

AIR QUALITY ANALYSIS
INTERNATIONAL BAY CLUBS
CITY OF NEWPORT BEACH, CALIFORNIA

Prepared for:

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METEOROLOGICAL SETTING

The project site's climate, as with all Southern California, is dominated by the strength and position of the semi-permanent high pressure pattern over the Pacific Ocean near Hawaii. It creates cool summers, mild winters, and infrequent rainfall. It drives the cool daytime sea breeze, and it maintains comfortable humidities and ample sunshine after the frequent morning clouds dissipate. Unfortunately, the same atmospheric processes that create the desirable living climate combine to restrict the ability of the atmosphere to disperse the air pollution generated by the large population attracted in part by the desirable climate. Portions of the Los Angeles Basin therefore experience some of the worst air quality in the nation for certain pollutants.

Temperatures in the City of Newport Beach average 61 degrees annually. Daily and seasonal oscillations of temperature are small because of the moderating effects of the nearby oceanic thermal reservoir. In contrast to the steady temperature regime, rainfall is highly variable. Measurable precipitation occurs mainly from early November to mid-April, but total amounts are generally small. Newport Beach averages 12 inches of rain annually with January as the wettest month.

Winds in the project vicinity display several characteristic regimes. During the day, especially in summer, winds are from the south in the morning and from the west in the afternoon. Daytime wind speeds are 7 – 9 miles per hour on average. At night, especially in winter, the land becomes cooler than the ocean, and an off-shore wind of 3-5 miles per hour develops. Early morning winds are briefly from the south-east parallel to the coastline before the daytime on-shore flow becomes well established again. One other important wind regime occurs when high pressure occurs over the western United States that creates hot, dry and gusty Santa Ana winds from the north and northeast across Newport Beach.

The net effect of the wind pattern on air pollution is that any locally generated emissions will be carried offshore at night, and toward inland Orange County by day. Daytime ventilation is much more vigorous. Unless daytime winds rotate far into the north and bring air pollution from developed areas of the air basin into Newport Beach, warm season air quality is much better in the project vicinity than in inland valleys of the air basin. Both summer and winter air quality in the project area is generally good.

In addition to winds that control the rate and direction of pollution dispersal, Southern California is notorious for strong temperature inversions that limit the vertical depth through which pollution can be mixed. In summer, coastal areas are characterized by a sharp discontinuity between the cool marine air at the surface and the warm, sinking air aloft within the high pressure cell over the ocean to the west. This marine/subsidence inversion allows for good local mixing, but acts like a giant lid over the basin. Air starting onshore at the beach is relatively clean, but becomes progressively more polluted as sources continue to add pollution from below without any dilution from above. Because of Newport Beach's location relative to the ocean, the incoming marine air during warm season onshore flow contains little air pollution. Local air quality is not substantially affected by the regional subsidence inversions.

A second inversion type forms on clear, winter nights when cold air off the mountains sinks to the surface while the air aloft remains warm. This process forms radiation inversions. These inversions, in conjunction with calm winds, trap pollutants such as automobile exhaust near their source. During the long nocturnal drainage flow from land to sea, the exhaust pollutants continually accumulate within the shallow, cool layer of air near the ground. Some areas of Orange County thus may experience elevated levels of carbon monoxide and nitrogen oxides because of this winter radiation inversion condition. However, the coastal areas of Orange County have not substantially been affected by limited nocturnal mixing effects (no elevated levels of CO) in approximately 10 years. Both types of inversions occur throughout the year to some extent, but the marine inversions are very dominant during the day in summer, and radiation inversions are much stronger on winter nights when nights are long and air is cool. The governing role of these inversions in atmospheric dispersion leads to a substantially different air quality environment in summer in the South Coast Air Basin than in winter.

AIR QUALITY SETTING

AMBIENT AIR QUALITY STANDARDS (AAQS)

In order to gauge the significance of the air quality impacts of the proposed International Bay Clubs (IBC) project, those impacts, together with existing background air quality levels, must be compared to the applicable ambient air quality standards. These standards are the levels of air quality considered safe, with an adequate margin of safety, to protect the public health and welfare. They are designed to protect those people most susceptible to further respiratory distress such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise, called "sensitive receptors." Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed. Recent research has shown, however, that chronic exposure to ozone (the primary ingredient in photochemical smog) may lead to adverse respiratory health even at concentrations close to the ambient standard.

National AAQS were established in 1971 for six pollution species with states retaining the option to add other pollutants, require more stringent compliance, or to include different exposure periods. The initial attainment deadline of 1977 was extended several times in air quality problem areas like Southern California. In 2003, the Environmental Protection Agency (EPA) adopted a rule which extended and established a new attainment deadline for ozone for the year 2021. Because the State of California had established AAQS several years before the federal action and because of unique air quality problems introduced by the restrictive dispersion meteorology, there is considerable difference between state and national clean air standards. Those standards currently in effect in California are shown in Table 1. Sources and health effects of various pollutants are shown in Table 2.

The Federal Clean Air Act Amendments (CAAA) of 1990 required that the U.S. Environmental Protection Agency (EPA) review all national AAQS in light of currently known health effects. EPA was charged with modifying existing standards or promulgating new ones where appropriate. EPA subsequently developed standards for chronic ozone exposure (8+ hours per day) and for very small diameter particulate matter (called "PM-2.5"). New national AAQS were adopted in 1997 for these pollutants.

Planning and enforcement of the federal standards for PM-2.5 and for ozone (8-hour) were challenged by trucking and manufacturing organizations. In a unanimous decision, the U.S. Supreme Court ruled that EPA did not require specific congressional authorization to adopt national clean air standards. The Court also ruled that health-based standards did not require preparation of a cost-benefit analysis. The Court did find, however, that there was some inconsistency between existing and "new" standards in their required attainment schedules. Such attainment-planning schedule inconsistencies centered mainly on the 8-hour ozone standard. EPA subsequently agreed to downgrade the attainment designation for a large number of communities to "non-attainment" for the 8-hour ozone standard.

Table 1
Ambient Air Quality Standards

Table 2
Health Effects of Criteria Pollutants

Because the South Coast Air Basin was far from attaining the 1-hour federal standard, the 8-hour ozone non-attainment designation did not substantially alter the attainment planning process. As noted above, the compliance deadline for meeting the 8-hour ozone standard has been extended to 2021.

Evaluation of the most current data on the health effects of inhalation of fine particulate matter prompted the California Air Resources Board (ARB) to recommend adoption of the statewide PM-2.5 standard that is more stringent than the federal standard. This standard was adopted in 2002. The State PM-2.5 standard is more of a goal in that it does not have specific attainment planning requirements like a federal clean air standard, but only requires continued progress towards attainment.

Similarly, the ARB extensively evaluated health effects of ozone exposure. A new state standard for an 8-hour ozone exposure was adopted in 2005, which mirrors the federal standard. The California 8-hour ozone standard of 0.07 ppm is more stringent than the federal 8-hour standard of 0.08 ppm. The state standard, however, does not have a specific attainment deadline. California air quality jurisdictions are required to make steady progress towards attaining state standards, but there are no hard deadlines or any consequences of non-attainment. As part of the same re-evaluation process, the ARB adopted an annual state standard for nitrogen dioxide (NO₂) that is more stringent than the corresponding federal standard, and strengthened the state one-hour NO₂ standard.

As part of EPA's 2002 consent decree on clean air standards, a further review of airborne particulate matter (PM) and human health was initiated. A substantial modification of federal clean air standards for PM was promulgated in 2006. Standards for PM-2.5 were strengthened, a new class of PM in the 2.5 to 10 micron size was created, some PM-10 standards were revoked, and a distinction between rural and urban air quality was adopted.

Of the standards shown in Table 1, those for ozone (O₃), and particulate matter (PM-10 and PM-2.5) are exceeded at times in the South Coast Air Basin. They are called "non-attainment pollutants." Because of the variations in both the regional meteorology and in area-wide differences in levels of air pollution emissions, patterns of non-attainment have strong spatial and temporal differences.

BASELINE AIR QUALITY

Existing and probable future levels of air quality in Newport Beach can be best inferred from ambient air quality measurements conducted by the South Coast Air Quality Management District (SCAQMD) at its Costa Mesa and Mission Viejo monitoring stations. These stations measure both regional pollution levels such as dust (particulates) and smog, as well as levels of primary vehicular pollutants such as carbon monoxide.

Table 3 summarizes the last six years of the published data from a composite of gaseous species monitored at Costa Mesa and particulates at Mission Viejo (there are no particulate data available from Costa Mesa). The following conclusions can be drawn from these data:

- a. Photochemical smog (ozone) levels only occasionally exceed standards. The former Federal one-hour standard has not been exceeded within the last six years, while the new 8-hour state ozone standard has been exceeded only 7 times in the past four years. The 1-hour state standard has been violated a total of 6 times for the last six years near Costa Mesa, none since 2004. Ozone levels are generally low near Orange County's central coastal areas.
- b. Measurements of carbon monoxide have shown very low baseline levels in comparison to the most stringent one- and eight-hour standards.
- c. Respirable dust (PM-10) levels periodically exceed the state standard, but the less stringent federal PM-10 standard has never been violated since PM-10 measurements began at El Toro/ Mission Viejo. There were three violations of the state PM-10 standard in 2007, the most since 2002.
- d. No violations of the recently revoked federal ultra-fine particulate (PM-2.5) standard of $65 \mu\text{g}/\text{m}^3$ have been recorded in six years of measurements. However, the recently adopted, more stringent standard of $35 \mu\text{g}/\text{m}^3$ has been exceeded an average of 2 percent of all measurement days.

Although complete attainment of every clean air standard is not yet imminent, extrapolation of the steady improvement trend suggests that such attainment could occur within the reasonably near future.

Table 3

Air Quality Monitoring Summary (2002-2007)
(Number of Days Standards Were Exceeded, and
Maximum Levels During Such Violations)
(Entries shown as ratios = samples exceeding standard/samples taken)

Pollutant/Standard	2002	2003	2004	2005	2006	2007
Ozone						
1-Hour > 0.09 ppm (S)	0	4	2	0	0	0
1-Hour > 0.12 ppm (F)*	0	0	0	0	0	0
8-Hour > 0.07 ppm (S)	-	-	5	0	0	2
8- Hour > 0.08 ppm (F)	0	1	1	0	0	0
Max. 1-Hour Conc. (ppm)	0.09	0.11	0.10	0.09	0.07	0.08
Carbon Monoxide						
1-hour > 20. ppm (S)	0	0	0	0	0	0
8- Hour > 9. ppm (S,F)	0	0	0	0	0	0
Max 1-hour Conc. (ppm)	5.0	7.0	5.0	5.0	4.0	5.0
Max 8-hour Conc. (ppm)	4.3	5.8	4.1	3.2	3.0	3.1
Inhalable Particulates (PM-10)						
24-hour > 50 µg/m ³ (S)	5/60	2/57	0/57	0/55	1/50	3/58
24-hour > 150 µg/m ³ (F)	0/60	0/57	0/57	0/55	0/50	0/58
Max. 24-Hr. Conc. (µg/m ³)	80.	64.	47.	31.	57.	74.
Ultra-Fine Particulates (PM-2.5)						
24-Hour > 65 µg/m ³ (F)	0/119	0/109	0/111	0/114	0/106	0/98
24-Hour > 35 µg/m ³ (F)**	4/119	3/109	3/111	0/114	1/106	2/98
Max. 24-Hr. Conc. (µg/m ³)	58.	51.	49.	35.	47.	47.

* standard revoked in 2006

** revised standard adopted in 2006

Source: South Coast Air Quality Management District, Costa Mesa Station for gaseous species; Mission Viejo for particulates.

(S) = state standard, (F) = federal standard

AIR QUALITY PLANNING

The Federal Clean Air Act (1977 Amendments) required that designated agencies in any area of the nation not meeting national clean air standards must prepare a plan demonstrating the steps that would bring the area into compliance with all national standards. The SCAB could not meet the deadlines for ozone, nitrogen dioxide, carbon monoxide, or PM-10. In the SCAB, the agencies designated by the governor to develop regional air quality plans are the SCAQMD and the Southern California Association of Governments (SCAG). The two agencies first adopted an Air Quality Management Plan (AQMP) in 1979 and revised it several times as earlier attainment forecasts were shown to be overly optimistic.

