67.6
15	2021/06/18 10:56:43	61.7
16	2021/06/18 10:56:46	60.7
17	2021/06/18 10:56:49	62.7
18	2021/06/18 10:56:52	63.7
19	2021/06/18 10:56:55	65.6
20	2021/06/18 10:56:58	64.8
21	2021/06/18 10:57:01	66.8
22	2021/06/18 10:57:04	65.2
23	2021/06/18 10:57:07	63.4
24	2021/06/18 10:57:10	62.8
25	2021/06/18 10:57:13	60.3
26	2021/06/18 10:57:16	63.4
27	2021/06/18 10:57:19	64.9
28	2021/06/18 10:57:22	57.9
29	2021/06/18 10:57:25	65.0
30	2021/06/18 10:57:28	70.2
31	2021/06/18 10:57:31	67.2
32	2021/06/18 10:57:34	62.9
33	2021/06/18 10:57:37	63.6
34	2021/06/18 10:57:40	58.8
35	2021/06/18 10:57:43	66.5



36	2021/06/18 10:57:46	72.3
37	2021/06/18 10:57:49	71.1
38	2021/06/18 10:57:52	75.6
39	2021/06/18 10:57:55	73.0
40	2021/06/18 10:57:58	74.9
41	2021/06/18 10:58:01	71.6
42	2021/06/18 10:58:04	73.7
43	2021/06/18 10:58:07	70.9
44	2021/06/18 10:58:10	70.2
45	2021/06/18 10:58:13	70.1
46	2021/06/18 10:58:16	70.2
47	2021/06/18 10:58:19	66.8
48	2021/06/18 10:58:22	59.2
49	2021/06/18 10:58:25	68.3
50	2021/06/18 10:58:28	60.1
51	2021/06/18 10:58:31	56.0
52	2021/06/18 10:58:34	58.7
53	2021/06/18 10:58:37	58.4
54	2021/06/18 10:58:40	60.6
55	2021/06/18 10:58:43	59.4
56	2021/06/18 10:58:46	56.5
57	2021/06/18 10:58:49	58.9
58	2021/06/18 10:58:52	68.9
59	2021/06/18 10:58:55	64.0
60	2021/06/18 10:58:58	61.8
61	2021/06/18 10:59:01	60.9
62	2021/06/18 10:59:04	60.3
63	2021/06/18 10:59:07	57.2
64	2021/06/18 10:59:10	56.5
65	2021/06/18 10:59:13	57.8
66	2021/06/18 10:59:16	70.7
67	2021/06/18 10:59:19	71.3
68	2021/06/18 10:59:22	69.2
69	2021/06/18 10:59:25	70.1
70	2021/06/18 10:59:28	71.6
71	2021/06/18 10:59:31	69.5
72	2021/06/18 10:59:34	74.1
73	2021/06/18 10:59:37	66.8
74	2021/06/18 10:59:40	63.0
75	2021/06/18 10:59:43	68.6
76	2021/06/18 10:59:46	66.5
77	2021/06/18 10:59:49	71.5
78	2021/06/18 10:59:52	73.0
79	2021/06/18 10:59:55	74.0
80	2021/06/18 10:59:58	73.5
81	2021/06/18 11:00:01	69.8
82	2021/06/18 11:00:04	67.9
83	2021/06/18 11:00:07	67.8
84	2021/06/18 11:00:10	71.6
85	2021/06/18 11:00:13	65.9

86	2021/06/18	11:00:16	69.3
87	2021/06/18	11:00:19	64.0
88	2021/06/18	11:00:22	67.2
89	2021/06/18	11:00:25	69.3
90	2021/06/18	11:00:28	65.1
91	2021/06/18	11:00:31	62.0
92	2021/06/18	11:00:34	68.9
93	2021/06/18	11:00:37	59.8
94	2021/06/18	11:00:40	60.2
95	2021/06/18	11:00:43	66.3
96	2021/06/18	11:00:46	62.0
97	2021/06/18	11:00:49	54.3
98	2021/06/18	11:00:52	52.2
99	2021/06/18	11:00:55	53.0
100	2021/06/18	11:00:58	52.5
101	2021/06/18	11:01:01	52.6
102	2021/06/18	11:01:04	55.6
103	2021/06/18	11:01:07	60.8
104	2021/06/18	11:01:10	60.2
105	2021/06/18	11:01:13	58.2
106	2021/06/18	11:01:16	59.2
107	2021/06/18	11:01:19	70.8
108	2021/06/18	11:01:22	68.2
109	2021/06/18	11:01:25	67.5
110	2021/06/18	11:01:28	65.9
111	2021/06/18	11:01:31	68.3
112	2021/06/18	11:01:34	65.7
113	2021/06/18	11:01:37	65.7
114	2021/06/18	11:01:40	66.8
115	2021/06/18	11:01:43	63.6
116	2021/06/18	11:01:46	62.3
117	2021/06/18	11:01:49	64.2
118	2021/06/18	11:01:52	63.1
119	2021/06/18	11:01:55	61.1
120	2021/06/18	11:01:58	61.0
121	2021/06/18	11:02:01	68.8
122	2021/06/18	11:02:04	64.8
123	2021/06/18	11:02:07	71.0
124	2021/06/18	11:02:10	67.2
125	2021/06/18	11:02:13	69.0
126	2021/06/18	11:02:16	70.2
127	2021/06/18	11:02:19	70.6
128	2021/06/18	11:02:22	65.0
129	2021/06/18	11:02:25	65.3
130	2021/06/18	11:02:28	71.9
131	2021/06/18	11:02:31	68.4
132	2021/06/18	11:02:34	69.1
133	2021/06/18	11:02:37	69.5
134	2021/06/18	11:02:40	70.7
135	2021/06/18	11:02:43	67.4

136	2021/06/18	11:02:46	71.0
137	2021/06/18	11:02:49	70.8
138	2021/06/18	11:02:52	64.3
139	2021/06/18	11:02:55	65.0
140	2021/06/18	11:02:58	60.6
141	2021/06/18	11:03:01	58.6
142	2021/06/18	11:03:04	55.2
143	2021/06/18	11:03:07	53.8
144	2021/06/18	11:03:10	53.5
145	2021/06/18	11:03:13	53.9
146	2021/06/18	11:03:16	54.2
147	2021/06/18	11:03:19	64.7
148	2021/06/18	11:03:22	64.6
149	2021/06/18	11:03:25	64.2
150	2021/06/18	11:03:28	59.8
151	2021/06/18	11:03:31	58.2
152	2021/06/18	11:03:34	55.7
153	2021/06/18	11:03:37	54.4
154	2021/06/18	11:03:40	56.3
155	2021/06/18	11:03:43	65.7
156	2021/06/18	11:03:46	69.9
157	2021/06/18	11:03:49	67.0
158	2021/06/18	11:03:52	67.4
159	2021/06/18	11:03:55	67.9
160	2021/06/18	11:03:58	62.7
161	2021/06/18	11:04:01	62.8
162	2021/06/18	11:04:04	72.0
163	2021/06/18	11:04:07	69.2
164	2021/06/18	11:04:10	79.9
165	2021/06/18	11:04:13	72.5
166	2021/06/18	11:04:16	65.6
167	2021/06/18	11:04:19	67.6
168	2021/06/18	11:04:22	69.9
169	2021/06/18	11:04:25	66.1
170	2021/06/18	11:04:28	68.9
171	2021/06/18	11:04:31	72.3
172	2021/06/18	11:04:34	70.3
173	2021/06/18	11:04:37	69.4
174	2021/06/18	11:04:40	65.5
175	2021/06/18	11:04:43	71.2
176	2021/06/18	11:04:46	70.7
177	2021/06/18	11:04:49	70.6
178	2021/06/18	11:04:52	69.5
179	2021/06/18	11:04:55	72.7
180	2021/06/18	11:04:58	67.3
181	2021/06/18	11:05:01	66.7
182	2021/06/18	11:05:04	58.0
183	2021/06/18	11:05:07	55.4
184	2021/06/18	11:05:10	58.6
185	2021/06/18	11:05:13	59.4

186	2021/06/18	11:05:16	67.6
187	2021/06/18	11:05:19	62.6
188	2021/06/18	11:05:22	63.1
189	2021/06/18	11:05:25	60.9
190	2021/06/18	11:05:28	62.7
191	2021/06/18	11:05:31	65.8
192	2021/06/18	11:05:34	61.9
193	2021/06/18	11:05:37	70.3
194	2021/06/18	11:05:40	69.4
195	2021/06/18	11:05:43	67.4
196	2021/06/18	11:05:46	63.5
197	2021/06/18	11:05:49	61.0
198	2021/06/18	11:05:52	67.7
199	2021/06/18	11:05:55	64.9
200	2021/06/18	11:05:58	72.0
201	2021/06/18	11:06:01	72.4
202	2021/06/18	11:06:04	72.3
203	2021/06/18	11:06:07	78.7
204	2021/06/18	11:06:10	72.0
205	2021/06/18	11:06:13	70.0
206	2021/06/18	11:06:16	64.9
207	2021/06/18	11:06:19	63.1
208	2021/06/18	11:06:22	69.9
209	2021/06/18	11:06:25	71.0
210	2021/06/18	11:06:28	72.3
211	2021/06/18	11:06:31	70.4
212	2021/06/18	11:06:34	69.1
213	2021/06/18	11:06:37	67.3
214	2021/06/18	11:06:40	70.0
215	2021/06/18	11:06:43	63.9
216	2021/06/18	11:06:46	58.5
217	2021/06/18	11:06:49	66.1
218	2021/06/18	11:06:52	68.0
219	2021/06/18	11:06:55	61.8
220	2021/06/18	11:06:58	59.6
221	2021/06/18	11:07:01	60.2
222	2021/06/18	11:07:04	65.1
223	2021/06/18	11:07:07	68.4
224	2021/06/18	11:07:10	67.4
225	2021/06/18	11:07:13	68.0
226	2021/06/18	11:07:16	65.2
227	2021/06/18	11:07:19	65.9
228	2021/06/18	11:07:22	62.3
229	2021/06/18	11:07:25	57.8
230	2021/06/18	11:07:28	56.3
231	2021/06/18	11:07:31	55.3
232	2021/06/18	11:07:34	57.5
233	2021/06/18	11:07:37	71.1
234	2021/06/18	11:07:40	69.6
235	2021/06/18	11:07:43	72.5

236	2021/06/18	11:07:46	72.9
237	2021/06/18	11:07:49	73.8
238	2021/06/18	11:07:52	70.3
239	2021/06/18	11:07:55	71.0
240	2021/06/18	11:07:58	72.4
241	2021/06/18	11:08:01	70.0
242	2021/06/18	11:08:04	66.9
243	2021/06/18	11:08:07	69.4
244	2021/06/18	11:08:10	69.8
245	2021/06/18	11:08:13	71.1
246	2021/06/18	11:08:16	72.2
247	2021/06/18	11:08:19	71.0
248	2021/06/18	11:08:22	63.6
249	2021/06/18	11:08:25	61.3
250	2021/06/18	11:08:28	60.9
251	2021/06/18	11:08:31	61.9
252	2021/06/18	11:08:34	62.6
253	2021/06/18	11:08:37	74.2
254	2021/06/18	11:08:40	73.0
255	2021/06/18	11:08:43	71.7
256	2021/06/18	11:08:46	70.2
257	2021/06/18	11:08:49	68.5
258	2021/06/18	11:08:52	68.3
259	2021/06/18	11:08:55	65.4
260	2021/06/18	11:08:58	62.7
261	2021/06/18	11:09:01	56.8
262	2021/06/18	11:09:04	55.4
263	2021/06/18	11:09:07	53.2
264	2021/06/18	11:09:10	53.4
265	2021/06/18	11:09:13	54.3
266	2021/06/18	11:09:16	63.3
267	2021/06/18	11:09:19	68.4
268	2021/06/18	11:09:22	67.9
269	2021/06/18	11:09:25	65.6
270	2021/06/18	11:09:28	66.9
271	2021/06/18	11:09:31	59.5
272	2021/06/18	11:09:34	61.9
273	2021/06/18	11:09:37	57.0
274	2021/06/18	11:09:40	61.9
275	2021/06/18	11:09:43	72.1
276	2021/06/18	11:09:46	71.5
277	2021/06/18	11:09:49	72.2
278	2021/06/18	11:09:52	64.7
279	2021/06/18	11:09:55	73.1
280	2021/06/18	11:09:58	72.9
281	2021/06/18	11:10:01	72.9
282	2021/06/18	11:10:04	70.2
283	2021/06/18	11:10:07	76.3
284	2021/06/18	11:10:10	71.8
285	2021/06/18	11:10:13	68.5

286	2021/06/18	11:10:16	73.6
287	2021/06/18	11:10:19	71.0
288	2021/06/18	11:10:22	65.7
289	2021/06/18	11:10:25	64.0
290	2021/06/18	11:10:28	65.3
291	2021/06/18	11:10:31	70.3
292	2021/06/18	11:10:34	71.6
293	2021/06/18	11:10:37	71.1
294	2021/06/18	11:10:40	68.4
295	2021/06/18	11:10:43	65.6
296	2021/06/18	11:10:46	67.3
297	2021/06/18	11:10:49	68.5
298	2021/06/18	11:10:52	62.5
299	2021/06/18	11:10:55	64.0
300	2021/06/18	11:10:58	66.9

NM-2

Data Logger 2

SET 3

A

SLOW

Range 40-100

L05 55.1

L10 54.0

L50 50.4

L90 46.9

L95 46.1

Max dB 65.0

2021/06/18 11:23:14

SEL 81.3

Leq 51.8

No.s	Date Time	dB
1	2021/06/18 11:16:00	52.6
2	2021/06/18 11:16:03	52.6
3	2021/06/18 11:16:06	53.9
4	2021/06/18 11:16:09	53.1
5	2021/06/18 11:16:12	49.8
6	2021/06/18 11:16:15	48.3
7	2021/06/18 11:16:18	48.4
8	2021/06/18 11:16:21	48.0
9	2021/06/18 11:16:24	47.1
10	2021/06/18 11:16:27	46.8
11	2021/06/18 11:16:30	47.1
12	2021/06/18 11:16:33	51.6
13	2021/06/18 11:16:36	49.1
14	2021/06/18 11:16:39	46.5
15	2021/06/18 11:16:42	47.8
16	2021/06/18 11:16:45	48.5
17	2021/06/18 11:16:48	49.5
18	2021/06/18 11:16:51	51.9
19	2021/06/18 11:16:54	50.2
20	2021/06/18 11:16:57	48.0
21	2021/06/18 11:17:00	48.7
22	2021/06/18 11:17:03	48.9
23	2021/06/18 11:17:06	48.6
24	2021/06/18 11:17:09	51.5
25	2021/06/18 11:17:12	55.4
26	2021/06/18 11:17:15	55.8
27	2021/06/18 11:17:18	54.0
28	2021/06/18 11:17:21	54.1
29	2021/06/18 11:17:24	53.1
30	2021/06/18 11:17:27	50.2
31	2021/06/18 11:17:30	51.0
32	2021/06/18 11:17:33	51.6
33	2021/06/18 11:17:36	52.0
34	2021/06/18 11:17:39	52.2
35	2021/06/18 11:17:42	53.3

36	2021/06/18	11:17:45	56.0
37	2021/06/18	11:17:48	56.2
38	2021/06/18	11:17:51	49.6
39	2021/06/18	11:17:54	47.9
40	2021/06/18	11:17:57	50.2
41	2021/06/18	11:18:00	50.5
42	2021/06/18	11:18:03	46.5
43	2021/06/18	11:18:06	45.2
44	2021/06/18	11:18:09	46.0
45	2021/06/18	11:18:12	46.1
46	2021/06/18	11:18:15	52.2
47	2021/06/18	11:18:18	50.0
48	2021/06/18	11:18:21	50.0
49	2021/06/18	11:18:24	50.4
50	2021/06/18	11:18:27	53.2
51	2021/06/18	11:18:30	53.0
52	2021/06/18	11:18:33	51.5
53	2021/06/18	11:18:36	51.9
54	2021/06/18	11:18:39	52.6
55	2021/06/18	11:18:42	51.5
56	2021/06/18	11:18:45	48.3
57	2021/06/18	11:18:48	49.0
58	2021/06/18	11:18:51	50.4
59	2021/06/18	11:18:54	51.7
60	2021/06/18	11:18:57	52.2
61	2021/06/18	11:19:00	51.7
62	2021/06/18	11:19:03	50.7
63	2021/06/18	11:19:06	51.7
64	2021/06/18	11:19:09	49.8
65	2021/06/18	11:19:12	49.0
66	2021/06/18	11:19:15	50.4
67	2021/06/18	11:19:18	48.5
68	2021/06/18	11:19:21	48.6
69	2021/06/18	11:19:24	48.9
70	2021/06/18	11:19:27	50.3
71	2021/06/18	11:19:30	54.4
72	2021/06/18	11:19:33	56.8
73	2021/06/18	11:19:36	54.9
74	2021/06/18	11:19:39	52.3
75	2021/06/18	11:19:42	52.9
76	2021/06/18	11:19:45	55.2
77	2021/06/18	11:19:48	53.5
78	2021/06/18	11:19:51	53.4
79	2021/06/18	11:19:54	51.7
80	2021/06/18	11:19:57	50.1
81	2021/06/18	11:20:00	49.7
82	2021/06/18	11:20:03	46.1
83	2021/06/18	11:20:06	47.9
84	2021/06/18	11:20:09	48.4
85	2021/06/18	11:20:12	48.1



86	2021/06/18	11:20:15	49.5
87	2021/06/18	11:20:18	53.5
88	2021/06/18	11:20:21	52.5
89	2021/06/18	11:20:24	48.3
90	2021/06/18	11:20:27	47.0
91	2021/06/18	11:20:30	47.1
92	2021/06/18	11:20:33	46.2
93	2021/06/18	11:20:36	46.5
94	2021/06/18	11:20:39	46.7
95	2021/06/18	11:20:42	47.6
96	2021/06/18	11:20:45	50.1
97	2021/06/18	11:20:48	48.7
98	2021/06/18	11:20:51	47.5
99	2021/06/18	11:20:54	48.5
100	2021/06/18	11:20:57	48.6
101	2021/06/18	11:21:00	50.2
102	2021/06/18	11:21:03	50.8
103	2021/06/18	11:21:06	51.1
104	2021/06/18	11:21:09	51.6
105	2021/06/18	11:21:12	51.6
106	2021/06/18	11:21:15	49.6
107	2021/06/18	11:21:18	49.1
108	2021/06/18	11:21:21	50.5
109	2021/06/18	11:21:24	53.7
110	2021/06/18	11:21:27	55.5
111	2021/06/18	11:21:30	52.8
112	2021/06/18	11:21:33	54.7
113	2021/06/18	11:21:36	52.8
114	2021/06/18	11:21:39	54.4
115	2021/06/18	11:21:42	52.3
116	2021/06/18	11:21:45	52.5
117	2021/06/18	11:21:48	51.6
118	2021/06/18	11:21:51	50.1
119	2021/06/18	11:21:54	50.6
120	2021/06/18	11:21:57	51.4
121	2021/06/18	11:22:00	50.6
122	2021/06/18	11:22:03	51.1
123	2021/06/18	11:22:06	50.5
124	2021/06/18	11:22:09	48.3
125	2021/06/18	11:22:12	47.5
126	2021/06/18	11:22:15	48.3
127	2021/06/18	11:22:18	46.4
128	2021/06/18	11:22:21	50.0
129	2021/06/18	11:22:24	49.5
130	2021/06/18	11:22:27	49.4
131	2021/06/18	11:22:30	49.3
132	2021/06/18	11:22:33	49.6
133	2021/06/18	11:22:36	46.8
134	2021/06/18	11:22:39	46.1
135	2021/06/18	11:22:42	46.1

136	2021/06/18	11:22:45	46.8
137	2021/06/18	11:22:48	46.0
138	2021/06/18	11:22:51	46.4
139	2021/06/18	11:22:54	47.4
140	2021/06/18	11:22:57	47.2
141	2021/06/18	11:23:00	50.9
142	2021/06/18	11:23:03	54.0
143	2021/06/18	11:23:06	51.2
144	2021/06/18	11:23:09	59.0
145	2021/06/18	11:23:12	64.0
146	2021/06/18	11:23:15	59.5
147	2021/06/18	11:23:18	57.0
148	2021/06/18	11:23:21	61.7
149	2021/06/18	11:23:24	62.1
150	2021/06/18	11:23:27	57.1
151	2021/06/18	11:23:30	52.5
152	2021/06/18	11:23:33	50.7
153	2021/06/18	11:23:36	50.7
154	2021/06/18	11:23:39	50.2
155	2021/06/18	11:23:42	49.1
156	2021/06/18	11:23:45	50.0
157	2021/06/18	11:23:48	54.4
158	2021/06/18	11:23:51	53.8
159	2021/06/18	11:23:54	53.5
160	2021/06/18	11:23:57	52.5
161	2021/06/18	11:24:00	51.7
162	2021/06/18	11:24:03	51.0
163	2021/06/18	11:24:06	50.8
164	2021/06/18	11:24:09	51.1
165	2021/06/18	11:24:12	48.5
166	2021/06/18	11:24:15	49.7
167	2021/06/18	11:24:18	48.8
168	2021/06/18	11:24:21	49.2
169	2021/06/18	11:24:24	47.7
170	2021/06/18	11:24:27	48.1
171	2021/06/18	11:24:30	47.8
172	2021/06/18	11:24:33	51.9
173	2021/06/18	11:24:36	49.7
174	2021/06/18	11:24:39	48.2
175	2021/06/18	11:24:42	48.2
176	2021/06/18	11:24:45	49.1
177	2021/06/18	11:24:48	45.7
178	2021/06/18	11:24:51	49.0
179	2021/06/18	11:24:54	46.2
180	2021/06/18	11:24:57	48.9
181	2021/06/18	11:25:00	46.1
182	2021/06/18	11:25:03	47.8
183	2021/06/18	11:25:06	50.6
184	2021/06/18	11:25:09	52.8
185	2021/06/18	11:25:12	51.1