The 1990 Federal Clean Air Act Amendment (CAAA) required that all states with air-sheds with “serious” or worse ozone problems submit a revision to the State Implementation Plan (SIP). Amendments to the SIP have been proposed, revised and approved over the past decade. The most current regional attainment emissions forecast for ozone precursors (ROG and NO_x) and for carbon monoxide (CO) and for particulate matter are shown in Table 4. Substantial reductions in emissions of ROG, NO_x and CO are forecast to continue throughout the next several decades. Unless new particulate control programs are implemented, PM-10 and PM-2.5 are forecast to slightly increase.

The Air Quality Management District (AQMD) adopted an updated clean air “blueprint” in August 2003. The 2003 AQMP was approved by the EPA in 2004. The Air Quality Management Plan (AQMP) outlined the air pollution measures needed to meet federal health-based standards for ozone by 2010 and for particulates (PM-10) by 2006. The 2003 AQMP was based upon the federal one-hour ozone standard which was revoked late in 2005 and replaced by an 8-hour federal standard. Because of the revocation of the hourly standard, a new air quality planning cycle was initiated.

With re-designation of the air basin as non-attainment for the 8-hour ozone standard, a new attainment plan was developed. This plan shifted most of the one-hour ozone standard attainment strategies to the 8-hour standard. As previously noted, the attainment date will “slip” from 2010 to 2021. The updated attainment plan also includes strategies for ultimately meeting the federal PM-2.5 standard.

Table 4

**South Coast Air Basin Emissions Forecasts
(Emissions in tons/day)**

Pollutant	2005^a	2010^b	2015^b	2020^b
NOx	985	742	580	468
ROG	735	576	526	505
CO	4124	2950	2476	2203
PM-10	281	286	297	307
PM-2.5	103	102	102	103

^a2005 Base Year.

^bWith current emissions reduction programs and adopted growth forecasts.

Source: California Air Resources Board, The 2009 California Almanac of Emission & Air Quality.

The 2007 AQMP was adopted in June 2007, after extensive public review. The 2007 AQMP recognizes the interaction between photochemical processes that create both ozone and the smallest airborne particulates (PM-2.5). The 2007 AQMP is therefore a coordinated plan for both pollutants. Key emissions reductions strategies in the updated air quality plan include:

- Ultra-low emissions standards for both new and existing sources (including on-and-off-road heavy trucks, industrial and service equipment, locomotives, ships and aircraft).
- Accelerated fleet turnover to achieve benefits of cleaner engines.
- Reformulation of consumer products.
- Modernization and technology advancements from stationary sources (refineries, power plants, etc.)

Development, such as the proposed IBC project do not directly relate to the AQMP in that there are no specific air quality programs or regulations governing “general” development. Conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use is the primary yardstick by which impact significance of master planned growth is determined. If a given project incorporates any available transportation control measures that can be implemented on a project-specific basis, and if the scope and phasing of a project are consistent with adopted forecasts as shown in the Regional Comprehensive Plan (RCP), then the regional air quality impact of project growth would not be significant because of planning inconsistency. The SCAQMD, however, while acknowledging that the AQMP is a growth-accommodating document, does not favor designating regional impacts as less-than-significant just because the proposed development is consistent with regional growth projections. Air quality impact significance for the proposed project has therefore been analyzed on a project-specific basis.

AIR QUALITY IMPACT

SIGNIFICANCE CRITERIA

Air quality impacts are considered “significant” if they cause clean air standards to be violated where they are currently met, or if they measurably contribute to an existing violation of standards. Any substantial emissions of air contaminants for which there is no safe exposure, or nuisance emissions such as dust or odors, would also be considered a significant impact.

Appendix G of the California CEQA Guidelines offer the following five tests of air quality impact significance. A project would have a potentially significant impact if it:

- a. Conflicts with or obstructs implementation of the applicable air quality plan.
- b. Violates any air quality standard or contributes substantially to an existing or projected air quality violation.
- c. Results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors).
- d. Exposes sensitive receptors to substantial pollutant concentrations.
- e. Creates objectionable odors affecting a substantial number of people.

PRIMARY POLLUTANTS

Air quality impacts generally occur on two scales of motion. Near an individual source of emissions or a collection of sources such as a crowded intersection or parking lot, levels of those pollutants that are emitted in their already unhealthful form will be highest. Carbon monoxide (CO) is an example of such a pollutant. Primary pollutant impacts can generally be evaluated directly in comparison to appropriate clean air standards. Violations of these standards where they are currently met, or a measurable worsening of an existing or future violation, would be considered a significant impact. Many particulates, especially fugitive dust emissions, are also primary pollutants. Because of the non-attainment status of the South Coast Air Basin (SCAB) for PM-10, an aggressive dust control program is required to control fugitive dust.

SECONDARY POLLUTANTS

Many pollutants, however, require time to transform from a more benign form to a more unhealthful contaminant. Their impact occurs regionally far from the source. Their incremental regional impact is minute on an individual basis and cannot be quantified except through complex photochemical computer models. Analysis of the significance of such emissions is thus based on a specified amount of emissions (pounds, tons, etc.) even though there is no way to translate those emissions directly into a corresponding ambient air quality impact.

Because of the chemical complexity of primary versus secondary pollutants, the SCAQMD has designated significant emissions levels as surrogates for evaluating impact significance independent of chemical transformation processes. Projects within the SCAB with daily emissions that exceed any of the following emission thresholds are recommended by the SCAQMD to be considered significant:

SCAQMD Emissions Significance Thresholds (lbs/day)

Pollutant	Construction	Operations
ROG	75	55
NOx	100	55
CO	550	550
PM-10	150	150
PM-2.5	55	55
SOx	150	150
Lead	3	3

Source: SCAQMD CEQA Air Quality Handbook, November, 1993 Rev.

ADDITIONAL INDICATORS

In its CEQA handbook, the SCAQMD also states that additional indicators should be used as screening criteria to determine the need for further analysis with respect to air quality. The additional indicators are as follows:

- Project could interfere with the attainment of the federal or state ambient air quality standards by either violating or contributing to an existing or projected air quality violation.
- Project could result in population increases within the regional statistical area which would be in excess of that projected in the AQMP and in other than planned locations for the project’s build-out year.
- Project could generate vehicle trips that cause a CO hot spot.

The SCAQMD CEQA Handbook also identifies various secondary significance criteria related to toxic, hazardous or odorous air contaminants. Hazardous air contaminants are contained within the small diameter particulate matter (“PM-2.5”) fraction of diesel exhaust. Such exhaust will be generated by heavy off-road construction equipment and by diesel-powered delivery trucks delivering construction materials to the facility. Hazardous compounds may also be presenting older building materials that could be released during demolition. Prior to demolition detailed surveys will be conducted to ascertain the possible presence of asbestos, lead-based paint, etc. If any such materials are present, they will be remediated using mandatory procedures specified by

the SCAQMD and state air toxics agencies. Other than diesel exhaust during construction, the project will create negligible air toxics emissions.

Health risks from toxic air contaminants (TAC's) are cumulative over an assumed 70-year lifespan. Measurable off-site public health risk from diesel TAC exposure would occur for only a brief portion of a project lifetime during facility construction, and only in dilute quantity because of substantial source-receiver separation.

SENSITIVE RECEPTORS

Air quality impacts are analyzed relative to those persons with the greatest sensitivity to air pollution exposure. Such persons are called "sensitive receptors". Sensitive population groups include young children, the elderly and the acutely and chronically ill (especially those with cardio-respiratory disease).

Residential areas are considered to be sensitive to air pollution exposure because they may be occupied for extended periods, and residents may be outdoors when exposure is highest. The nearest homes to the project site are considered sensitive receptors relative to the proposed project.

CONSTRUCTION ACTIVITY IMPACTS

Dust is typically the primary concern during construction of new buildings and infrastructure. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions." Emission rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). These parameters are not known with any reasonable certainty prior to project development and may change from day to day. Any assignment of specific parameters to an unknown future date is speculative and conjectural.

Because of the inherent uncertainty in the predictive factors for estimating fugitive dust generation, regulatory agencies typically use one universal "default" factor based on the area disturbed assuming that all other input parameters into emission rate prediction fall into midrange average values. This assumption may or may not be totally applicable to site-specific conditions on the proposed project site. As noted previously, emissions estimation for project-specific fugitive dust sources is therefore characterized by a considerable degree of imprecision.

Average daily PM-10 emissions during site grading and other disturbance are stated in the SCAQMD Handbook to be 26.4 pounds/acre. This estimate is based upon required dust control measures in effect in 1993 when the AQMD CEQA Air Quality Handbook was prepared. Rule 403 was subsequently strengthened to require use of a greater array of fugitive dust control on construction projects. All construction projects in the SCAQMD are required to use strongly enhanced control procedures. Use of enhanced dust control procedures such as continual soil wetting, use of supplemental binders, early paving, etc. can achieve a substantially higher PM-10

control efficiency. Daily emissions with use of reasonably available control measures (RACMs) for PM-10 can reduce emission levels to around ten (10) pounds per acre per day. With the use of best available control measures (BACMs) the California Air Resources Board URBEMIS2007 computer model predicts that emissions can be reduced to 1-2 pounds per acre per day.

The Air Resource Board URBEMIS2007 computer model predicts that the proposed IBC Clubhouse construction area is approximately 2 acres in size and that 0.5 acres could be under simultaneous heavy construction at some point during the build-out lifetime of the project. With the use of RACMs, daily PM-10 emissions during site grading (exclusive of demolition activities) would be 5 pounds per day ($0.5 \times 10.0 = 5$ lb/day). The SCAQMD significance threshold of 150 pounds per day would not be exceeded. With the use of Best Available Control Measures (BACM), daily PM-10 emissions can be further reduced. Because of the PM-10 non-attainment status of the air basin, construction activity dust emissions are considered to have a cumulatively significant impact. Use of BACMs is thus required even if SCAQMD individual CEQA thresholds are not exceeded by use of RACMs.

Current research in particulate-exposure health suggests that the most adverse effects derive from ultra-small diameter particulate matter comprised of chemically reactive pollutants such as sulfates, nitrates or organic material. A national clean air standard for particulate matter of 2.5 microns or smaller in diameter (called "PM-2.5") was adopted in 1997. A limited amount of construction activity particulate matter is in the PM-2.5 range. PM-2.5 emissions are estimated by the SCAQMD to comprise 20.8 percent of PM-10. Other studies have shown that the fugitive dust fraction of PM-2.5 is closer to 10 percent. Daily PM-2.5 emissions during construction will be less than 2 pound per day compared to the SCAQMD CEQA significance threshold of 55 pounds per day.

In addition to fine particles that remain suspended in the atmosphere semi-indefinitely, construction activities generate many larger particles with shorter atmospheric residence times. This dust is comprised mainly of large diameter inert silicates that are chemically non-reactive and are further readily filtered out by human breathing passages. These fugitive dust particles are therefore more of a potential soiling nuisance as they settle out on parked cars, outdoor furniture or landscape foliage rather than any adverse health hazard. The deposition distance of most soiling nuisance particulates is less than 100 feet from the source (EPA, 1995). There are no sensitive receptors within 100 feet from the project construction site perimeter.

Exhaust emissions will result from on and off-site heavy equipment. The types and numbers of equipment will vary among contractors such that such emissions cannot be quantified with certainty. Initial demolition and grading will gradually shift toward building construction and then for finish construction, paving, landscaping, etc. The URBEMIS2007 computer model was used to calculate emissions from the following prototype construction equipment fleet provided by the project applicant:

Demolition of Existing Clubhouse	1 Concrete Saw
	2 Dozers
	2 Tractor/Loader/Backhoe
	1 Excavator
	1 Water Truck
Grading	1 Grader
	1 Dozer
	1 Tractor/Loader/Backhoe
	1 Compactor
	1 Water Truck
Paving	4 Cement Mixers
	1 Paver
	1 Roller
	1 Tractor/Loader/Backhoe
Construction	1 Crane
	1 Welder
	2 Forklifts
	1 Tractor/Loader/Backhoe

Total project grading involves importation of 39,055 cubic yards of earth utilizing 15 cubic yard capacity trucks. Additional earthworks of 3,233 cubic yards of on-site cut and 42,288 cubic yards of on-site fill were modeled. The existing clubhouse to be demolished was 31,520 square feet and the new clubhouse is 69,088 square feet. Utilizing these figures and above equipment fleet the following emissions are calculated by URBEMIS2007:

Construction Activity Emissions (pounds/day)

Activity	ROG	NOx	CO	SO ₂	PM-10	PM-2.5	CO ₂
Demolition of Clubhouse							
No Mitigation	3.1	24.7	13.6	0.0	5.9	2.3	2,760.5
With Mitigation	3.1	21.7	13.6	0.0	4.8	1.3	2,760.5
Grading							
No Mitigation	3.8	35.5	17.6	0.0	48.3	11.3	3,850.9
With Mitigation	3.8	31.7	17.6	0.0	5.0	1.5	3,850.9
Construction							
No Mitigation	1.5	9.5	5.8	0.0	0.6	0.6	994.7
With Mitigation	1.5	8.0	5.8	0.0	0.1	0.1	994.7
Construction and Painting							
No Mitigation	3.6	20.9	14.3	0.0	1.6	1.5	2,203.4
With Mitigation	3.5	17.8	14.3	0.0	0.3	0.2	2,203.4
SCAQMD Threshold	75	100	550	150	150	55	-

Source: URBEMIS2007 Model, Output in Appendix

With or without the use of mitigation, peak daily construction activity emissions will be below SCAQMD CEQA thresholds and will be further reduced by recommended mitigation. The recommended emissions mitigation measures are detailed in the “Mitigation” section of this report.