186	2021/06/18	11:25:15	50.0
187	2021/06/18	11:25:18	49.8
188	2021/06/18	11:25:21	50.7
189	2021/06/18	11:25:24	50.5
190	2021/06/18	11:25:27	50.9
191	2021/06/18	11:25:30	50.6
192	2021/06/18	11:25:33	51.0
193	2021/06/18	11:25:36	52.5
194	2021/06/18	11:25:39	52.6
195	2021/06/18	11:25:42	54.1
196	2021/06/18	11:25:45	53.2
197	2021/06/18	11:25:48	55.5
198	2021/06/18	11:25:51	54.2
199	2021/06/18	11:25:54	53.0
200	2021/06/18	11:25:57	50.4
201	2021/06/18	11:26:00	49.6
202	2021/06/18	11:26:03	49.4
203	2021/06/18	11:26:06	50.9
204	2021/06/18	11:26:09	50.4
205	2021/06/18	11:26:12	51.9
206	2021/06/18	11:26:15	51.3
207	2021/06/18	11:26:18	50.3
208	2021/06/18	11:26:21	50.5
209	2021/06/18	11:26:24	52.5
210	2021/06/18	11:26:27	53.9
211	2021/06/18	11:26:30	52.7
212	2021/06/18	11:26:33	51.6
213	2021/06/18	11:26:36	49.6
214	2021/06/18	11:26:39	50.8
215	2021/06/18	11:26:42	50.0
216	2021/06/18	11:26:45	47.9
217	2021/06/18	11:26:48	46.9
218	2021/06/18	11:26:51	45.8
219	2021/06/18	11:26:54	45.6
220	2021/06/18	11:26:57	46.8
221	2021/06/18	11:27:00	48.3
222	2021/06/18	11:27:03	47.2
223	2021/06/18	11:27:06	47.7
224	2021/06/18	11:27:09	47.4
225	2021/06/18	11:27:12	47.6
226	2021/06/18	11:27:15	50.0
227	2021/06/18	11:27:18	49.1
228	2021/06/18	11:27:21	48.4
229	2021/06/18	11:27:24	51.4
230	2021/06/18	11:27:27	51.7
231	2021/06/18	11:27:30	49.9
232	2021/06/18	11:27:33	51.0
233	2021/06/18	11:27:36	50.2
234	2021/06/18	11:27:39	50.9
235	2021/06/18	11:27:42	53.5

236	2021/06/18	11:27:45	53.1
237	2021/06/18	11:27:48	53.8
238	2021/06/18	11:27:51	55.1
239	2021/06/18	11:27:54	54.5
240	2021/06/18	11:27:57	55.3
241	2021/06/18	11:28:00	54.1
242	2021/06/18	11:28:03	50.1
243	2021/06/18	11:28:06	46.9
244	2021/06/18	11:28:09	46.4
245	2021/06/18	11:28:12	48.5
246	2021/06/18	11:28:15	50.6
247	2021/06/18	11:28:18	51.1
248	2021/06/18	11:28:21	49.4
249	2021/06/18	11:28:24	47.5
250	2021/06/18	11:28:27	45.8
251	2021/06/18	11:28:30	45.6
252	2021/06/18	11:28:33	46.2
253	2021/06/18	11:28:36	47.1
254	2021/06/18	11:28:39	47.4
255	2021/06/18	11:28:42	48.6
256	2021/06/18	11:28:45	49.5
257	2021/06/18	11:28:48	51.5
258	2021/06/18	11:28:51	52.5
259	2021/06/18	11:28:54	52.3
260	2021/06/18	11:28:57	53.0
261	2021/06/18	11:29:00	53.6
262	2021/06/18	11:29:03	52.7
263	2021/06/18	11:29:06	52.4
264	2021/06/18	11:29:09	51.2
265	2021/06/18	11:29:12	50.7
266	2021/06/18	11:29:15	48.4
267	2021/06/18	11:29:18	47.6
268	2021/06/18	11:29:21	47.4
269	2021/06/18	11:29:24	47.1
270	2021/06/18	11:29:27	49.0
271	2021/06/18	11:29:30	53.8
272	2021/06/18	11:29:33	48.9
273	2021/06/18	11:29:36	50.7
274	2021/06/18	11:29:39	53.1
275	2021/06/18	11:29:42	57.2
276	2021/06/18	11:29:45	54.4
277	2021/06/18	11:29:48	54.3
278	2021/06/18	11:29:51	52.4
279	2021/06/18	11:29:54	50.4
280	2021/06/18	11:29:57	49.5
281	2021/06/18	11:30:00	49.8
282	2021/06/18	11:30:03	50.5
283	2021/06/18	11:30:06	49.9
284	2021/06/18	11:30:09	49.5
285	2021/06/18	11:30:12	51.7

286	2021/06/18	11:30:15	50.8
287	2021/06/18	11:30:18	51.3
288	2021/06/18	11:30:21	51.3
289	2021/06/18	11:30:24	50.5
290	2021/06/18	11:30:27	52.0
291	2021/06/18	11:30:30	49.4
292	2021/06/18	11:30:33	47.9
293	2021/06/18	11:30:36	49.0
294	2021/06/18	11:30:39	52.6
295	2021/06/18	11:30:42	54.2
296	2021/06/18	11:30:45	55.4
297	2021/06/18	11:30:48	54.1
298	2021/06/18	11:30:51	52.8
299	2021/06/18	11:30:54	52.0
300	2021/06/18	11:30:57	53.1

NM-3

Data Logger 2

SET 3

A

SLOW

Range 40-100

L05 49.4

L10 48.2

L50 43.8

L90 40.5

L95 39.9

Max dB 58.2

2021/06/18 11:37:58

SEL 75.4

Leq 45.9

No.s	Date Time	dB
1	2021/06/18 11:35:46	44.7
2	2021/06/18 11:35:49	43.0
3	2021/06/18 11:35:52	40.5
4	2021/06/18 11:35:55	42.9
5	2021/06/18 11:35:58	40.4
6	2021/06/18 11:36:01	39.5
7	2021/06/18 11:36:04	39.9
8	2021/06/18 11:36:07	39.7
9	2021/06/18 11:36:10	41.3
10	2021/06/18 11:36:13	43.6
11	2021/06/18 11:36:16	41.0
12	2021/06/18 11:36:19	41.6
13	2021/06/18 11:36:22	44.3
14	2021/06/18 11:36:25	42.0
15	2021/06/18 11:36:28	41.2
16	2021/06/18 11:36:31	40.5
17	2021/06/18 11:36:34	41.5
18	2021/06/18 11:36:37	40.2
19	2021/06/18 11:36:40	42.4
20	2021/06/18 11:36:43	41.7
21	2021/06/18 11:36:46	41.5
22	2021/06/18 11:36:49	42.5
23	2021/06/18 11:36:52	40.7
24	2021/06/18 11:36:55	39.6
25	2021/06/18 11:36:58	40.7
26	2021/06/18 11:37:01	44.5
27	2021/06/18 11:37:04	41.1
28	2021/06/18 11:37:07	39.7
29	2021/06/18 11:37:10	40.4
30	2021/06/18 11:37:13	40.7
31	2021/06/18 11:37:16	43.7
32	2021/06/18 11:37:19	40.8
33	2021/06/18 11:37:22	44.4
34	2021/06/18 11:37:25	41.1
35	2021/06/18 11:37:28	43.2

36	2021/06/18	11:37:31	42.3
37	2021/06/18	11:37:34	45.0
38	2021/06/18	11:37:37	42.0
39	2021/06/18	11:37:40	44.8
40	2021/06/18	11:37:43	44.4
41	2021/06/18	11:37:46	47.2
42	2021/06/18	11:37:49	47.0
43	2021/06/18	11:37:52	46.4
44	2021/06/18	11:37:55	56.9
45	2021/06/18	11:37:58	49.8
46	2021/06/18	11:38:01	53.6
47	2021/06/18	11:38:04	49.1
48	2021/06/18	11:38:07	50.0
49	2021/06/18	11:38:10	50.0
50	2021/06/18	11:38:13	48.6
51	2021/06/18	11:38:16	47.9
52	2021/06/18	11:38:19	48.2
53	2021/06/18	11:38:22	47.5
54	2021/06/18	11:38:25	45.5
55	2021/06/18	11:38:28	46.1
56	2021/06/18	11:38:31	45.4
57	2021/06/18	11:38:34	46.5
58	2021/06/18	11:38:37	47.4
59	2021/06/18	11:38:40	46.7
60	2021/06/18	11:38:43	48.7
61	2021/06/18	11:38:46	52.2*
62	2021/06/18	11:38:49	50.2*
63	2021/06/18	11:38:52	49.6*
64	2021/06/18	11:38:55	49.3*
65	2021/06/18	11:38:58	49.4*
66	2021/06/18	11:39:01	45.6
67	2021/06/18	11:39:04	43.6
68	2021/06/18	11:39:07	44.2
69	2021/06/18	11:39:10	43.7
70	2021/06/18	11:39:13	43.8
71	2021/06/18	11:39:16	41.8
72	2021/06/18	11:39:19	41.8
73	2021/06/18	11:39:22	45.6
74	2021/06/18	11:39:25	42.6
75	2021/06/18	11:39:28	43.6
76	2021/06/18	11:39:31	48.2
77	2021/06/18	11:39:34	47.2
78	2021/06/18	11:39:37	40.7
79	2021/06/18	11:39:40	42.2
80	2021/06/18	11:39:43	41.2
81	2021/06/18	11:39:46	41.7
82	2021/06/18	11:39:49	42.8
83	2021/06/18	11:39:52	42.7
84	2021/06/18	11:39:55	43.6
85	2021/06/18	11:39:58	48.4

86	2021/06/18	11:40:01	43.2
87	2021/06/18	11:40:04	40.8
88	2021/06/18	11:40:07	39.6
89	2021/06/18	11:40:10	40.9
90	2021/06/18	11:40:13	40.3
91	2021/06/18	11:40:16	41.3
92	2021/06/18	11:40:19	41.8
93	2021/06/18	11:40:22	41.2
94	2021/06/18	11:40:25	41.1
95	2021/06/18	11:40:28	42.3
96	2021/06/18	11:40:31	42.5
97	2021/06/18	11:40:34	43.0
98	2021/06/18	11:40:37	43.0
99	2021/06/18	11:40:40	42.7
100	2021/06/18	11:40:43	42.6
101	2021/06/18	11:40:46	42.3
102	2021/06/18	11:40:49	44.2
103	2021/06/18	11:40:52	43.4
104	2021/06/18	11:40:55	44.0
105	2021/06/18	11:40:58	44.3
106	2021/06/18	11:41:01	44.5
107	2021/06/18	11:41:04	44.8
108	2021/06/18	11:41:07	43.4
109	2021/06/18	11:41:10	43.3
110	2021/06/18	11:41:13	45.0
111	2021/06/18	11:41:16	43.6
112	2021/06/18	11:41:19	43.5
113	2021/06/18	11:41:22	43.3
114	2021/06/18	11:41:25	45.4
115	2021/06/18	11:41:28	43.2
116	2021/06/18	11:41:31	40.7
117	2021/06/18	11:41:34	42.8
118	2021/06/18	11:41:37	44.6
119	2021/06/18	11:41:40	45.2
120	2021/06/18	11:41:43	43.7
121	2021/06/18	11:41:46	42.7
122	2021/06/18	11:41:49	42.0
123	2021/06/18	11:41:52	46.3
124	2021/06/18	11:41:55	45.4
125	2021/06/18	11:41:58	49.4
126	2021/06/18	11:42:01	47.0
127	2021/06/18	11:42:04	44.1
128	2021/06/18	11:42:07	45.0
129	2021/06/18	11:42:10	45.0
130	2021/06/18	11:42:13	45.3
131	2021/06/18	11:42:16	46.0
132	2021/06/18	11:42:19	43.1
133	2021/06/18	11:42:22	41.7
134	2021/06/18	11:42:25	41.6
135	2021/06/18	11:42:28	42.1



136	2021/06/18	11:42:31	41.8
137	2021/06/18	11:42:34	43.6
138	2021/06/18	11:42:37	43.9
139	2021/06/18	11:42:40	41.9
140	2021/06/18	11:42:43	42.7
141	2021/06/18	11:42:46	44.4
142	2021/06/18	11:42:49	47.4
143	2021/06/18	11:42:52	48.0
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145	2021/06/18	11:42:58	45.3
146	2021/06/18	11:43:01	45.4
147	2021/06/18	11:43:04	45.9
148	2021/06/18	11:43:07	43.6
149	2021/06/18	11:43:10	47.6
150	2021/06/18	11:43:13	48.1
151	2021/06/18	11:43:16	48.5
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157	2021/06/18	11:43:34	45.2
158	2021/06/18	11:43:37	48.6
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160	2021/06/18	11:43:43	48.1
161	2021/06/18	11:43:46	46.5
162	2021/06/18	11:43:49	48.2
163	2021/06/18	11:43:52	49.9
164	2021/06/18	11:43:55	45.0
165	2021/06/18	11:43:58	43.6
166	2021/06/18	11:44:01	44.1
167	2021/06/18	11:44:04	43.0
168	2021/06/18	11:44:07	42.0
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172	2021/06/18	11:44:19	48.5
173	2021/06/18	11:44:22	45.6
174	2021/06/18	11:44:25	43.5
175	2021/06/18	11:44:28	42.5
176	2021/06/18	11:44:31	45.4
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178	2021/06/18	11:44:37	45.5
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182	2021/06/18	11:44:49	50.5
183	2021/06/18	11:44:52	50.4
184	2021/06/18	11:44:55	50.4
185	2021/06/18	11:44:58	53.8

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193	2021/06/18	11:45:22	49.1
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199	2021/06/18	11:45:40	47.5
200	2021/06/18	11:45:43	47.9
201	2021/06/18	11:45:46	46.2
202	2021/06/18	11:45:49	45.3
203	2021/06/18	11:45:52	45.1
204	2021/06/18	11:45:55	42.8
205	2021/06/18	11:45:58	41.0
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229	2021/06/18	11:47:10	44.8
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243	2021/06/18	11:47:52	40.9
244	2021/06/18	11:47:55	42.1
245	2021/06/18	11:47:58	40.7
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263	2021/06/18	11:48:52	44.8
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279	2021/06/18	11:49:40	39.2
280	2021/06/18	11:49:43	43.5
281	2021/06/18	11:49:46	42.4
282	2021/06/18	11:49:49	41.7
283	2021/06/18	11:49:52	39.7
284	2021/06/18	11:49:55	40.5
285	2021/06/18	11:49:58	40.5

286	2021/06/18	11:50:01	40.8
287	2021/06/18	11:50:04	40.4
288	2021/06/18	11:50:07	40.2
289	2021/06/18	11:50:10	38.6
290	2021/06/18	11:50:13	46.1
291	2021/06/18	11:50:16	44.1
292	2021/06/18	11:50:19	42.7
293	2021/06/18	11:50:22	44.0
294	2021/06/18	11:50:25	47.0
295	2021/06/18	11:50:28	43.4
296	2021/06/18	11:50:31	43.6
297	2021/06/18	11:50:34	43.6
298	2021/06/18	11:50:37	46.1
299	2021/06/18	11:50:40	43.0
300	2021/06/18	11:50:43	42.8
301	2021/06/18	11:50:46	48.0
302	2021/06/18	11:50:49	43.8
303	2021/06/18	11:50:52	41.3
304	2021/06/18	11:50:55	47.1

NM-4

Data Logger 2

SET 3

A

SLOW

Range 40-100

L05 56.8

L10 55.1

L50 51.2

L90 48.3

L95 47.5

Max dB 64.2

2021/06/18 12:13:39

SEL 82.4

Leq 52.9

No.s	Date Time	dB
1	2021/06/18 12:03:41	55.4
2	2021/06/18 12:03:44	51.3
3	2021/06/18 12:03:47	50.3
4	2021/06/18 12:03:50	49.6
5	2021/06/18 12:03:53	50.3
6	2021/06/18 12:03:56	49.9
7	2021/06/18 12:03:59	49.8
8	2021/06/18 12:04:02	48.8
9	2021/06/18 12:04:05	48.9
10	2021/06/18 12:04:08	48.7
11	2021/06/18 12:04:11	49.5
12	2021/06/18 12:04:14	48.4
13	2021/06/18 12:04:17	48.1
14	2021/06/18 12:04:20	49.2
15	2021/06/18 12:04:23	50.7
16	2021/06/18 12:04:26	51.4
17	2021/06/18 12:04:29	53.6
18	2021/06/18 12:04:32	52.5
19	2021/06/18 12:04:35	51.2
20	2021/06/18 12:04:38	51.6
21	2021/06/18 12:04:41	51.6
22	2021/06/18 12:04:44	51.5
23	2021/06/18 12:04:47	52.6
24	2021/06/18 12:04:50	51.6
25	2021/06/18 12:04:53	50.3
26	2021/06/18 12:04:56	50.3
27	2021/06/18 12:04:59	48.6
28	2021/06/18 12:05:02	50.1
29	2021/06/18 12:05:05	50.8
30	2021/06/18 12:05:08	50.2
31	2021/06/18 12:05:11	53.3
32	2021/06/18 12:05:14	56.5
33	2021/06/18 12:05:17	54.5
34	2021/06/18 12:05:20	50.6
35	2021/06/18 12:05:23	47.4

36	2021/06/18	12:05:26	58.0
37	2021/06/18	12:05:29	57.6
38	2021/06/18	12:05:32	57.1
39	2021/06/18	12:05:35	58.6
40	2021/06/18	12:05:38	50.7
41	2021/06/18	12:05:41	48.9
42	2021/06/18	12:05:44	50.9
43	2021/06/18	12:05:47	52.0
44	2021/06/18	12:05:50	52.3
45	2021/06/18	12:05:53	52.8
46	2021/06/18	12:05:56	52.7
47	2021/06/18	12:05:59	54.4
48	2021/06/18	12:06:02	49.3
49	2021/06/18	12:06:05	49.0
50	2021/06/18	12:06:08	50.3
51	2021/06/18	12:06:11	49.5
52	2021/06/18	12:06:14	51.0
53	2021/06/18	12:06:17	48.3
54	2021/06/18	12:06:20	51.1
55	2021/06/18	12:06:23	50.7
56	2021/06/18	12:06:26	49.7
57	2021/06/18	12:06:29	55.8
58	2021/06/18	12:06:32	50.9
59	2021/06/18	12:06:35	49.2
60	2021/06/18	12:06:38	49.8
61	2021/06/18	12:06:41	50.1
62	2021/06/18	12:06:44	50.2
63	2021/06/18	12:06:47	51.3
64	2021/06/18	12:06:50	52.1
65	2021/06/18	12:06:53	51.3
66	2021/06/18	12:06:56	51.5
67	2021/06/18	12:06:59	52.0
68	2021/06/18	12:07:02	53.1
69	2021/06/18	12:07:05	57.8
70	2021/06/18	12:07:08	51.5
71	2021/06/18	12:07:11	59.0
72	2021/06/18	12:07:14	52.7
73	2021/06/18	12:07:17	51.7
74	2021/06/18	12:07:20	51.3
75	2021/06/18	12:07:23	52.7
76	2021/06/18	12:07:26	50.5
77	2021/06/18	12:07:29	50.3
78	2021/06/18	12:07:32	49.7
79	2021/06/18	12:07:35	50.0
80	2021/06/18	12:07:38	49.6
81	2021/06/18	12:07:41	50.4
82	2021/06/18	12:07:44	51.0
83	2021/06/18	12:07:47	51.2
84	2021/06/18	12:07:50	52.7
85	2021/06/18	12:07:53	57.1

86	2021/06/18	12:07:56	51.5
87	2021/06/18	12:07:59	51.5
88	2021/06/18	12:08:02	52.6
89	2021/06/18	12:08:05	53.8
90	2021/06/18	12:08:08	54.7
91	2021/06/18	12:08:11	51.1
92	2021/06/18	12:08:14	50.4
93	2021/06/18	12:08:17	50.0
94	2021/06/18	12:08:20	48.4
95	2021/06/18	12:08:23	47.1
96	2021/06/18	12:08:26	47.5
97	2021/06/18	12:08:29	47.3
98	2021/06/18	12:08:32	49.0
99	2021/06/18	12:08:35	49.0
100	2021/06/18	12:08:38	49.6
101	2021/06/18	12:08:41	51.6
102	2021/06/18	12:08:44	50.4
103	2021/06/18	12:08:47	54.4
104	2021/06/18	12:08:50	51.6
105	2021/06/18	12:08:53	50.0
106	2021/06/18	12:08:56	53.6
107	2021/06/18	12:08:59	53.7
108	2021/06/18	12:09:02	51.0
109	2021/06/18	12:09:05	48.9
110	2021/06/18	12:09:08	50.4
111	2021/06/18	12:09:11	51.2
112	2021/06/18	12:09:14	52.0
113	2021/06/18	12:09:17	50.5
114	2021/06/18	12:09:20	51.1
115	2021/06/18	12:09:23	52.0
116	2021/06/18	12:09:26	51.7
117	2021/06/18	12:09:29	52.3
118	2021/06/18	12:09:32	52.3
119	2021/06/18	12:09:35	50.6
120	2021/06/18	12:09:38	49.3
121	2021/06/18	12:09:41	50.0
122	2021/06/18	12:09:44	51.8
123	2021/06/18	12:09:47	54.5
124	2021/06/18	12:09:50	51.8
125	2021/06/18	12:09:53	51.8
126	2021/06/18	12:09:56	52.2
127	2021/06/18	12:09:59	50.7
128	2021/06/18	12:10:02	51.1
129	2021/06/18	12:10:05	51.5
130	2021/06/18	12:10:08	50.9
131	2021/06/18	12:10:11	51.1
132	2021/06/18	12:10:14	50.1
133	2021/06/18	12:10:17	49.4
134	2021/06/18	12:10:20	50.4
135	2021/06/18	12:10:23	52.0