Construction equipment exhaust contains carcinogenic compounds within the diesel exhaust particulates. The toxicity of diesel exhaust is evaluated relative to a 24-hour per day, 365 days per year, 70-year lifetime exposure. Public exposure to heavy equipment emissions will be an extremely small fraction of the above dosage assumption. Diesel equipment is also becoming progressively "cleaner" in response to air quality rules on new off-road equipment. Any public health risk associated with project-related heavy equipment operations exhaust is therefore not quantifiable, but small.

Construction activity air quality impacts occur mainly in close proximity to the surface disturbance area. There may, however, be some "spill-over" into the surrounding community. That spill-over may be physical as vehicles drop or carry out dirt or silt is washed into public streets. Passing non-project vehicles then pulverize the dirt to create off-site dust impacts. “Spillover” may also occur via congestion effects. Construction may entail roadway encroachment, detours, lane closures and competition between construction vehicles (trucks and contractor employee commuting) and ambient traffic for available roadway capacity. Emissions

controls require good housekeeping procedures and a construction traffic management plan that will maintain such "spill-over" effects at a less-than-significant level.

LOCAL SIGNIFICANCE THRESHOLDS

The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Local Significance Thresholds (LSTs). LSTs were developed in response to Governing Board’s Environmental Justice Enhancement Initiative 1-4 and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD’s Mobile Source Committee in February 2005.

Use of an LST analysis for a project is optional because they were derived for economically or socially disadvantaged communities. For recreational developments, the only source of LST impact would be during construction. LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NOx), carbon monoxide (CO), and particulate matter (PM-10 and PM-2.5). LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

The URBEMIS model estimates that the daily construction disturbance “footprint” will be 0.5 acres. LST pollutant concentration data is currently published for 1, 2 and 5 acre sites. Utilizing data for a 1 acre site and a conservative source receptor distance of 50 meters, the following thresholds are determined (pounds per day):

North Coastal Orange County	CO	NOx	PM-10	PM-2.5
LST Threshold	528	163	13	5
Proposed Project				
Unmitigated	6 – 18	10-35	1 – 48	1 – 11
Mitigated	6 – 18	8-32	1 – 5	1 – 2

All mitigated emissions are below LST thresholds for construction.

OPERATIONAL IMPACTS

Possible project-related air quality concerns typically derive from the mobile source emissions generated from the recreational uses proposed for the project site. However, the proposed Clubhouse Replacement project replaces an existing facility and the proposed project will not result in an increase in trips to and from the site. Since the project would generate the same number of daily trips (643 per day) no study of operational emissions is necessary, but to quantify the results, an analysis was conducted.

Operational emissions for proposed project-related traffic was calculated using a computerized procedure developed by the California Air Resources Board (CARB) for urban growth mobile source emissions. The URBEMIS2007 model utilizing the trip generation factors obtained from the traffic consultant for this project. The results are shown in Table 5.

As seen in Table 5, even if all IBC trips were counted as “new trips” the SCAQMD’s recommended CEQA threshold levels will not be exceeded. Operational emissions will be at a less-than-significant level.

**Table 5
Project-Related Emissions Burden**

Proposed Uses	Emissions (lbs/day)						
	ROG	NOx	CO	SO2	PM-10	PM-2.5	CO2
Year 2011							
Area Sources	0.1	0.0	1.5	0.0	0.0	0.0	2.8
Mobile Sources	3.9	5.3	52.0	0.1	9.9	1.9	5,843.0
Total	4.0	5.3	53.5	0.1	9.9	1.9	5,845.8
SCAQMD Threshold	55	55	550	150	150	55	-
Percent of Threshold	7	10	10	<0.1	7	3	-

GREENHOUSE GAS EMISSIONS

“Greenhouse gases” (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change, commonly referred to as “global warming.” These greenhouse gases contribute to an increase in the temperature of the earth’s atmosphere by transparency to short wavelength visible sunlight, but near opacity to outgoing terrestrial long wavelength heat radiation. The principal greenhouse gases (GHGs) are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions.

California has passed several bills and the Governor has signed at least three executive orders regarding greenhouse gases. The Governor’s Office of Planning and Research is in the process of developing CEQA significance thresholds for GHG emissions but thresholds have yet to be established. GHG statutes and executive orders (EO) include AB 32, SB 1368, EO S-03-05, EO S-20-06 and EO S-01-07.

AB 32 is one of the most significant pieces of environmental legislation that California has adopted. Among other things, it is designed to maintain California’s reputation as a “national and international leader on energy conservation and environmental stewardship.” It will have wide-ranging effects on California businesses and lifestyles as well as far reaching effects on other states and countries. A unique aspect of AB 32, beyond its broad and wide-ranging mandatory provisions and dramatic GHG reductions are the short time frames within which it must be implemented. Major components of the AB 32 include:

- Require the monitoring and reporting of GHG emissions beginning with sources or categories of sources that contribute the most to statewide emissions.
- Requires immediate “early action” control programs on the most readily controlled GHG sources.
- Mandates that by 2020, California’s GHG emissions be reduced to 1990 levels.
- Forces an overall reduction of GHG gases in California by 25-40%, from business as usual, over the next 13 years (by 2020).
- Must complement efforts to achieve and maintain federal and state ambient air quality standards and to reduce toxic air contaminants.

Statewide, the framework for developing the implementing regulations for AB 32 is under way. Additionally, through the California Climate Action Registry (CCAR), general and industry-specific protocols for assessing and reporting GHG emissions have been developed. GHG sources are categorized into direct sources (i.e. company owned) and indirect sources (i.e. not company owned). Direct sources include combustion emissions from on-and off-road mobile sources, and fugitive emissions. Indirect sources include off-site electricity generation and non-company owned mobile sources.

Greenhouse Gas Emissions Significance Thresholds

There are currently no adopted GHG significance thresholds for project CEQA clearance. The California Governor's Office of Planning and Research (OPR) has developed revisions to CEQA implementation guidelines to incorporate GHG. These were forwarded to the California National Resource Agency on April 13, 2009. They contain requirements to characterize the GHG setting, quantify the impacts resulting from the proposed project, determine impact significance, and mitigate as appropriate. They leave the determination of significance to the Lead Agency.

On December 5, 2008 the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the SCAQMD is the lead agency (e.g., stationary source permit projects, rules, plans, etc.) of 10,000 Metric Tons CO₂ equivalent/year. As part of the Interim GHG Significance Threshold development process for industrial projects, the SCAQMD established a working group of stakeholders that also considered thresholds for commercial projects. As discussed in the Interim GHG Significance Threshold guidance document, the focus for commercial projects is on performance standards and a screening level threshold. For discussion purposes, the SCAQMD's working group considered performance standards primarily focused on energy efficiency measures beyond Title 24 and a screening level of 3,000 metric tons (MT) CO₂ equivalent/year based on the relative GHG emissions contribution between commercial sectors and stationary source (industrial) sectors. The working group and staff ultimately decided that additional analysis was needed to further define the performance standards and to coordinate with CARB staff's interim GHG proposal. Staff, therefore, did not recommend action for adopting an interim threshold for commercial projects but rather recommended bringing this item back to the Board for discussion and possible action in March 2009 if the CARB board did not take its final action by February 2009. As of this date, no final action on a quantitative significance threshold has been taken, but 3,000 MT per year has become a *de facto* screening threshold.

Impacts - Greenhouse Gas Emissions

Implementation of the proposed project would contribute to long-term increases in greenhouse gases (GHGs) as a result of traffic increases (mobile sources) and minor secondary fuel combustion emissions from space heating, etc. Development occurring as a result of the proposed project would also result in secondary operational increases in GHG emissions as a result of electricity generation to meet project-related increases in energy demand. Electricity generation in California is mainly from natural gas-fired power plants. However, since California imports about 20 to 25 percent of its total electricity (mainly from the northwestern and southwestern states), GHG emissions associated with electricity generation could also occur outside of California. Space or water heating, water delivery, wastewater processing and solid waste disposal also generate GHG emissions. Short-term GHG emissions will also derive from construction activities.

The General Reporting Protocol (GRP) in the California Climate Action Registry (CCAR) divides project-related operational GHG emissions into three categories. These three sources include the following:

Source 1- On-site combustion of fossil fuels (space and water heating, fireplaces, landscape utility equipment, etc.)

Source 2- Consumption of purchased energy (electricity)

Source 3- Indirect emissions (transportation, solid waste disposal, fresh-and wastewater conveyance and treatment)

For general development projects such as the IBC project, Source 3 is typically a much larger contributor to the GHG burden than Sources 1 and 2. For convenience, project related GHG emissions were aggregated into transportation and non-transportation sources. The transportation component is calculated and reported in the URBEMIS2007 computer model. The non-transportation sources require additional analysis, as shown below.

Construction Activity GHG Emissions

During project construction, the URBEMIS2007 computer model predicts that a peak activity day in the single worst case year of construction (2010 during demolition and grading) will generate the following CO₂ emissions:

Demolition and Mass Grading - 3,850.9 pounds/day

Equipment exhaust also contains small amounts of methane and nitric oxides which are also GHGs. Non-CO₂ GHG emissions represent approximately a three percent increase in CO₂-equivalent emissions from diesel equipment exhaust. For purposes of analysis, it was assumed that the non-CO₂ GHG emissions from construction equipment are negligible, and that the total project construction GHG burden can be characterized by 40 peak activity days. The estimated annual GHG impact is estimated as follows if all the above activities were to occur in a single year:

$$\text{Demo/Grading} = (3,850.9 \text{ lbs/day} \times 40 \text{ peak days/yr}) / 2,000 \text{ lbs/ ton}$$

$$\text{Yearly Total} = 77 \text{ "short" tons/yr} = 70 \text{ MT/year}$$

For screening purposes, the temporary construction activity GHG emissions were compared to the chronic operational emissions in the SCAQMD's interim thresholds. The screening level operational threshold is 3,000 metric tons (MT) of CO₂-equivalent (CO₂(e)) per year. Grading activities generating 70 MT are well below this threshold.

Project Operational GHG Emissions

The input assumptions for operational GHG emissions calculations, and the GHG conversion from consumption to annual regional CO₂(e) emissions are summarized in Table 8. Annual GHG emissions, from non-transportation sources associated with the clubhouse replacement are shown in Table 9. Because the project generates the same number of trips as existing uses, the transportation component is shown as zero.