136	2021/06/18	12:10:26	50.8
137	2021/06/18	12:10:29	52.3
138	2021/06/18	12:10:32	53.6
139	2021/06/18	12:10:35	55.4
140	2021/06/18	12:10:38	53.7
141	2021/06/18	12:10:41	58.8
142	2021/06/18	12:10:44	60.5
143	2021/06/18	12:10:47	55.5
144	2021/06/18	12:10:50	57.4
145	2021/06/18	12:10:53	49.5
146	2021/06/18	12:10:56	49.9
147	2021/06/18	12:10:59	50.4
148	2021/06/18	12:11:02	47.9
149	2021/06/18	12:11:05	48.1
150	2021/06/18	12:11:08	47.6
151	2021/06/18	12:11:11	52.2
152	2021/06/18	12:11:14	49.8
153	2021/06/18	12:11:17	51.3
154	2021/06/18	12:11:20	51.3
155	2021/06/18	12:11:23	52.8
156	2021/06/18	12:11:26	53.6
157	2021/06/18	12:11:29	52.7
158	2021/06/18	12:11:32	53.4
159	2021/06/18	12:11:35	53.8
160	2021/06/18	12:11:38	57.6
161	2021/06/18	12:11:41	54.1
162	2021/06/18	12:11:44	53.1
163	2021/06/18	12:11:47	53.1
164	2021/06/18	12:11:50	52.8
165	2021/06/18	12:11:53	52.8
166	2021/06/18	12:11:56	53.8
167	2021/06/18	12:11:59	54.7
168	2021/06/18	12:12:02	53.2
169	2021/06/18	12:12:05	63.7
170	2021/06/18	12:12:08	57.3
171	2021/06/18	12:12:11	52.7
172	2021/06/18	12:12:14	51.5
173	2021/06/18	12:12:17	52.5
174	2021/06/18	12:12:20	52.2
175	2021/06/18	12:12:23	52.9
176	2021/06/18	12:12:26	62.2
177	2021/06/18	12:12:29	55.6
178	2021/06/18	12:12:32	54.3
179	2021/06/18	12:12:35	53.8
180	2021/06/18	12:12:38	54.0
181	2021/06/18	12:12:41	50.8
182	2021/06/18	12:12:44	51.2
183	2021/06/18	12:12:47	50.1
184	2021/06/18	12:12:50	49.8
185	2021/06/18	12:12:53	49.7



186	2021/06/18	12:12:56	51.4
187	2021/06/18	12:12:59	51.8
188	2021/06/18	12:13:02	50.9
189	2021/06/18	12:13:05	50.8
190	2021/06/18	12:13:08	56.3
191	2021/06/18	12:13:11	53.1
192	2021/06/18	12:13:14	52.7
193	2021/06/18	12:13:17	48.7
194	2021/06/18	12:13:20	47.3
195	2021/06/18	12:13:23	46.9
196	2021/06/18	12:13:26	49.5
197	2021/06/18	12:13:29	49.0
198	2021/06/18	12:13:32	49.0
199	2021/06/18	12:13:35	53.5
200	2021/06/18	12:13:38	61.1
201	2021/06/18	12:13:41	52.4
202	2021/06/18	12:13:44	52.5
203	2021/06/18	12:13:47	51.5
204	2021/06/18	12:13:50	52.5
205	2021/06/18	12:13:53	52.7
206	2021/06/18	12:13:56	53.6
207	2021/06/18	12:13:59	54.6
208	2021/06/18	12:14:02	54.4
209	2021/06/18	12:14:05	55.0
210	2021/06/18	12:14:08	59.6
211	2021/06/18	12:14:11	58.6
212	2021/06/18	12:14:14	57.3
213	2021/06/18	12:14:17	55.3
214	2021/06/18	12:14:20	54.3
215	2021/06/18	12:14:23	58.5
216	2021/06/18	12:14:26	55.6
217	2021/06/18	12:14:29	54.9
218	2021/06/18	12:14:32	53.2
219	2021/06/18	12:14:35	55.1
220	2021/06/18	12:14:38	59.4
221	2021/06/18	12:14:41	56.0
222	2021/06/18	12:14:44	51.4
223	2021/06/18	12:14:47	50.9
224	2021/06/18	12:14:50	49.3
225	2021/06/18	12:14:53	48.6
226	2021/06/18	12:14:56	47.8
227	2021/06/18	12:14:59	49.2
228	2021/06/18	12:15:02	51.7
229	2021/06/18	12:15:05	50.1
230	2021/06/18	12:15:08	49.0
231	2021/06/18	12:15:11	49.1
232	2021/06/18	12:15:14	49.6
233	2021/06/18	12:15:17	53.8
234	2021/06/18	12:15:20	48.5
235	2021/06/18	12:15:23	47.6

236	2021/06/18	12:15:26	47.3
237	2021/06/18	12:15:29	49.8
238	2021/06/18	12:15:32	46.7
239	2021/06/18	12:15:35	50.5
240	2021/06/18	12:15:38	48.8
241	2021/06/18	12:15:41	50.1
242	2021/06/18	12:15:44	51.9
243	2021/06/18	12:15:47	53.1
244	2021/06/18	12:15:50	48.6
245	2021/06/18	12:15:53	49.1
246	2021/06/18	12:15:56	47.6
247	2021/06/18	12:15:59	50.2
248	2021/06/18	12:16:02	51.2
249	2021/06/18	12:16:05	55.7
250	2021/06/18	12:16:08	49.6
251	2021/06/18	12:16:11	58.6
252	2021/06/18	12:16:14	53.6
253	2021/06/18	12:16:17	52.0
254	2021/06/18	12:16:20	52.2
255	2021/06/18	12:16:23	52.4
256	2021/06/18	12:16:26	52.8
257	2021/06/18	12:16:29	52.0
258	2021/06/18	12:16:32	52.5
259	2021/06/18	12:16:35	54.3
260	2021/06/18	12:16:38	53.3
261	2021/06/18	12:16:41	52.3
262	2021/06/18	12:16:44	52.4
263	2021/06/18	12:16:47	50.1
264	2021/06/18	12:16:50	51.9
265	2021/06/18	12:16:53	51.3
266	2021/06/18	12:16:56	50.1
267	2021/06/18	12:16:59	49.5
268	2021/06/18	12:17:02	47.8
269	2021/06/18	12:17:05	50.3
270	2021/06/18	12:17:08	50.7
271	2021/06/18	12:17:11	48.5
272	2021/06/18	12:17:14	49.1
273	2021/06/18	12:17:17	49.5
274	2021/06/18	12:17:20	48.9
275	2021/06/18	12:17:23	47.7
276	2021/06/18	12:17:26	47.5
277	2021/06/18	12:17:29	49.0
278	2021/06/18	12:17:32	48.9
279	2021/06/18	12:17:35	48.1
280	2021/06/18	12:17:38	47.3
281	2021/06/18	12:17:41	46.6
282	2021/06/18	12:17:44	46.9
283	2021/06/18	12:17:47	46.8
284	2021/06/18	12:17:50	46.9
285	2021/06/18	12:17:53	47.0

286	2021/06/18	12:17:56	50.2
287	2021/06/18	12:17:59	51.4
288	2021/06/18	12:18:02	51.6
289	2021/06/18	12:18:05	50.0
290	2021/06/18	12:18:08	52.2
291	2021/06/18	12:18:11	51.3
292	2021/06/18	12:18:14	51.0
293	2021/06/18	12:18:17	49.6
294	2021/06/18	12:18:20	48.1
295	2021/06/18	12:18:23	48.1
296	2021/06/18	12:18:26	48.5
297	2021/06/18	12:18:29	51.6
298	2021/06/18	12:18:32	51.8
299	2021/06/18	12:18:35	52.2
300	2021/06/18	12:18:38	51.3



Description	Land Use	Daytime	Evening	Night
Single-Family - West	Residential	65.0	55.0	50.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Dozer	No	40		81.7	160.0	0.0
Tractor	No	40	84.0		160.0	0.0
Concrete Saw	No	20		89.6	160.0	0.0

Results

Noise Limit Exceedance (dBA) Noise Limits (dBA)

Equipment	Leq	Lmax	Calculated (dBA)		Day		Evening		Lmax
			Day	Evening	Day	Night	Lmax	Leq	
Dozer	N/A	N/A	71.6	67.6	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tractor	N/A	N/A	73.9	69.9	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Concrete Saw	N/A	N/A	79.5	72.5	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total			79.5	75.2	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

\*\*\*\* Receptor #3 \*\*\*\*

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
Single-Family - North	Residential	65.0	55.0	50.0

Equipment

Impact	Usage	Spec Lmax	Actual Lmax	Receptor Distance	Estimated Shielding
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## Groundborne Noise and Vibration Modeling

### Notes

The reference distance is measured from the nearest anticipated point of construction equipment to the nearest structure.

Equipment	Reference Level Inputs			
	PPV <sub>ref</sub> (in/sec)	Lv <sub>ref</sub> (VdB)	RMS <sub>ref</sub> (in/sec)	Reference Distance
Vibratory Roller	0.21	94	0.050	25
Hoe Ram	0.089	87	0.022	25
Large bulldozer	0.089	87	0.022	25
Caisson drilling	0.089	87	0.022	25
Loaded trucks	0.076	83	0.014	25
Jack hammer	0.035	79	0.009	25
Small bulldozer	0.003	58	0.001	25

Equipment	Vibration Level at Receiver			
	Distance (feet)	PPV <sub>x</sub> (in/sec)	Lv <sub>x</sub> (VdB)	RMS <sub>x</sub> (in/sec)
Vibratory Roller	20	0.2684	96	0.064
Hoe Ram	20	0.1138	89	0.029
Large bulldozer	20	0.1138	89	0.029
Caisson drilling	20	0.1138	89	0.029
Loaded trucks	20	0.0971	85	0.018
Jack hammer	20	0.0447	81	0.011
Small bulldozer	20	0.0038	60	0.001

Equipment	Vibration Contours		
	Distance to (feet)		
	0.200 PPV	72.0 VdB	0.0080 RMS
Vibratory Roller	26	250	133
Hoe Ram	12	120	64
Large bulldozer	12	120	64
Caisson drilling	12	120	64
Loaded trucks	10	79	42
Jack hammer	5	52	28
Small bulldozer	1	6	3

### Source

California Department of Transportation (Caltrans). 2013. Transportation and Construction  
Last Updated: 4/11/2019

Variables	
<b>V<sub>ref</sub></b>	1E-06
<b>Crest Factor (PPV/RMS)</b>	4
<b>Soil Type</b> (Choice: default, hard, or sands)	default
<b>n value</b>	1.1



## Groundborne Noise and Vibration Modeling

### Notes

The reference distance is measured from the nearest anticipated point of construction equipment to the nearest structure.

Equipment	Reference Level Inputs			
	PPV <sub>ref</sub> (in/sec)	Lv <sub>ref</sub> (VdB)	RMS <sub>ref</sub> (in/sec)	Reference Distance
Vibratory Roller	0.21	94	0.050	25
Hoe Ram	0.089	87	0.022	25
Large bulldozer	0.089	87	0.022	25
Caisson drilling	0.089	87	0.022	25
Loaded trucks	0.076	83	0.014	25
Jack hammer	0.035	79	0.009	25
Small bulldozer	0.003	58	0.001	25

Equipment	Vibration Level at Receiver			
	Distance (feet)	PPV <sub>x</sub> (in/sec)	Lv <sub>x</sub> (VdB)	RMS <sub>x</sub> (in/sec)
Vibratory Roller	80	0.0584	83	0.014
Hoe Ram	80	0.0248	76	0.006
Large bulldozer	80	0.0248	76	0.006
Caisson drilling	80	0.0248	76	0.006
Loaded trucks	80	0.0211	72	0.004
Jack hammer	80	0.0097	68	0.002
Small bulldozer	80	0.0008	47	0.000

Equipment	Vibration Contours		
	Distance to (feet)		
	0.200 PPV	72.0 VdB	0.0080 RMS
Vibratory Roller	26	250	133
Hoe Ram	12	120	64
Large bulldozer	12	120	64
Caisson drilling	12	120	64
Loaded trucks	10	79	42
Jack hammer	5	52	28
Small bulldozer	1	6	3

### Source

California Department of Transportation (Caltrans). 2013. Transportation and Construction  
Last Updated: 4/11/2019

Variables	
<b>V<sub>ref</sub></b>	1E-06
<b>Crest Factor (PPV/RMS)</b>	4
<b>Soil Type</b> <i>(Choice: default, hard, or sands)</i>	default
<b>n value</b>	1.1

## Groundborne Noise and Vibration Modeling

### Notes

The reference distance is measured from the nearest anticipated point of construction equipment to the nearest structure.

Equipment	Reference Level Inputs			
	PPV <sub>ref</sub> (in/sec)	Lv <sub>ref</sub> (VdB)	RMS <sub>ref</sub> (in/sec)	Reference Distance
Vibratory Roller	0.21	94	0.050	25
Hoe Ram	0.089	87	0.022	25
Large bulldozer	0.089	87	0.022	25
Caisson drilling	0.089	87	0.022	25
Loaded trucks	0.076	83	0.014	25
Jack hammer	0.035	79	0.009	25
Small bulldozer	0.003	58	0.001	25

Equipment	Vibration Level at Receiver			
	Distance (feet)	PPV <sub>x</sub> (in/sec)	Lv <sub>x</sub> (VdB)	RMS <sub>x</sub> (in/sec)
Vibratory Roller	100	0.0457	81	0.011
Hoe Ram	100	0.0194	74	0.005
Large bulldozer	100	0.0194	74	0.005
Caisson drilling	100	0.0194	74	0.005
Loaded trucks	100	0.0165	70	0.003
Jack hammer	100	0.0076	66	0.002
Small bulldozer	100	0.0007	45	0.000

Equipment	Vibration Contours		
	Distance to (feet)		
	0.200 PPV	72.0 VdB	0.0080 RMS
Vibratory Roller	26	250	133
Hoe Ram	12	120	64
Large bulldozer	12	120	64
Caisson drilling	12	120	64
Loaded trucks	10	79	42
Jack hammer	5	52	28
Small bulldozer	1	6	3

### Source

California Department of Transportation (Caltrans). 2013. Transportation and Construction  
Last Updated: 4/11/2019

# Model CSSB-2 Construction Site Sound Blankets



129 Penn St, Westfield, IN 46074  
Phone 888.213.4711 Fax 317-774-1911

## Product Features:

- Weatherproof
- Outdoor use/Sheds water
- 2" thick, quilted exterior rated facing
- Grommets for easy attachment to a fence
- STC-21, estimated 10-20 decibel reduction
- In-stock option for quick ship



eNoise Control's Construction Site Sound Blankets are used to block noise on construction sites, drilling sites, compressor stations, and other outdoor noise sources. Our Model CSSB-2 consists of a UV resistant, heavy duty 10 ounce per square yard vinyl coated polyester (VCP) facing on both sides of a nominal 2" thick quilted fiberglass. Sound Blankets are constructed with grommets and sewn with Gore Tenara exterior grade thread for maximum longevity. The sound blankets can simply be zip-tied to your existing chain link perimeter fence, wood fence, jersey barrier fencing, or support framing.

## Specification:

Supply weatherproof, exterior-rated quilted sound blankets for sound barrier and visual barrier at construction site perimeter. Material shall be nominal 2" thick, diamond stitched UV resistant 10 ounce per square yard vinyl coated polyester (VCP) faced both sides. Sewn using exterior-rated Gore Tenara thread. Grommets integrated into blankets for securing to job site fencing. Minimum STC-21 rating. Minimum NRC-0.75 rating. Secure blankets with no visual gaps at joints and tight to ground level, complying to manufacturers installation guidelines. Use Model CSSB-2, Construction Site Sound Blanket manufactured by eNoise Control, 129 Penn St, Westfield, IN 46074, 888.213.4711, info@enoisecontrol.com.



## Technical Data:

<b>Facing</b>	UV resistant, weather proof VCP both sides
<b>Thickness</b>	Nominal 2.00" [1.5" post fabrication]
<b>Standard Width</b>	48"
<b>Weight</b>	0.50 lb-psf
<b>Temperature Range</b>	-40° to +180°F
<b>Sound Data Summary</b>	STC-21, NRC-0.75

SOUND ABSORPTION (ASTM C-423)						
125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	NRC
.46	.94	.85	.64	.47	.33	.75

SOUND TRANSMISSION LOSS (ASTM E-90 & E-413)						
125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	STC
9	14	19	21	27	34	21

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > BPM Calculator

## Barrier Performance Module

This module provides to the user a measure on the barrier's effectiveness on noise reduction. A list of the input/output variables and their definitions, as well as illustrations of different scenarios are provided.

### Calculator

[View Day/Night Noise Level Calculator \(/programs/environmental-review/dnl-calculator/\)](#)

[View Descriptions of the Input/Output variables.](#)

**Note:** Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the Input and Output variables with the mouse.

**WARNING:** If there is direct line-of-sight between the Source and the Observer, the module will report erroneous attenuation. "Direct line-of-sight" means if the 5' tall Observer can see the noise Source (cars, trucks, trains, etc.) over the Barrier (wall, hill/excavation, building, etc.), the current version of Barrier Performance Module will not accurately calculate the attenuation provided. In this instance, there is unlikely to be any appreciable attenuation.

**Note:** Barrier height must block the line of sight

### Input Data

<b>H</b>	<input type="text" value="8"/>	<b>R<sup>1</sup></b>	<input type="text" value="45"/>
<b>S</b>	<input type="text" value="5"/>	<b>D<sup>1</sup></b>	<input type="text" value="10"/>
<b>O</b>	<input type="text" value="5"/>	<b>α</b>	<input type="text" value="180"/>

[Calculate Output](#)

### Output Data

<b>h</b>	<input type="text" value="3"/>	<b>R</b>	<input type="text" value="45"/>
<b>D</b>	<input type="text" value="10"/>	<b>FS</b>	<input type="text" value="10.6238"/>

**Reduction From Barrier (dB):**

**Note:** If you have separate Road and Rail DNL values, please enter the values below to calculate the new combined Road/Rail DNL :

**Road DNL:****Rail DNL:****Combined Road/Rail DNL with Barrier Reduction:**

## Input/Output Variables

### Input Variables

The following variables and definitions from the barrier being assessed are the input required for the web-based barrier performance module:

- H = Barrier Height
- S = Noise Source Height
- O = Observer Height (known as the receiver)
- $R^1$  = Distance from Noise Source to Barrier
- $D^1$  = Distance from the Observer to the Barrier
- $\alpha$  = Line of sight angle between the Observer and the Noise Source, subtended by the barrier at observer's location

### Output Variables

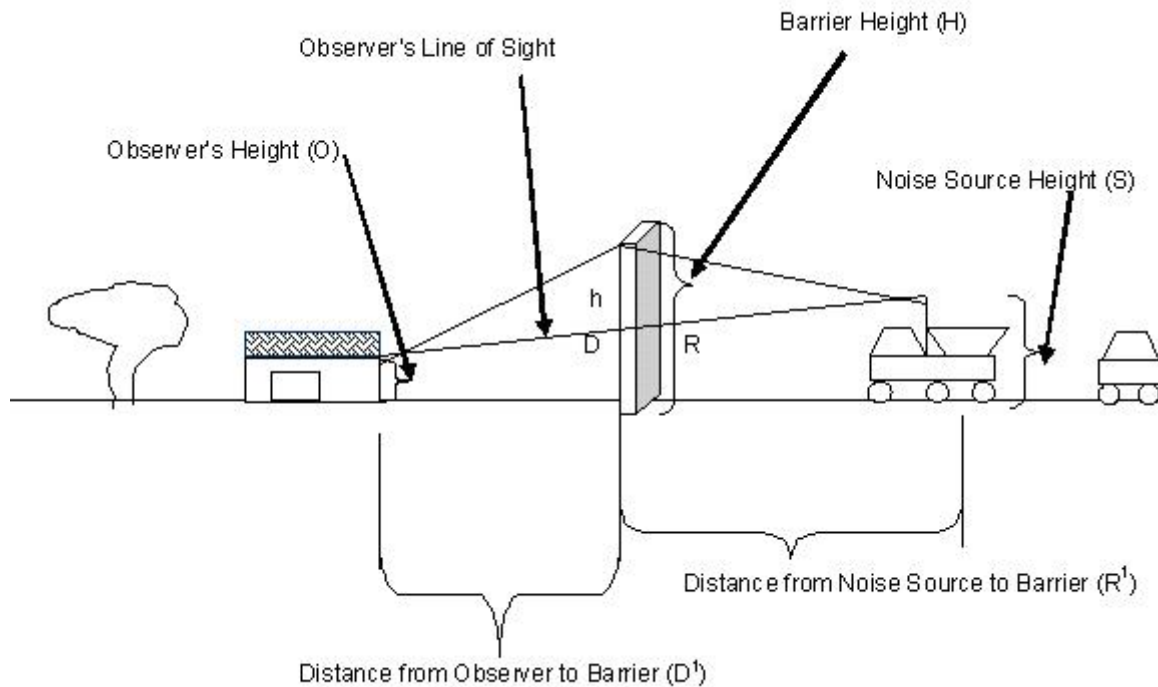
Definitions of the output variables from the mitigation module of the Day/Night Noise Level Assessment Tools as part of the Assessment Tools for Environmental Compliance:

- h = The shortest distance from the barrier top to the line of sight from the Noise source to

the Observer.

- R = Slant distance along the line of sight from the Barrier to the Noise Source
- D = Slant distance along the line of sight from the Barrier to the Observer

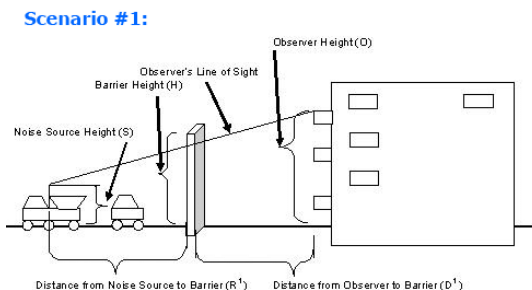
The “actual barrier performance for barriers of finite length” is noted on the worksheets(in the Guidebook) as **FS**.



## Barrier Implementation Scenarios

Locate the cursor on the following thumbnails to enlarge the respective scenario as implementation examples of the barrier performance module.

### Scenario #1:



Noise receiver at a higher elevation than the noise source and a man-made noise barrier in between the receiver and the source.

Noise receiver at a higher elevation than the noise source and a man-made noise barrier in between the receiver and the source.