Table 8
Annual Non-Transportation Consumption/Generation

<i>Land Use</i>	<i>Unit</i>	<i>Electricity</i> <i>(MWHR)</i>	<i>Nat. Gas</i> <i>(10⁶ cu ft)</i>	<i>Solid Waste</i> <i>(tons)</i>	<i>Water</i> <i>(10⁶ gal)</i>
Clubhouse/Golf	1,000 Sq. ft.	9.95(a)	0.0576(b)	0.91(c)	0.114(d)

Conversion to CO₂(e) [tons/year]

Electricity	MWHR x 0.363 tons/MWHR (1)
Nat. Gas	10 ⁶ cubic feet x 54.6 tons/10 ⁶ cubic feet (2)
Solid Waste	tons x 0.46 tons/ton (3)
Water and Wastewater	10 ⁶ gal(MG) x 4.62 tons/MG (4)

- (1) California Climate Action Registry, 2009
- (2) California Climate Action Registry, 2009
- (3) Energy Information Admin., Voluntary Reporting of GHG
- (4) California Energy Commission, Integrated Energy Policy Report (12.7 MWHR per MG conveyed, treated and disposed in Southern California)

- (a) SCAQMD CEQA Air Quality Handbook, Table A9-11-A
- (b) SCAQMD CEQA Air Quality Handbook, Table A9-12-A
- (c) Los Angeles EIR Manual for Private Projects
- (d) Calclimate.berkeley.edu, assume commercial = 74% of residential

Table 9
Project-Related GHG Emissions (2014)

<i>Use</i>	<i>Unit</i>	<i>Electricity (MWHR)</i>	<i>Nat. Gas (10⁶ cu ft)</i>	<i>Solid Waste (tons)</i>	<i>Water (MG)</i>
Clubhouse	69.09 KSF	687.4	4.0	62.9	7.9
<i>Conversion Factor (Table 8)</i>		<i>0.363</i>	<i>54.6</i>	<i>0.46</i>	<i>4.62</i>
CO ₂ (e) tons/yr		249.5	218.4	28.9	36.4

Total Non-Transportation	533.2 tons/year
Total Transportation	0 tons/year
Combined tons CO₂(e)/yr	533.2 "short" tons
	484.7 metric tons (MT)

Annual project-related GHG emissions will be well below the 3,000 MT/year screening threshold. They will be further reduced by any “credit” for GHG emissions from the existing clubhouse. To the extent that the new clubhouse may be more energy efficient than current operations, net GHG emissions from the proposed larger facility may be almost zero.

Greenhouse Gas Emissions Reduction Measures

Although new GHG emissions will be well below the screening threshold, all GHG emissions are considered to have a cumulative global impact. Implementation of reasonably available control measures is recommended. GHG reduction options on a project-level basis are similar to those measures designed to reduce criteria air pollutants (those with ambient air quality standards). Measures that reduce trip generation or trip lengths, measures that optimize the transportation efficiency of a region, and measures that promote energy conservation within a development will reduce GHG emissions. Additionally, carbon sequestering can be achieved through urban forestry measures.

Reductions in the vehicular contribution are critical in achieving the goals of statewide/national GHG minimization programs. However, substantial mobile source trip/VMT reduction or increases in vehicular fuel efficiency are not achievable on a project-specific basis. State or national programs are in place to significantly upgrade fuel efficiencies. Most project-specific discretionary actions for GHG reduction must focus on energy conservation.

Recommended GHG reduction measures include:

- Construct the new clubhouse to LEED specification.
- Promote solid waste minimization and recycling.
- Incorporate fast-growing, low water use landscape to enhance carbon sequestration and reduce water use.

MITIGATION

CONSTRUCTION EMISSIONS MITIGATION

Construction activity air pollution emissions are not anticipated to individually exceed SCAQMD CEQA thresholds. Regardless, the non-attainment status of the air basin requires that Best Available Control Measures (BACMs) be used where feasible. Recommended construction activity mitigation including BACM's includes:

Dust Control

- Apply soil stabilizers to inactive areas.
- Prepare a high wind dust control plan and implement plan elements and terminate soil disturbance when winds exceed 25 mph.
- Stabilize previously disturbed areas if subsequent construction is delayed.
- Water exposed surfaces 3 times/day.
- Cover all stock piles with tarps.
- Replace ground cover in disturbed areas as soon as feasible.

Exhaust Emissions

- Require 90-day low-NOx tune-ups for off-road equipment.
- Limit allowable idling to 5 minutes for trucks and heavy equipment.
- Utilize equipment whose engines are equipped with diesel oxidation catalysts if available.
- Utilize diesel particulate filter on heavy equipment where feasible.

Painting and Coatings

- Use low VOC coatings and high pressure-low volume sprayers.

OPERATIONAL EMISSIONS MITIGATION

Operational emissions will not exceed adopted significance thresholds.

GREENHOUSE GAS EMISSIONS

All GHG emissions have a global cumulative impact. Recommended project-specific GHG reduction measures include:

- Construct the new clubhouse to LEED specification.
- Promote solid waste minimization and recycling.
- Incorporate fast-growing, low water use landscape to enhance carbon sequestration and reduce water use.

APPENDIX

URBEMIS2007 Computer Model Output

NOISE IMPACT ANALYSIS
INTERNATIONAL BAY CLUBS
CITY OF NEWPORT BEACH, CALIFORNIA

Prepared for:

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Date:

September 11, 2009

Project No.: P09-026 N

NOISE SETTING

Sound is mechanical energy transmitted by pressure waves in a compressible medium such as air. Noise is generally considered to be unwanted sound. Sound is characterized by various parameters that describe the rate of oscillation of sound waves, the distance between successive troughs or crests, the speed of propagation, and the pressure level or energy content of a given sound. In particular, the sound pressure level has become the most common descriptor used to characterize the loudness of an ambient sound level.

The decibel (dB) scale is used to quantify sound pressure levels. Although decibels are most commonly associated with sound, "dB" is a generic descriptor that is equal to ten times the logarithmic ratio of any physical parameter versus some reference quantity. For sound, the reference level is the faintest sound detectable by a young person with good auditory acuity.

Since the human ear is not equally sensitive to all sound frequencies within the entire auditory spectrum, human response is factored into sound descriptions by weighting sounds within the range of maximum human sensitivity more heavily in a process called "A-weighting," written as dB(A). Any further reference in this discussion to decibels written as "dB" should be understood to be A-weighted.

Time variations in noise exposure are typically expressed in terms of a steady-state energy level equal to the energy content of the time varying period (called LEQ), or alternately, as a statistical description of the sound pressure level that is exceeded over some fraction of a given observation period. Finally, because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, state law requires that, for planning purposes, an artificial dB increment be added to quiet time noise levels in a 24-hour noise descriptor called the Ldn (day-night) or the Community Noise Equivalent Level (CNEL). The CNEL metric has gradually replaced the Ldn factor, but the two descriptors are essentially identical.

CNEL-based standards are generally applied to transportation-related sources because local jurisdictions are pre-empted from exercising direct noise control over vehicles on public streets, aircraft, trains, etc. The City of Newport Beach therefore regulates the traffic noise exposure of the receiving property through land use controls.

Noise/land use compatibility standards for various classes of land uses are generally expressed in the Noise Element of the General Plan to insure that noise exposure is considered in any development decisions. The City of Newport Beach has guidelines for noise exposure standards which are shown in Table 1. For proposed recreational uses at the project site, the City recommends an exterior noise exposure of 65 dB CNEL.

For "stationary" noise sources, the City has legal authority to establish noise performance standards designed to not adversely impact adjoining residential uses. These standards are typically articulated in the jurisdictional Municipal Code. These standards recognize the varying noise sensitivity of both transmitting and receiving land uses. The property line noise performance standards are normally structured according to land use and time-of-day.

Table 1

City of Newport Beach Interior and Exterior Noise Standards

Land Use Category	Uses	Energy Average CNEL		
		Interior ^a	Exterior ^b	
RESIDENTIAL	Single Family, Two-Family, Multiple Family	45 ^c	55 ^d	65
	Mobile Home	-		65 ^e
Commercial, Industrial, Institutional	Hotel, Motel, Transient Lodging	45		65 ^f
	Commercial Retail, Bank Restaurant	55		-
	Office Building, Research and Development, Professional Offices, City Office Building	50		-
	Amphitheatre, Concert Hall Auditorium, Meeting Hall	45		-
	Gymnasium (Multipurpose)	50		-
	Sports Club	55		-
	Manufacturing, Warehousing, Wholesale, Utilities	65		-
	Movie Theatres	45		-
INSTITUTIONAL	Hospital, Schools' Classroom	45		65
	Church, Library	45		-
Open Space	Parks	-		65

^aIndoor environment excluding: Bathrooms, toilets, closets, corridors.

^bOutdoor environment limited to:

- Private yard of single family
- Multi-family private patio or balcony which is served by a means of exit from inside
- Mobile home park
- Hospital patio
- Park's picnic area
- School's playground
- Hotel and motel recreation area

^cNoise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as of Chapter 12, Section 1205 of UBC.

^dNoise level requirement with open windows, if they are used to meet natural ventilation requirement.

^eExterior noise level should be such that interior noise level will not exceed 45 CNEL.

^fExcept those areas around the airport within the 65 CNEL contour.

CITY OF NEWPORT BEACH NOISE STANDARDS

The Newport Beach Municipal Code (section 10.26.025 Exterior Noise Standards) limits the noise level generated on a property that may cross to a neighboring residential property. The City's noise ordinance limits are stated in terms of a 15-minute limit with allowable deviations from this 50th percentile standard. This noise level describes the noise level that is exceeded during a certain percentage of the measurement period. For example, the L₂₅ is the level exceeded 25% of the measurement period or thirty minutes in an hour. The larger the deviation, the shorter the allowed duration up to a never-to-exceed 20 dB increase above the 25th percentile standard.

Ordinance limits generally apply to "stationary" sources such as mechanical equipment, or vehicles operating on private property. Noise from the proposed International Bay Clubs (IBC) site must meet the City of Newport Beach Residential Noise Standards at the nearest residential property line, as shown in Table 2. The applicable requirement is a function of the time of day with an L₂₅ daytime standard of 55 dB and L₂₅ nighttime of 50 dB.

The City's Noise Ordinance (section 10.28.040 Construction Activity-Noise Regulations) exempts noise generated by construction activities from the Noise Ordinance standards if construction is restricted to the hours of 7 a.m. and 6:30 p.m. on weekdays and 8 a.m. and 6 p.m. on Saturdays. Construction is not permitted on any national holiday or on any Sunday.

The Newport Beach Noise Ordinance also provides limitations on the installation of new HVAC equipment as follows:

- New permits for heating, venting and air conditioning (HVAC) equipment in or adjacent to residential areas shall be issued only where installations can be shown by computation, based on the sound rating of the proposed equipment, not to exceed an A-weighted sound pressure level of fifty (50) dBA or not to exceed an A-weighted sound pressure level of fifty-five (55) dBA and be installed with a timing device that will deactivate the equipment during the hours of ten p.m. to seven a.m.

Table 2
NEWPORT BEACH NOISE STANDARDS

Noise Zone	Type of Land Use	Allowable Exterior Noise Level (Equivalent Noise Level, Leq) 7 a.m. to 10 p.m.	Allowable Exterior Noise Level (Equivalent Noise Level, Leq) 10 p.m. to 7 a.m.
I	Single-, two-or multiple-family residential	55 dBA	50 dBA
II	Commercial	65 dBA	60 dBA
III	Residential portions of mixed-use properties	60 dBA	50 dBA
IV	Industrial or manufacturing	70 dBA	70 dBA

It is unlawful for any person at any location within the incorporated area of the City to create any noise, or to allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level when measured on any other property, to exceed either of the following:

1. The noise standard for the applicable zone for any fifteen-minute period;
2. A maximum instantaneous noise level equal to the value of the noise standard plus twenty (20) dBA for any period of time (measured using A-weighted slow response).

Notes:

- In the event the ambient noise level exceeds the noise standard, the maximum allowable noise level under said category shall be increased to reflect the maximum ambient noise level.
- The Noise Zone III standard shall apply to that portion of residential property falling within one hundred (100) feet of a commercial property, if the intruding noise originates from that commercial property.
- If the measurement location is on boundary between two different noise zones, the lower noise level standard applicable to the noise zone shall apply. (Ord. 95-53 § 1, 1995; Ord. 95-38 § 11 (part), 1995)

BASELINE NOISE LEVELS

Existing noise levels on the proposed project site derive mainly from vehicular sources on the adjacent arterial roadways. The proposed project site is currently a functioning Golf Club. The surrounding area is developed with residential uses to the northeast and southwest. The site is bound by Newport Center Drive to the east, Pacific Coast Highway to the south and Santa Barbara Drive to the north.

Noise measurements were made in order to document existing baseline levels in the area. These help to serve as a basis for projecting noise exposure from ambient noise activity upon the proposed project as well as noise from the project upon the surrounding community. Noise measurements were conducted in June 18th through 19th, 2009, for 24-hours at two representative locations. The location and resultant CNEL for each of the monitors is shown in Figure 2. The detailed results of the measurements including the hourly Leqs for each monitoring location are provided in Table 3.

As seen in Table 3, on-site CNELs at the project site are in the 55-60 dB range. Such levels are well within Newport Beach recreational noise standard of 65 dB CNEL. There are no existing ambient noise constraints to project clubhouse development as proposed.