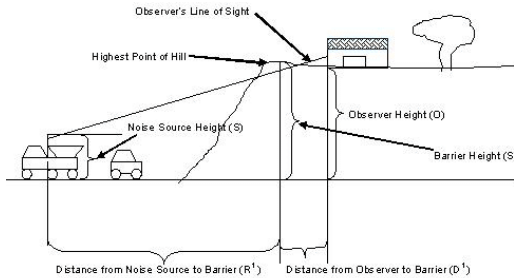
(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-1.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-

implementation-scenarios/

## Scenario #2:

Scenario #2:



Noise receiver at a higher elevation than the noise source and a natural barrier (hill) between the receiver and the source.

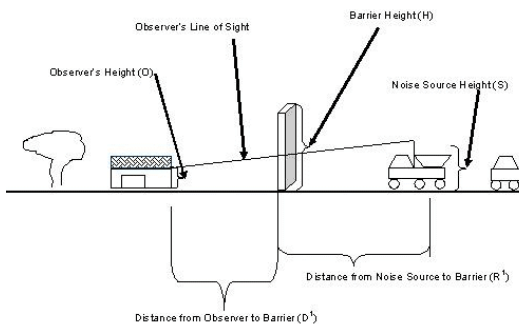
Noise receiver at a higher elevation than the noise source and a natural barrier (hill) between the receiver and the source.

(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-2.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

## Scenario #3:

Scenario #3:



Noise receiver at almost the same elevation of the noise source and a man-made noise barrier between the receiver and the source.

Noise receiver at almost the same elevation of the noise source and a man-made noise barrier between the receiver and the source.

(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-3.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

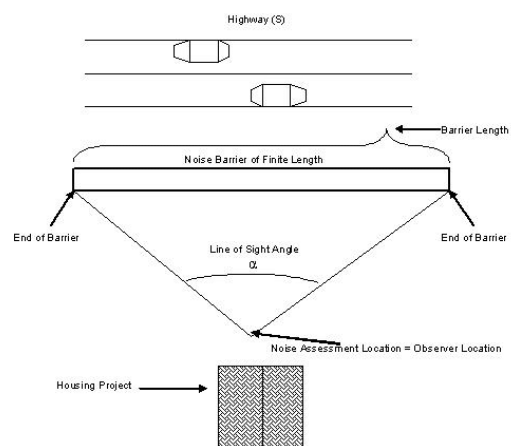
## Scenario #4:

Scenario #4:

A noise barrier of finite length between a noise source and a receiver. This top view illustrates the angle  $\alpha$ ,

subtended by the barrier at the





A noise barrier of finite length between a noise source and a receiver. This top view illustrates the angle  $\alpha$ , subtended by the barrier at the observer's location.

observer's location.

(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-4.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

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## Barrier Performance Module

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[View Descriptions of the Input/Output variables.](#)

**Note:** Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the Input and Output variables with the mouse.

**WARNING:** If there is direct line-of-sight between the Source and the Observer, the module will report erroneous attenuation. "Direct line-of-sight" means if the 5' tall Observer can see the noise Source (cars, trucks, trains, etc.) over the Barrier (wall, hill/excavation, building, etc.), the current version of Barrier Performance Module will not accurately calculate the attenuation provided. In this instance, there is unlikely to be any appreciable attenuation.

**Note:** Barrier height must block the line of sight

### Input Data

<b>H</b>	<input type="text" value="9"/>	<b>R<sup>1</sup></b>	<input type="text" value="45"/>
<b>S</b>	<input type="text" value="5"/>	<b>D<sup>1</sup></b>	<input type="text" value="10"/>
<b>O</b>	<input type="text" value="5"/>	<b>α</b>	<input type="text" value="180"/>

[Calculate Output](#)

### Output Data

<b>h</b>	<input type="text" value="4"/>	<b>R</b>	<input type="text" value="45"/>
<b>D</b>	<input type="text" value="10"/>	<b>FS</b>	<input type="text" value="12.0039"/>

**Reduction From Barrier (dB):**

**Note:** If you have separate Road and Rail DNL values, please enter the values below to calculate the new combined Road/Rail DNL :

**Road DNL:****Rail DNL:****Combined Road/Rail DNL with Barrier Reduction:**

## Input/Output Variables

### Input Variables

The following variables and definitions from the barrier being assessed are the input required for the web-based barrier performance module:

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- $\alpha$  = Line of sight angle between the Observer and the Noise Source, subtended by the barrier at observer's location

### Output Variables

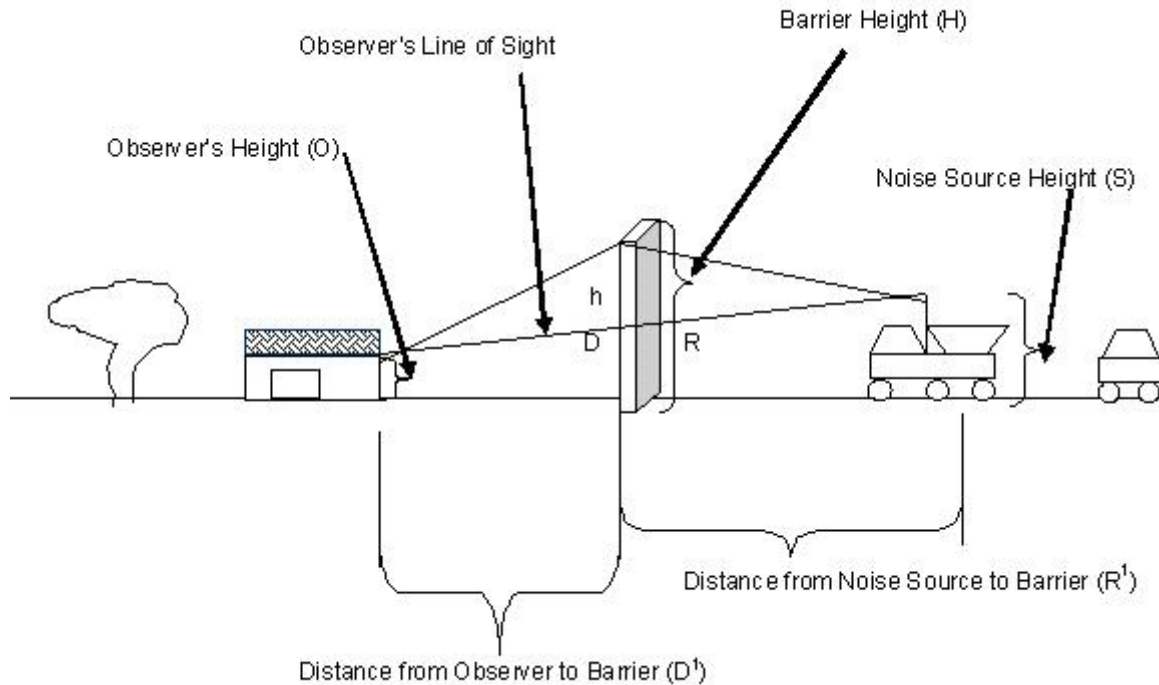
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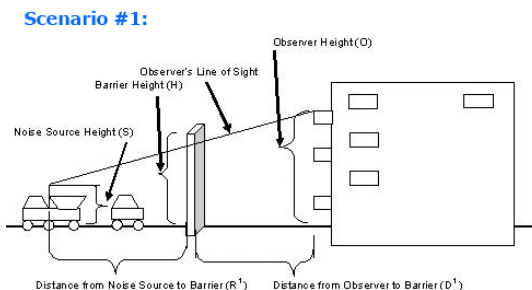
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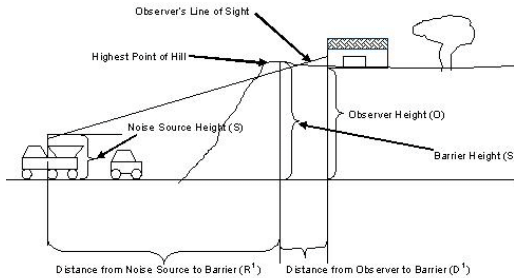
(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-1.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-

implementation-scenarios/

## Scenario #2:

Scenario #2:



Noise receiver at a higher elevation than the noise source and a natural barrier (hill) between the receiver and the source.

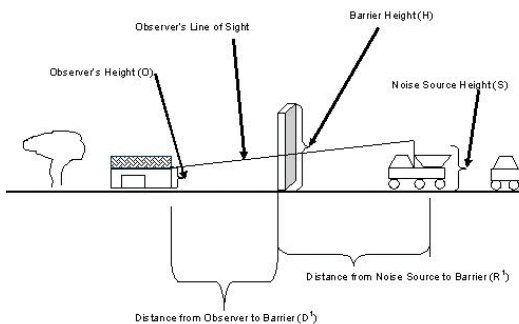
Noise receiver at a higher elevation than the noise source and a natural barrier (hill) between the receiver and the source.

(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-2.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

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Scenario #3:



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(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-3.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

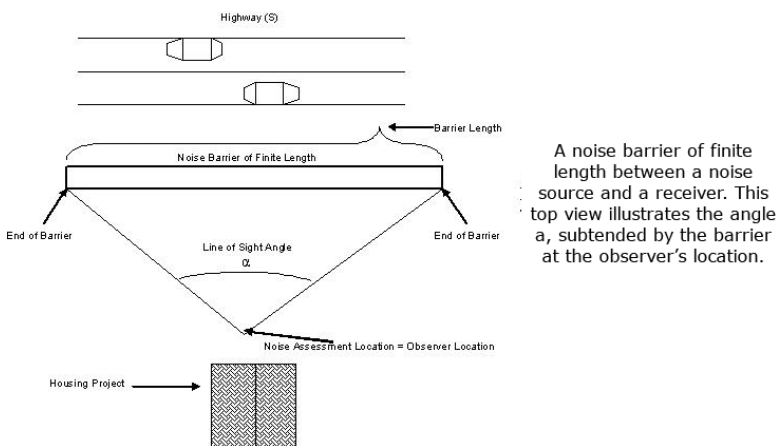
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observer's location.



(<https://www.hudexchange.info/resources/documents/Barrier-Performance-Module-Barrier-Implementation-Scenario-4.gif>)

view larger version of image (/resource/3841/barrier-performance-module-bpm-barrier-implementation-scenarios/)

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# Appendix F

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Response to Comments on the Draft IS-MND

# Comments and Responses on the Draft Initial Study-Mitigated Negative Declaration

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This section includes comments received during public circulation of the Draft Initial Study-Mitigated Negative Declaration (IS-MND) prepared for the 31796 Coast Highway—Fire Station No.4 Relocation Project (proposed project or project). The California Environmental Quality Act (CEQA) Guidelines Section 15074(b) states that prior to approving a project, the lead agency must consider the proposed IS-MND together with any comments received during the public review process.

The Draft IS-MND was circulated for a 30-day public review period that began on September 21, 2022 and ended on October 20, 2022. The City received three comment letters on the Draft IS-MND. Responses to all comments have been included in this section. The commenters and the page number on which each commenter's letter appear are listed below.