Figure 1

Noise Monitor Locations

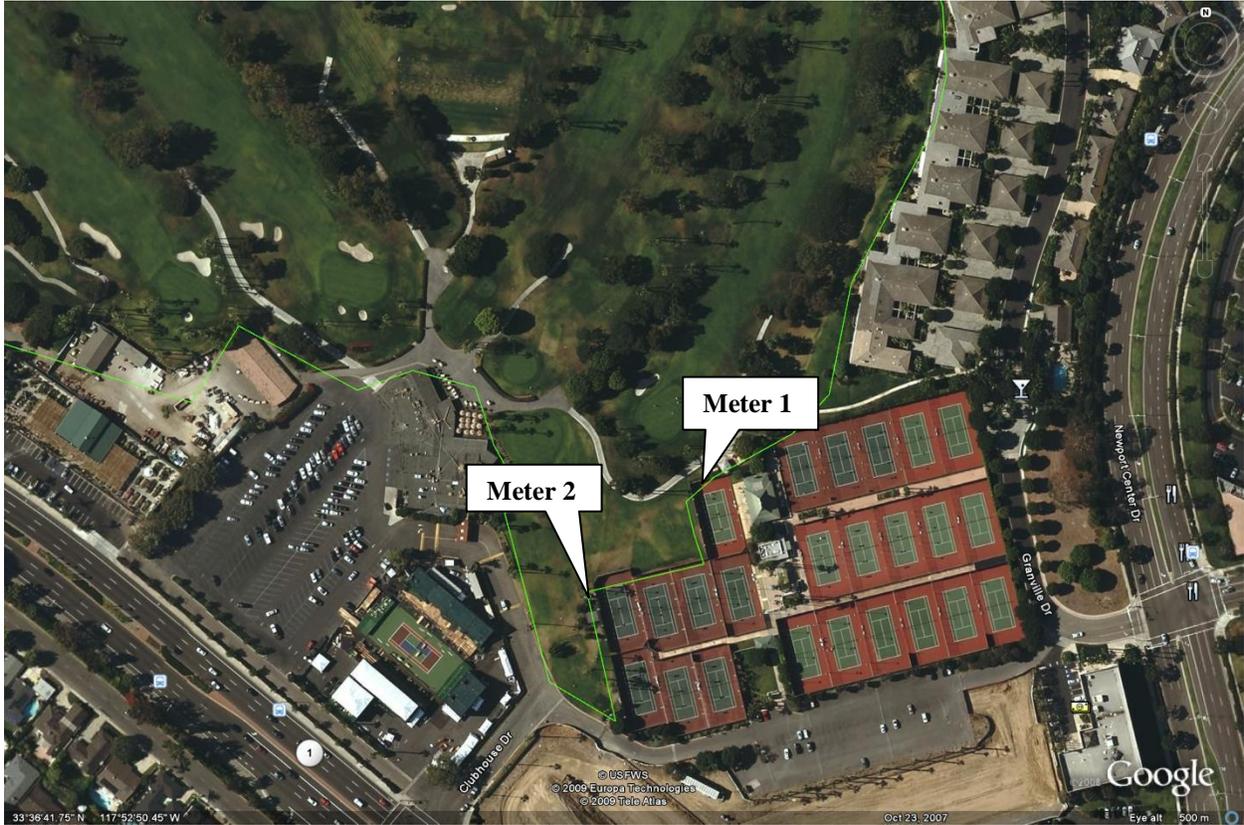


Table 3
IBC
Existing On-Site Hourly Leq's and CNEL

Time Interval	Site 1	Site 2
17:00-18:00	53.8	55.2
18:00-19:00	53.9	55.2
19:00-20:00	53.0	49.0
20:00-21:00	52.1	51.9
21:00-22:00	51.3	56.8
22:00-23:00	47.6	59.2
23:00-24:00	45.2	52.1
0:00-1:00	41.4	45.5
1:00-2:00	37.6	41.1
2:00-3:00	41.4	43.2
3:00-4:00	39.0	42.5
4:00-5:00	37.2	50.4
5:00-6:00	42.0	49.8
6:00-7:00	47.1	50.0
7:00-8:00	52.5	54.6
8:00-9:00	55.9	56.8
9:00-10:00	57.5	56.7
10:00-11:00	54.0	56.3
11:00-12:00	55.0	56.9
12:00-13:00	55.4	55.9
13:00-14:00	56.5	57.5
14:00-15:00	56.2	57.1
15:00-16:00	56.2	57.2
16:00-17:00	55.3	58.4

Noise levels are "penalized" by +5 dB in the evening from 7 p.m. to 10 p.m., and by +10 dB at night from 10 p.m. to 7 a.m. in the CNEL calculations (a weighted average).

Resultant CNEL

Measurement Parameter	Site 1	Site 2
24-Hour CNEL	55.1	59.5

NOISE IMPACTS

NOISE SIGNIFICANCE CRITERIA

Noise impacts are considered significant if they result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.
- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

SOURCES OF IMPACT

There are several characteristic noise sources are typically identified with general development such as proposed at the IBC project site. Construction activities, especially heavy equipment, will create short-term noise increases near the project sites.

Project activities will entail outdoor activities and limited indoor activities. Outdoor recreational golfing activities are generally very low key and represent a continuation of existing activities. No impact analysis was therefore conducted for outdoor recreation. The primary noise sources for off-site uses that would be of possible concern would be any changes in the parking lot activity noise. Additionally, any new HVAC equipment installed for the Clubhouse would be required to meet noise standards as outlined in the City of Newport Beach Municipal Code.

CONSTRUCTION NOISE IMPACTS

Temporary construction noise impacts will vary markedly because the noise strength of construction equipment ranges widely as a function of the equipment used and its activity level. Short-term construction noise impacts tend to occur in discrete phases dominated initially by demolition of existing structures and large earth-moving sources, then by foundation and parking lot construction, and finally for finish construction. The demolition and earth-moving sources are the noisiest, with equipment noise typically ranging from 75 to 90 dBA at 50 feet from the source.

Figure 2 shows the range of noise emissions for various pieces of construction equipment. Point sources of noise emissions are typically attenuated by a factor of 6 dB per doubling of distance through geometrical (spherical) spreading of sound waves. The quieter noise sources will drop

to a 65 dBA exterior/45 dBA interior noise level by about 200 feet from the source. For typical construction scenario, the louder noise sources may require over 1,000 feet from the source to reduce the 90+ dBA source strength to a generally acceptable 65 dBA exterior exposure level.

Grading for the proposed project requires import of 39,055 cubic yards of earth. At a 15 cubic yards per truck capacity, this would necessitate 2,604 round trips (a full truck in and an empty truck out), or 5,207 one way trips (2,604 x 2). Grading is assumed to take place over a 26 week period. Utilizing a 26 week time frame, there would be 40 truck trips per day associated with dirt haul. The noise level from 44 truck passages per day at 45 mph is 66.6 dB CNEL at 50 feet from the roadway centerline. Although it is unlikely that all the trucks will travel the same route, a worst case analysis has presented based on this assumption. This noise signature was overlaid on the existing traffic noise on area roadways as reflected below. Traffic volumes were provided by the City of Newport Beach traffic engineering department.

Roadway	Existing ADT (vehicle count)	Existing Noise at 50 feet from centerline	Noise from Earthworks Trucks	Noise Increase from Trucks
MacArthur S of San Miguel	33,027	73.0 dB CNEL	66.6 dB CNEL	0.9 dB CNEL
PCH -Jamboree to Newport Center Dr.	35,660	73.4 dB CNEL	66.6 dB CNEL	0.8 dB CNEL
Jamboree S of Santa Barbara	30,629	72.7 dB CNEL	66.6 dB CNEL	1.0 dB CNEL
Newport Center Dr. S of Anacapa	10,791	68.2 dB CNEL	66.6 dB CNEL	2.3 dB CNEL

As indicated above, the maximum noise increase along area arterials resulting from the increase in haul trucks is 2.3 dBA CNEL, which is less than the +3.0 dB significance threshold if all trucks traveled along Newport Center Drive. In reality, trucks will likely utilize several routes and thereby dilute the maximum noise impacts reflected above. However, even if all trucks were to utilize the same route the maximum noise impact associated with truck haul from grading activities is less than significant.

According to the City of Newport Beach Municipal Code, permissible hours of construction are 7 a.m. and 6:30 p.m. on weekdays and 8 a.m. and 6 p.m. on Saturdays. Construction is not permitted on any national holiday or on any Sunday. These hours are included as conditions on any project construction permits and these limits will serve to minimize any adverse construction noise impact potential.

Figure 3

**Typical Construction Equipment
Noise Generation Levels**

ON-SITE NOISE GENERATION

Parking Lot Activity

The project's primary parking lots will remain along PCH and will accommodate 289 cars. An upper lot accommodates 75 spaces. Total parking capacity for the IBC Course is 364 vehicles. Parking lot activities are sporadic but with a morning and evening peak hour volume. Existing peak hour traffic volume is 40 vehicles per hour in the morning and 49 vehicles per hour in the afternoon. Noise emanating from vehicles entering and exiting the proposed project site improvements will be less than from existing site operations and will be spread over several areas. Parking lot noise is not anticipated to be a noise nuisance.

Activity Noise Generation

The uses planned for the IBC are a continuation of existing uses and do not represent any significant new noise source and as such is not anticipated to generate noise that will affect off-site uses.

Mechanical Equipment Noise

For any heating, ventilation and air conditioning (HVAC) equipment installed for the clubhouse, the noise level is typically less than 50 dB at 50 feet from the source independent of any additional structural shielding. As long as a 50-foot set-back is maintained to the nearest property line from any new HVAC equipment, no noise impact will exist.

SUMMARY

Short-term construction noise intrusion and vibration impacts will be limited by conditions on construction permits requiring compliance with the City of Newport Beach Noise Ordinance. The allowed hours of construction are 7 a.m. and 6:30 p.m. on weekdays and 8 a.m. and 6 p.m. on Saturdays. Construction is not permitted on any national holiday or on any Sunday. In addition the following construction practices are recommended:

- Stockpiling and staging activities must be located as far as practicable from dwellings.
- All mobile equipment shall have properly operating and maintained mufflers.

Maximum on-site traffic and parking during peak hour will be less-than-significant.

It is not anticipated that mechanical equipment for the new clubhouse would exceed applicable noise standards. Regardless, any HVAC equipment at the IBC Clubhouse must meet the following noise standard at the nearest off-site sensitive use:

- (HVAC) equipment in or adjacent to residential areas shall be shown by computation, based on the sound rating of the proposed equipment, not to exceed an A-weighted sound pressure level of fifty (50) dBA or not to exceed an A-weighted sound pressure level of fifty-five (55) dBA and be installed with a timing device that will deactivate the equipment during the hours of ten p.m. to seven a.m.

RECEIVED BY
PLANNING DEPARTMENT

JUN 30 2010

CITY OF NEWPORT BEACH

City of Newport Beach
NEWPORT BEACH COUNTRY CLUB
Parking Management Plan

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June 21, 2010

NEWPORT BEACH COUNTRY CLUB Parking Management Plan

The Newport Beach Country Club (NBCC) is a private membership club and includes the Golf Course and Clubhouse. The NBCC proposes the reconstruction of the existing clubhouse and golf course maintenance facility including, a reconfiguration of the existing parking lot, the private entry drive and access for deliveries. Under the proposed project, the clubhouse would be increased in size from 23,460 square feet (sf) up to 51,213 sf. The increase in square footage is intended to improve service to its existing membership and to modernize the facility. Under the proposed project, the club membership is expected to be reduced. The new clubhouse will include: dining facilities, a banquet room, a pro shop, a fitness facility, locker rooms, staff offices, and a maintenance facility. With the exception of the 1,800 square foot fitness facility, which is a new use, the increase in square footage comes from enlarging existing uses such as locker rooms, club storage, game room, etc. Four separate dining facilities will include: Fine Dining, Mixed Grille, Boardroom/Private Dining, and a 250-seat Banquet Room. The dining facilities will provide a maximum total seating of 438 persons if all four were occupied at one time. The existing site is shown in an aerial map in Figure 1 and the proposed site plan is illustrated in Figure 2.

ANALYSIS

Table 1 shows the City's Zoning Code required parking spaces for the expanded facilities. The City's Parking Code requirement is 334 parking spaces and 348 spaces will be provided, resulting in a net 14-space surplus over the City Parking Code requirement. The City's Parking Code rates typically apply to single stand-alone uses and uses open to the public. However the NBCC is private and requires a membership to use the facilities. Therefore the total parking spaces required may be excessive. The project will include four separate dining facilities, three areas for club members, and a banquet facility, which is available for special events. Combined, the dining facilities will provide a maximum seating of 438 persons if all four were occupied at one time. While it is unlikely that all four dining areas will be fully occupied at the same time, the proposed project exceeds the parking spaces required by the City Parking Code and will have a sufficient number of parking spaces available to accommodate all four uses at once.

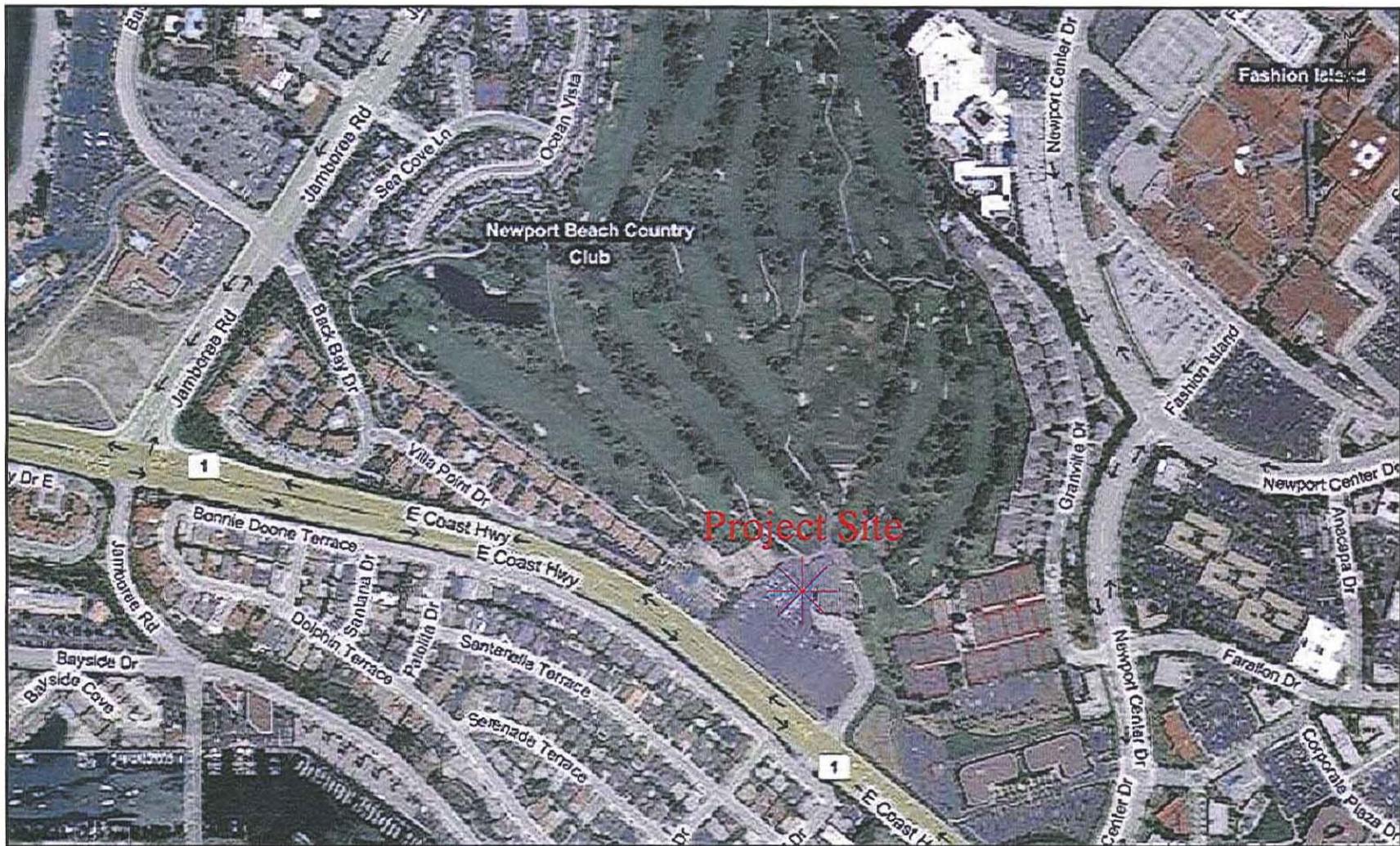


Figure 1
AERIAL VIEW



Figure 2

SITE PLAN

Table 1			
NBCC EXPANSION PARKING REQUIREMENTS			
Land Use	Size	Parking Rates	Required Spaces
Golf Uses	18 Holes	8 Spaces per Hole	144
Eating & Drinking Establishments	Seats	1 Space per each 3 Seats (or 1 per each 75 sq. ft of net public area)	146
Fine Dining	58		
Mixed Grille	90		
Boardroom/Private Dining	40		
Banquet Room	250		
Offices	2,290 sq. ft	4 Spaces per 1,000 sq. ft	18
Pro Shop	2,160 sq. ft		
Maintenance	8,565 sq. ft	2 Spaces per 1,000 sq. ft	18
Health/Fitness Facilities (small)	1,800 sq. ft	1 Space per 250 sq. ft	8
TOTAL			334

Under the proposed project, the clubhouse facilities will be expanded from 23,460 square feet to about 51,213 square feet. No new services are proposed with the exception of the 1,800 square foot fitness room. No increase in club membership is expected; rather, a reduction in membership is planned. The club currently staffs between 100-120 employees depending on the season; no change in staffing levels is proposed. Since no increase in NBCC membership or staff is expected, an accurate estimate of the future parking demand of the expanded facility can be determined from the existing parking demand. The existing NBCC parking facility was observed to determine existing parking demand and was counted for three days (Friday, Saturday, and Sunday, October 24-26, 2008) from 7:00 AM – 9:00 PM on an hour-by-hour basis. The results (see Appendix) reveal Friday is the peak day with a maximum of 239 spaces occupied at noon. Saturday has a peak parking demand of 190 spaces and Sunday drops well off with a peak of only 115 spaces filled. With a forecasted decrease in club membership and an unlikely increase in the number of NBCC employees, the expansion is not expected to pass the existing club's peak parking demand of 239 spaces. This leaves a surplus of 109 parking spaces out of the 348 spaces provided (excludes 5 parking spaces in gate controlled maintenance area).

Employee parking was also analyzed as part of the parking management plan. The peak parking demand of 239 spaces included all members, guests and employees parked on site. The exact percentage of employees that made up the 239-space peak is unknown. The site plan will include five parking stalls in the gated maintenance area adjacent to the proposed clubhouse, which will be utilized for the maintenance employee parking. All other employees will be instructed to park in the 224 space lower lot (224 spaces at lowest level plus 50 spaces at the banquet entry area), leaving the 74 spaces in the upper lot reserved for members and guests only. Moreover, employees will be required to park in spaces furthest from the clubhouse leaving closer parking spaces available to members and guests. Even without the upper lot, the lower lots 274 space capacity is more than sufficient to handle the site's existing peak 239 space demand which includes employee parking (minus five maintenance spaces) with a total 35 spaces still available or a 13 percent vacancy. In the lower lot, no parking conflicts between employees and patrons is expected that would require designating specific spaces for members only versus parking for employees.

Currently, the NBCC hosts a number of annual charity events and weddings. The special events usually occur on Saturday afternoons and evenings when the "normal" clubhouse parking demand is only about 190± spaces. This leaves a minimum of 158± spaces for special events such as weddings, etc. The new clubhouse will have a banquet room with a maximum capacity of 250 persons. The three other dining facilities are for club members, which have been accounted for in the parking counts. The City's

parking code requires eating and drinking establishments parking to be provided at the rate of one space per three seats. Therefore, the banquet room will require a total of 84 spaces. The available vacant spaces on Saturday afternoon are predicted to be about double that (160±) with the surplus increasing dramatically to over 230 spaces after 4:00 PM.

TRAFFIC CIRCULATION

Upon reviewing the site plan for the proposed expansion, all improvements to parking, internal circulation, and points of ingress and egress, it has been found the revised plan represents improvements over the existing conditions and is consistent with standard City regulations. However a few comments are in order. First, the site plan shows one traffic circle located at the Porte Cochere. The traffic circle must have a minimum of a 40-foot radius from the center of the circle (80 foot total diameter) for a standard size vehicle to maneuver through. Since the circle is not concentrically designed, the diameter provided is greater than the minimum 80 feet required to maneuver the circle. The proposed traffic circle shall also be signed properly to instruct drivers, members, and guests the direction of travel counterclockwise around the circle.

Secondly, there is a proposed gate controlled driveway on the western edge of the site that links to an existing easement, which runs parallel to East Coast Highway. This easement allows the neighboring Armstrong Nursery access to the signalized intersection of Irvine Terrace and East Coast Highway. The driveway gate will remain open during service hours. All guests will be instructed to use the main entrance and will be required to check in at the guardhouse when visiting.

CONCLUSIONS

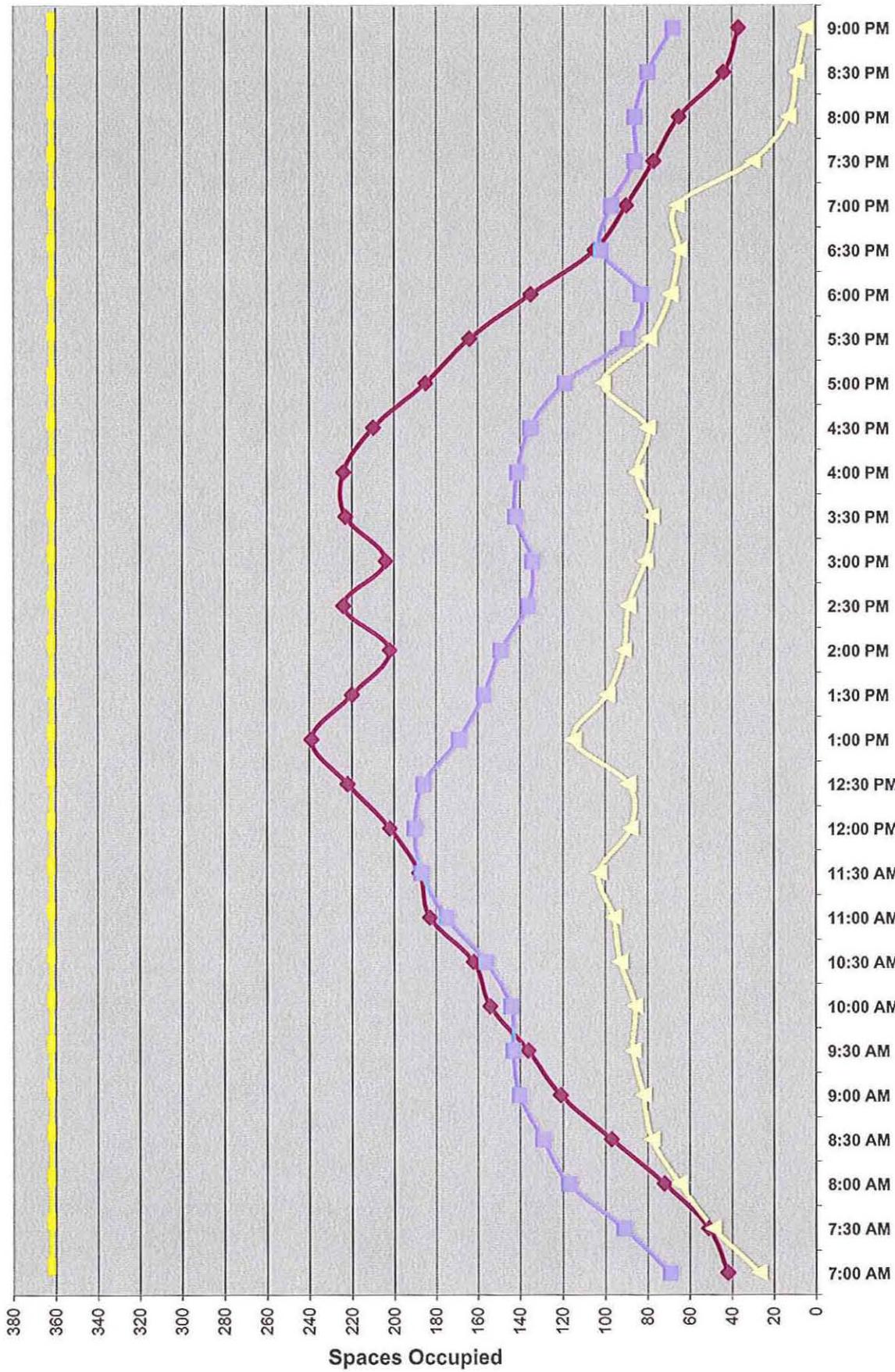
In summary, it is concluded that the 348 parking spaces exceeds the City's Parking Code requirement of 334 spaces at full operational capacity of the dining areas, club services, golf course and related uses, and will be more than adequate to serve the proposed NBCC clubhouse. Despite a significant increase in size of the facility, the current membership is not expected to increase and over time the membership is anticipated to actually drop.