Comment No. and Commenter	Date Received	Page No.
<b>Letter Comments</b>		
1 City of Laguna Beach Emergency/Disaster Preparedness Committee	September 28, 2022	2
2 Patricia Martz, California Cultural Resource Preservation Alliance, Inc.	October 3, 2022	5
3 Scott Shelley, Branch Chief, Regional-IGR-Transit Planning, Caltrans District 12	October 20, 2022	7

The comment letters have been numbered sequentially and each separate issue raised by the commenter, if more than one, has been assigned a number. The responses to each comment identify first the number of the comment letter, and then the number assigned to each issue (Response 1-1, for example, indicates that the response is for the first issue raised in comment Letter, Individual 1).

Where a comment resulted in a change to the Draft IS-MND text, a notation is made in the response indicating that the text is revised. Changes in text are signified by ~~strikeout font~~ where text was removed and by underlined font where text was added. These changes in text are noted in the Final IS-MND. The comment letters and responses follow.





Letter 1

**City of Laguna Beach  
Emergency/Disaster Preparedness Committee  
505 Forest Avenue  
Laguna Beach, CA 92651**

September 28, 2022

Mr. Ken Domer  
Assistant City Manager  
City of Laguna Beach  
505 Forest Avenue  
Laguna Beach, CA 92651

**Re: EDPC Supports Mitigated Negative Declaration and Initial Study on Fire Station 4 Relocation**

Dear Ken:

The City’s Emergency/Disaster Preparedness Committee (“EDPC”) was established in 2011 to advise City Council on all matters pertaining to disaster prevention, planning and preparedness. Since that time, EDPC has consistently supported policies adopted by Council in the City’s General Plan Safety Element, including Policy S-2.1: ***“Ensure that the City maintains adequate facilities and fire service personnel in conformance with the Fire Department Strategic Plan.”***

1.1

On September 21, 2022, the City published a Notice of Intent to Adopt Negative Declaration on the Fire Station 4 Relocation Project (the “Project”). The Notice solicited comments on the Mitigated Negative Declaration and Initial Study with mitigation measures on file on the City’s website. This letter expresses the comments of the EDPC as unanimously approved at its duly noticed public meeting on October 3, 2022.

The current Fire Station 4 serving South Laguna Beach was built approximately 75 years ago. According to the leadership of our Fire Department, it is outmoded and otherwise inadequate to meet the present needs of South Laguna and the entire City for emergency medical assistance and fire response. Given its age, condition and the construction standards to which it was built in the 1940s, Fire Station 4 also raises serious seismic resiliency concerns. Indeed, preliminary results of a Seismic Safety Evaluation by a leading structural engineering firm overseen by Public Works staff provide substantial evidence of serious structural deficiencies with respect to current seismic resiliency requirements for mission-critical public safety infrastructure incorporated in American Society of Civil Engineers (ASCE) Standard 41.

1.2

In plain language, it is highly doubtful that the existing Station 4 could remain operational following a reasonably foreseeable regional seismic incident when residents would need immediate assistance and mutual aid would likely not be available for many hours, perhaps even days.

↑  
1.2  
cont.

Accordingly, the City urgently requires a modern station facility in South Laguna to protect public safety. Fortunately, the City has located property at 31786 and 31796 Coast Highway suitable for a replacement fire station that will meet today's public safety needs. At its meeting on September 20, 2022, the City Council approved the purchase of that property and directed the City Manager to proceed with the purchase including the completion of the environmental process under the California Environmental Quality Act ("CEQA"). The City has completed its Initial Study under CEQA and has published that study with a recommendation that a Mitigated Negative Declaration be adopted. Upon review of that 729-page document, we concur. The Initial Study for this Project is thorough and well documented. It describes the Project in detail including the conceptual design and operation of the replacement Fire Station, which constitutes a major improvement over the existing facility.

1.3

Moreover, the Initial Study thoroughly addresses the Environmental check list under CEQA including all potential adverse environmental impacts concerning, among other things, aesthetics, noise, air quality, energy, hazards and materials, hydrology and water quality, and transportation. While there are some potential environmental impacts, they can be effectively mitigated as described in the study. Any such environmental impacts are greatly outweighed by the imperative need of the Project for public safety.

1.4

For all these reasons we urge the City to adopt the Mitigated Negative Declaration.

Respectfully,

Matt Lawson, Chair  
Tom Gibbs, Esq., Vice Chair  
Assistant Chief Bill Niccum, LACoFD, Ret., Recorder  
Shelly Bennecke, Alternate; Chair, Environmental Sustainability Committee  
Commander William Dodge, M.D., MMM, FACEP, FAAEM, USN, Ret., Alternate  
David A. Horne, Ph.D., Chair, Greater Laguna Coast Fire Safe Council; Treasurer, California Fire Safe Council  
Ernest Hackmon, Chair, EDPC Emergency Circulation Subcommittee  
Julian Harvey, Deputy Chief, Anaheim Police Dept., Ret.  
Edward Mousally, D.D.S., Esq.  
Jerry Myers, Director, Laguna Beach CERT; Chair, EDPC Earthquake Readiness Subcommittee  
Tim Templeton, Chair, EDPC Emergency Communications Subcommittee

## Letter 1

**COMMENTER:** City of Laguna Beach Emergency/Disaster Preparedness Committee

**DATE:** September 28, 2022

### **Comment 1.1**

This commenter introduces their organization and states that the comments in the letter were unanimously approved by the organization at its October 3, 2022 public meeting.

### **Response 1.1**

This comment is noted and will be shared with City decisionmakers.

### **Comment 1.2**

This commenter states that the existing Fire Station 4 is inadequate to meet the needs of the city for emergency medical assistance and fire response due to its age, condition, and seismic structural concerns.

### **Response 1.2**

This comment is noted and will be shared with City decisionmakers.

### **Comment 1.3**

This commenter states that the existing Fire Station 4 is inadequate to meet the needs of the city for emergency medical assistance and fire response due to its age, condition, and seismic structural concerns.

### **Response 1.3**

This comment is noted and will be shared with City decisionmakers.

### **Comment 1.4**

This commenter states that the Draft IS-MND thoroughly addresses the CEQA checklist and concurs that the proposed mitigation measures would effectively address any potential environmental impacts. The commenter also urges the City to adopt the IS-MND.

### **Response 1.4**

The commenter's consensus with the Draft IS-MND's conclusions and mitigation measures is noted and this comment will be shared with the City decision-making body for their review and consideration



Letter 2

**P.O. Box 54132**  
**Irvine, CA 92619-4132**

**California Cultural Resource Preservation Alliance, Inc.**  
An alliance of American Indian and scientific communities working for  
the preservation of archaeological sites and other cultural resources.

---

October 3, 2022

Ken Domer, Assistant City Manager  
City of Laguna Beach  
505 Forest Avenue  
Laguna Beach, CA 92651

Re: Notice of Intent to Adopt a Mitigated Negative Declaration for the 31796 Coast Highway Fire Station Relocation Project.

Dear Mr. Domer:

Thank you for the notification regarding the above-mentioned project. As the Laguna Beach coast was densely populated by the ancestors of the Juaneño/Acjachemen prior to European contact, the Mitigated Negative Declaration document is correct in stating that there is the potential for the presence of buried archaeological resources. Therefore, we concur with Mitigation Measures CR-1, and CR-2.

2.1

Sincerely,

Patricia Martz, Ph.D.  
President

## Letter 2

**COMMENTER:** Patricia Martz, California Cultural Resource Preservation Alliance, Inc

**DATE:** October 3, 2022

### **Comment 2.1**

This commenter concurs with the conclusions of the Draft IS-MND that there is the potential for undiscovered cultural resources to exist on the site and that Mitigation Measures CR-1 and CR-2 of the IS-MND would address potential impacts to buried cultural resources.

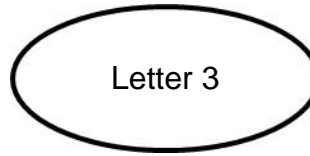
### **Response 2.1**

The commenter's consensus with the Draft IS-MND's conclusions and mitigation measures related to cultural resources is noted and this comment will be shared with the City decision-making body for their review and consideration.

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 12  
 1750 EAST FOURTH STREET, SUITE 100  
 SANTA ANA, CA 92705  
 PHONE (657) 328-6000  
 FAX (657) 328-6522  
 TTY 711

[www.dot.ca.gov/caltrans-near-me/district12](http://www.dot.ca.gov/caltrans-near-me/district12)



Making Conservation  
 a California Way of Life.

October 20, 2022

Mr. Ken Domer  
 Assistant City Manager  
 City of Laguna Beach  
 505 Forest Avenue  
 Laguna Beach, CA 92651

File: IGR/CEQA  
 SCH#: 2022090383  
 12-ORA-2022-02099  
 SR 1, PM 5.638

Dear Mr. Domer,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Mitigated Negative Declaration for the 31796 Coast Highway Fire Station No. 4 Relocation Project in the City of Laguna Beach. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment.

The project proposes the city's potential acquisition of an existing dental office with the intention to develop a fire station on 31796 Coast Highway. Regional access to the project area is provided by State Route 1 (SR 1) and State Route 133 (SR 133). Caltrans is a responsible agency for this project and upon review, we have the following comments:

### **Traffic Operations**

1. The proposed project is located on the State Right of Way. As such, the applicant is to submit the proposed project site plan documentation, including and not limited to the driveways traffic circulation, proposed signal location, and traffic control for further review during the encroachment permit process.

3.1

### **Encroachment Permit**

2. Any project work proposed in the vicinity of the State Right-of-Way (ROW) would require an encroachment permit and all environmental concerns must be adequately addressed. If the environmental documentation for the project does not meet Caltrans's requirements for work done within State ROW, additional documentation would be required before approval of the encroachment permit. Please coordinate with Caltrans to meet requirements for any work within or near State ROW. For specific details for Encroachment Permits procedure, please refer to the Caltrans's Encroachment Permits Manual at: <http://www.dot.ca.gov/hq/traffops/developserv/permits/>

3.2

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to contact Joseph Jamoralin at (657) 328-6276 or [Joseph.Jamoralin@dot.ca.gov](mailto:Joseph.Jamoralin@dot.ca.gov)

3.3

Sincerely,



SCOTT SHELLEY  
Branch Chief, Regional-IGR-Transit Planning  
District 12

## Letter 3

**COMMENTER:** Scott Shelley, California Department of Transportation

**DATE:** October 20, 2022

### **Comment 3.1**

The commenter requests that the City submit the site plan, signal location, and traffic control for further review and comment during the encroachment permit application process.

### **Response 3.1**

After property acquisition, project plans for the fire station would be developed and would undergo an entitlement and design review process, which would include coordination with Caltrans regarding any encroachment permits in the Coast Highway right-of-way.

### **Comment 3.2**

The commenter states the proposed project would require an encroachment permit and that all environmental concerns must be addressed pursuant to Caltrans requirements. The commenter requests that the City coordinate with Caltrans to meet the requirements for the encroachment permit.

### **Response 3.2**

Upon determination of final project plans, the City shall coordinate with Caltrans and would comply with any encroachment permit requirements deemed necessary by Caltrans as a standard condition of approval.

### **Comment 3.3**

The commenter requests to be informed of any future developments related to the project.

### **Response 3.3**

Upon determination of final project plans, the City shall coordinate with Caltrans regarding the necessary approvals for the project.



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