An existing peak parking demand of 239 spaces was observed to occur on Fridays at noon. The peak demand on Saturday is 190 spaces at noon, which drops to less than 100 by 5:00 PM when most special events such as wedding, etc., occur.

In effect, the increased size of the clubhouse is not expected to result in any increase in parking demand. On the contrary, as the membership drops the parking demand is expected to follow suit.

APPENDIX A

Newport Beach Country Club Parking Study-Daily Parking Demand



parking lot



- City Boundary
- Bulk & Pierhead Stationing
- Bulkhead
- Pierhead
- Eelgrass Patch 07 Survey
- Eelgrass Bed 07 Survey
- Eelgrass Patch 04 Survey
- Eelgrass Bed 04 Survey
- Mapped Eelgrass NOAA 04
- Mooring Sites
- Categorical Exclusion Zone
- Chamber of Commerce
- City Office
- Fire Station
- Library
- Park/Community Center
- Post Office
- School

Disclaimer

Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use. The GIS database and data in the product is subject to constant change and the accuracy and completeness cannot be and is not guaranteed.

PARKING LOT SURVEY

7AM - 9AM

FRI, SAT & SUN

1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20
21	21	21
22	22	22
23	23	23
24	24	24
25	25	25
26	26	26
27	27	27
28	28	28
29	29	29
30	30	30
31	31	31

24, 25 & 26

NEWPORT BEACH COUNTRY CLOTS

A-3

182ft

TRAFFIC DATA SERVICES, INC.
PARKING STUDY

LOCATION: NEWPORT BEACH COUNTRY CLUB
1600 E. COAST HWY
CITY: NEWPORT BEACH

FILENAME: 10808PK1
DATE: 10/24/08
DAY: FRIDAY

Time Period Beginning	ZONES						ZONES						TOTAL
	1	2	3	4	5	6	7	8	9	10	11	12	
SPACES:	231	215	5										451
6:00 AM													
:30 AM													
7:00 AM	32	10	0										42
:30 AM	36	15	0										51
8:00 AM	46	26	0										72
:30 AM	57	39	1										97
9:00 AM	72	48	1										121
:30 AM	79	55	2										136
10:00 AM	86	66	2										154
:30 AM	90	70	2										162
11:00 AM	108	73	2										183
:30 AM	111	75	2										188
12:00 PM	128	71	3										202
:30 PM	131	88	3										222
1:00 PM	141	94	4										239
:30 PM	127	90	3										220
2:00 PM	109	90	3										202
:30 PM	130	91	3										224
3:00 PM	114	88	2										204
:30 PM	132	89	2										223
4:00 PM	133	89	2										224
:30 PM	127	81	2										210
5:00 PM	108	75	2										185
:30 PM	90	72	2										164
6:00 PM	63	70	2										135
:30 PM	34	70	1										105
7:00 PM	23	66	1										90
:30 PM	19	57	1										77
8:00 PM	15	49	1										65
:30 PM	6	38	0										44
9:00 PM	5	32	0										37
:30 PM													

COMMENTS: SEE PHOTO FOR ZONES

TRAFFIC DATA SERVICES, INC.
PARKING STUDY

LOCATION: NEWPORT BEACH COUNTRY CLUB
1600 E. COAST HWY
CITY: NEWPORT BEACH

FILENAME: 10808PK2
DATE: 10/25/08
DAY: SATURDAY

Time Period Beginning	ZONES			ZONES								TOTAL	
	1	2	3	4	5	6	7	8	9	10	11		12
SPACES:	231	215	5										451
6:00 AM													
:30 AM													
7:00 AM	60	8	1										69
:30 AM	81	8	2										91
8:00 AM	99	14	4										117
:30 AM	110	15	4										129
9:00 AM	115	21	4										140
:30 AM	119	20	4										143
10:00 AM	119	21	4										144
:30 AM	129	22	5										156
11:00 AM	140	30	5										175
:30 AM	151	31	5										187
12:00 PM	149	37	4										190
:30 PM	145	40	1										186
1:00 PM	128	40	1										169
:30 PM	117	39	1										157
2:00 PM	108	40	1										149
:30 PM	102	32	2										136
3:00 PM	101	31	2										134
:30 PM	104	36	2										142
4:00 PM	95	44	2										141
:30 PM	88	46	1										135
5:00 PM	68	51	0										119
:30 PM	49	40	0										89
6:00 PM	34	49	0										83
:30 PM	47	55	0										102
7:00 PM	37	60	0										97
:30 PM	29	57	0										86
8:00 PM	28	58	0										86
:30 PM	24	56	0										80
9:00 PM	22	46	0										68
:30 PM													

COMMENTS: SEE PHOTO FOR ZONES

TRAFFIC DATA SERVICES, INC.
PARKING STUDY

LOCATION: NEWPORT BEACH COUNTRY CLUB
1600 E. COAST HWY
CITY: NEWPORT BEACH

FILENAME: 10808PK3
DATE: 10/26/08
DAY: SUNDAY

Time Period Beginning	ZONES						ZONES						TOTAL
	1	2	3	4	5	6	7	8	9	10	11	12	
SPACES:	231	215	5										451
6:00 AM													
:30 AM													
7:00 AM	21	6	0										27
:30 AM	41	8	0										49
8:00 AM	56	9	0										65
:30 AM	69	9	0										78
9:00 AM	72	10	0										82
:30 AM	75	12	0										87
10:00 AM	74	12	0										86
:30 AM	79	13	1										93
11:00 AM	81	14	1										96
:30 AM	84	18	1										103
12:00 PM	66	20	2										88
:30 PM	64	21	4										89
1:00 PM	86	24	5										115
:30 PM	77	20	2										99
2:00 PM	67	22	2										91
:30 PM	72	15	2										89
3:00 PM	70	9	2										81
:30 PM	67	9	2										78
4:00 PM	74	9	2										85
:30 PM	68	9	3										80
5:00 PM	85	14	2										101
:30 PM	62	14	3										79
6:00 PM	54	12	3										69
:30 PM	51	11	3										65
7:00 PM	51	12	3										66
:30 PM	21	9	0										30
8:00 PM	10	3	0										13
:30 PM	7	2	0										9
9:00 PM	4	1	0										5
:30 PM													

COMMENTS: SEE PHOTO FOR ZONES

TRAFFIC DATA SERVICES, INC.
VEHICLE OCCUPANCY SUMMARY

LOCATION: NEWPORT BEACH COUNTRY CLUB
1600 E. COAST HWY
CITY: NEWPORT BEACH

FILENAME: 10808VO1
DATE: 10/24/2008
DAY: FRIDAY

ARRIVING VEHICLES

DEPARTING VEHICLES

15 Min Period Beginning	ARRIVING VEHICLES							DEPARTING VEHICLES						
	DRIVER ONLY	TWO PEOPLE INCLDG DRIVER	THREE PEOPLE INCLDG DRIVER	FOUR PEOPLE INCLDG DRIVER	FIVE PEOPLE INCLDG DRIVER	SIX OR + PEOPLE INCLDG DRIVER	TOTAL VEHICLES ARRIVING	DRIVER ONLY	TWO PEOPLE INCLDG DRIVER	THREE PEOPLE INCLDG DRIVER	FOUR PEOPLE INCLDG DRIVER	FIVE PEOPLE INCLDG DRIVER	SIX OR + PEOPLE INCLDG DRIVER	TOTAL VEHICLES DEPARTING
4:00 PM	17	2	0	0	0	0	19	16	2	0	0	0	0	18
:15 PM	12	0	1	0	0	0	13	24	3	0	0	0	0	27
:30 PM	10	2	0	0	0	0	12	17	1	0	0	0	0	18
:45 PM	14	0	0	0	0	0	14	31	4	0	0	0	0	35
5:00 PM	6	2	0	0	0	0	8	28	8	1	1	0	0	38
:15 PM	5	2	0	0	0	0	7	30	2	0	0	0	0	32
:30 PM	7	4	0	0	0	0	11	24	1	0	0	0	0	25
:45 PM	10	3	0	0	0	0	13	22	2	0	0	0	0	24
6:00 PM	5	2	0	0	0	0	7	23	3	0	0	0	0	26
:15 PM	7	1	0	0	0	0	8	14	4	0	0	0	0	18
:30 PM	3	2	0	0	0	0	5	14	3	0	0	0	0	17
:45 PM	3	2	0	0	0	0	5	12	1	0	0	0	0	13
7:00 PM	4	1	0	0	0	0	5	2	3	0	0	0	0	5
:15 PM	3	2	1	0	0	0	6	6	7	0	0	0	0	13
:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
:45 PM	2	1	0	0	0	0	3	7	3	0	0	0	0	10
8:00 PM	1	2	0	0	0	0	3	5	2	0	0	0	0	7
:15 PM	2	1	0	0	0	0	3	7	5	1	0	0	0	13
:30 PM	0	1	1	0	0	0	2	3	1	0	0	0	0	4
:45 PM	0	1	1	0	0	0	2	1	0	1	0	0	0	2
9:00 PM														
:15 PM														
:30 PM														
:45 PM														
10:00 PM														
:15 PM														
:30 PM														
:45 PM														
11:00 PM														
:15 PM														
:30 PM														
:45 PM														
TOTALS VEH.	111	31	4	0	0	0	146	286	55	3	1	0	0	345
TOTAL OCC.	111	62	12	0	0	0	185	286	110	9	4	0	0	409
AVG. VEH. OCCUPANCY ARRIVING =				1.27				AVG. VEH. OCCUPANCY DEPARTING =				1.19		

COMMENTS:

TRAFFIC DATA SERVICES, INC.
VEHICLE OCCUPANCY SUMMARY

LOCATION: NEWPORT BEACH COUNTRY CLUB
 1600 E. COAST HWY
 CITY: NEWPORT BEACH

FILENAME: 10808VO3
 DATE: 10/26/2008
 DAY: SUNDAY

ARRIVING VEHICLES

DEPARTING VEHICLES

15 Min Period Beginning	ARRIVING VEHICLES							DEPARTING VEHICLES						
	DRIVER ONLY	TWO PEOPLE INCLDG DRIVER	THREE PEOPLE INCLDG DRIVER	FOUR PEOPLE INCLDG DRIVER	FIVE PEOPLE INCLDG DRIVER	SIX OR + PEOPLE INCLDG DRIVER	TOTAL VEHICLES ARRIVING	DRIVER ONLY	TWO PEOPLE INCLDG DRIVER	THREE PEOPLE INCLDG DRIVER	FOUR PEOPLE INCLDG DRIVER	FIVE PEOPLE INCLDG DRIVER	SIX OR + PEOPLE INCLDG DRIVER	TOTAL VEHICLES DEPARTING
4:00 PM	6	5	0	0	1	0	12	3	4	1	0	1	0	9
:15 PM	6	4	1	0	0	1	12	12	3	0	0	0	1	16
:30 PM	2	0	0	0	0	0	2	4	2	0	0	0	0	6
:45 PM	4	3	0	0	0	0	7	4	1	0	1	0	0	6
5:00 PM	5	0	0	0	0	0	5	7	2	1	0	1	0	11
:15 PM	3	3	0	0	0	0	6	12	4	0	0	0	0	16
:30 PM	0	1	0	0	0	0	1	0	1	0	0	0	0	1
:45 PM	0	0	0	0	0	0	0	2	1	0	0	0	0	3
6:00 PM	3	0	0	0	0	0	3	1	2	0	0	0	0	3
:15 PM	2	1	0	0	0	0	3	3	1	0	0	0	0	4
:30 PM	0	0	0	0	0	0	0	2	0	0	0	0	0	2
:45 PM	0	2	0	0	0	0	2	0	0	0	0	0	0	0
7:00 PM	0	1	0	0	0	0	1	9	6	1	0	0	0	16
:15 PM	0	0	0	0	0	0	0	0	2	0	0	0	0	2
:30 PM	2	0	0	0	0	0	2	9	4	1	0	0	0	14
:45 PM	3	0	0	0	0	0	3	0	0	0	0	0	0	0
8:00 PM	0	0	0	0	0	0	0	6	2	0	0	0	0	8
:15 PM	0	2	0	0	0	0	2	0	0	0	0	0	0	0
:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	1
:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
:30 PM														
:45 PM														
10:00 PM														
:15 PM														
:30 PM														
:45 PM														
11:00 PM														
:15 PM														
:30 PM														
:45 PM														
TOTALS VEH.	36	22	1	0	1	1	61	75	35	4	1	2	1	118
TOTAL OCC.	36	44	3	0	5	6	94	75	70	12	4	10	6	177
AVG. VEH. OCCUPANCY ARRIVING =				1.54				AVG. VEH. OCCUPANCY DEPARTING =				1.50		

COMMENTS:

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
NEWPORT BEACH COUNTRY CLUB
1600 EAST COAST HIGHWAY
NEWPORT BEACH, CALIFORNIA**

PREPARED FOR:
CAA Planning
85 Argonaut, Suite 220
Aliso Viejo, California 92656

PREPARED BY:
Ninyo & Moore
Geotechnical and Environmental Sciences Consultants
475 Goddard, Suite 200
Irvine, California 92618

December 5, 2008
Project No. 207575001

December 5, 2008
Project No. 207575001

Ms. Kathleen Crum
CAA Planning
85 Argonaut, Suite 220
Aliso Viejo, California 92656

Subject: Phase I Environmental Site Assessment
Newport Beach Country Club
1600 East Coast Highway
Newport Beach, California

Dear Ms. Crum:

In accordance with our proposal, Ninyo & Moore has performed a Phase I Environmental Site Assessment of the above-referenced site. The attached report presents our methodology, findings, opinions, and conclusions regarding the environmental conditions at the site.

Respectfully submitted,
NINYO & MOORE



Beth A. Padgett
Senior Staff Environmental Geologist



David I. Shaler, P.G. 6370
Senior Geologist

BAP/DIS/sc

Distribution: (1) Addressee

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EXECUTIVE SUMMARY

Ninyo & Moore was retained by CAA Planning (CAA, the Client/User) to perform a Phase I Environmental Site Assessment (ESA) of the Newport Beach Country Club (NBCC) at 1600 East Coast Highway in Newport Beach, California (site).

In summary, the following items were noted:

- The site was vacant land in approximately 1938. By 1960, a clubhouse building and associated parking were constructed. A maintenance facility was constructed prior to 1977, and demolished in 1986. A new maintenance facility, slightly south of the previous maintenance facility, was constructed in approximately 1987. The site was occupied by Irvine Coast Country Club from 1964 through 1983. From at least 1988 through 2008, the site was occupied by the NBCC and Crosby Southern Golf.
- A gasoline underground storage tank (UST) was installed on the northern boundary of the maintenance facility prior to 1987. The UST was removed in 1986. The tank was listed on the leaking underground storage tank (LUST) database. The regulatory status of the site was “case closed,” by 1987. The FirstSearch report indicates “site not tested for methyl tert-butyl ether (MTBE). Includes unknown and not analyzed.” No other information was listed. Documentation of confirmation soil testing beneath the tank was not available at regulatory agencies.
- Two gasoline and diesel USTs were installed in 1987, just south of the former USTs. These two USTs were removed in 2003. Confirmation samples indicated non detectable concentrations of total petroleum hydrocarbon (TPH) diesel and gasoline, benzene, toluene, ethylbenzene, xylenes (BTEX), and fuel oxygenates, including MTBE.
- One, double-chambered 2,000-gallon diesel and gasoline above ground storage tank (AST) was installed in 2003. No surficial staining was noted around the ASTs.
- A hydraulic hoist was observed at the site during the site reconnaissance. The hoist has been in operation since 1987.
- Based on the age of the clubhouse (prior to 1960), asbestos containing materials (ACMs) and lead based paint (LBP) are likely present at the site.
- No potential off-site sources of environmental concern were identified in the immediate site vicinity.

We have performed a Phase I ESA in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-05 of the NBCC at 1600 East Coast

Highway in Newport Beach, California. This assessment has revealed the following recognized environmental concerns (RECs) in connection with the site:

- Two fuel USTs located on the northern boundary of the site near the maintenance facility, were removed in 1987. These were listed on the LUST database which indicated that MTBE was not tested for. Documentation of soil testing beneath the tank was not available.
- A hydraulic hoist was observed in the maintenance facility at the site, for approximately 20 years.

Based on the preceding conclusions, Ninyo & Moore recommends the following:

- A subsurface investigation should be conducted on the northern boundary of the maintenance facility near the original UST.
- Soil beneath the hydraulic hoist should be analyzed for potential contamination by hydraulic fluid.

Although not considered a REC by ASTM, Ninyo & Moore also recommends an ACM and LBP survey be conducted at the site prior to demolition or renovation activities.

1. INTRODUCTION

Ninyo & Moore was retained by the CAA Planning (CAA, the Client/User) to perform a Phase I Environmental Site Assessment (ESA) of the Newport Beach Country Club (NBCC) at 1600 East Coast Highway, Newport Beach, California (hereinafter referred to as the site or subject site). The following sections discuss the purpose, the involved parties, the scope of work, and the limitations and exceptions associated with the ESA.

1.1. Purpose

In accordance with the American Society for Testing and Materials (ASTM) Standards on Environmental Site Assessments for Commercial Real Estate Practice E 1527-05, the objective of the ESA is to document, to the extent feasible, recognized environmental conditions (RECs), which are defined by ASTM as “the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.”

1.2. Involved Parties

Ms. Beth Padgett performed regulatory inquiries and conducted historical research, interviews, and the site reconnaissance on November 26, 2008. Mr. David Shaler of Ninyo & Moore performed project oversight and quality review.

Ninyo & Moore was retained by CAA (the User) to complete this Phase I ESA.

1.3. Scope-Of-Work

Ninyo & Moore's scope of work for this Phase I ESA included the activities listed below.

- Review readily available maps and reports pertaining to the site.
- Review lease and title records for the site to evaluate probable past site uses and their possible impact on the current environmental status of the site.

- Conduct an interview with a property representative regarding the environmental status of the site.
- Perform a site reconnaissance to document existing hazardous materials handling, storage, and disposal practices, areas of possibly contaminated surficial soil or surface water, possible sources of polychlorinated biphenyls (PCBs), underground storage tanks (USTs) and aboveground storage tanks (ASTs), and possible sources of contamination from activities at the site and adjacent properties.
- Review readily available historical documents, including aerial photographs, Sanborn Fire Insurance Rate maps, building department records, historical topographic maps, and reverse city directories, as applicable.
- Review federal, state, tribal, and local regulatory agency databases for the site and for properties located within a specified radius of the site. The databases document locations of known hazardous waste sites, landfills, leaking underground storage tanks (LUSTs), and permitted facilities that utilize USTs.
- Review of readily available local regulatory agency files for the site.
- Prepare this Phase I ESA report for the property. The Phase I ESA report will document findings and provides opinions and recommendations regarding possible environmental impacts at the site. Color photographs are provided in the report.

1.4. Limitations and Exceptions

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard of care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document.

The findings, opinions, and conclusions are based on an analysis of the observed site conditions and the referenced literature. It should be understood that the conditions of a site could change with time as a result of natural processes or the activities of man at the subject site or

nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control. Ninyo & Moore cannot warrant or guarantee that not finding indicators of any particular hazardous material means that this particular hazardous material or any other hazardous materials do not exist on the site. Additional research, including invasive testing, can reduce the uncertainty, but no techniques now commonly employed can eliminate the uncertainty altogether.

1.5. Special Terms and Conditions

This study did not include an evaluation of geotechnical conditions or potential geologic hazards. In addition, unless otherwise indicated in this report, this Phase I ESA does not include analysis of the following: asbestos-containing materials, methane gas, radon, lead-based paint, lead in drinking water, underground pipelines, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, or high voltage power lines.

1.6. User Reliance

This report may be relied upon by, and is intended exclusively for, the User and its assigns. Any use or reuse of the findings, opinions, and/or conclusions of this report by parties other than the User is undertaken at said parties' sole risk.

1.7. Physical Limitations

No physical limitations (e.g., locked rooms, fenced areas) were encountered during the site reconnaissance. At the time of the site reconnaissance, the weather was rainy with a temperature of approximately 60 degrees Fahrenheit.

1.8. Data Gaps

No significant data gaps were noted during the preparation of this Phase I ESA report.

2. SITE DESCRIPTION

The following sections provide a general description of the subject site and adjacent properties. Select photographs taken during the site reconnaissance are included in Appendix A.

2.1. Site Location

The site is situated at 1600 East Coast Highway, northwest of the intersection of East Coast Highway and Irvine Terrace in the city of Newport Beach, Orange County, California (Figure 2).

2.2. Site Description

The site comprises the 2-story, NBCC Clubhouse, maintenance facility (for golf carts and lawn care), golf cart charging area, and parking areas (Figure 2).

2.3. Occupants

The site is currently occupied by NBCC.

2.4. Heating and Cooling Systems

Heating and cooling systems use natural gas and electricity, which are provided to the site by Gas Company and Southern California Edison Company (SCE), respectively.

2.5. Sewage Disposal

No evidence of septic systems was observed on the subject property. Sewage service is provided by the City of Newport Beach.

2.6. Potable Water

Potable water service is provided by the City of Newport Beach.

2.7. Adjacent Properties

The site is bound to the north and northeast by the NBCC golf course. The site is bound to the southeast by Irvine Terrace, beyond which is the Corporate Plaza (offices). The site is bound to the southwest by East Coast Highway, beyond which are residential properties. The site is bound to west by the Armstrong Garden Center, beyond which are residential properties. Adjacent properties are shown on Figure 2.

3. PHYSICAL SETTING

The following sections include discussions of topographic, geologic, and hydrogeologic conditions in the vicinity of the site based upon our document review and our visual reconnaissance of the site and adjacent areas.

3.1. Topography

The site and site vicinity are generally flat and slope gently downward to the southwest. Based on the review of the USGS 7.5 Minute Series, Newport Beach, California, Topographic Quadrangle Map, dated 1965 and photorevised 1981, the site has an approximate elevation of 95 to 110 feet above mean sea level (MSL). The topographic map depicts one structure (the clubhouse), and two maintenance buildings, located on the site.

3.2. Site Geology

Based on our review of the Environmental Geology of Orange County, California, dated 1976, by the California Department of Conservation, Division of Mines and Geology, the site vicinity is underlain by the coastal flood plain of the coastal belt of the Santa Ana-Tustin Plain. Deposits in this area are primarily composed of Holocene alluvium overlain by upper Pleistocene basin deposits.

3.3. Surface Waters

No natural surface water bodies, including ponds, streams, or other bodies of water, are present on the site. The Newport Bay is located approximately ¼-mile west of the site.

3.4. Groundwater

Groundwater information for the site was not readily available. Ninyo & Moore reviewed groundwater information for nearby LUST facilities on the State Water Resources Control Board (SWRCB) GeoTracker website. A Shell Oil located at 990 East Coast Highway, approximately ¾-mile northwest of the site, measured groundwater in June of 2008 ranging between 62 and 67 feet below ground surface (bgs). The approximate groundwater flow direction was in a westward direction. The assumed flow direction at the site based on this information and site topography is in a west-southwest direction.

3.5. Oil and Gas Maps

According to the Regional Wildcat Map W1-6, supplied by the State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), the site does not lie within an active oil field. No active oil or natural gas wells were observed on or within 1-mile of the site. One plugged and abandoned dry hole was located approximately 1,000-feet southeast of the site, labeled “Coalinge Mohawk Oil Co.”

4. USER PROVIDED INFORMATION

The following sections summarize information or documentation provided by the client for the purposes of this assessment. A questionnaire completed by Mr. David C. Wooten, the manager of the NBCC (the user), is presented in Appendix B.

4.1. Title Records

Title records were not provided to Ninyo & Moore for review.

4.2. Environmental Liens or Activity and Use Limitations

According to Mr. Wooten, he is not aware of any environmental liens or activity and use limitations for the site.

4.3. Specialized Knowledge

Mr. Wooten did not indicate any specialized knowledge pertaining to the site.

4.4. Commonly Known or Reasonably Ascertainable Information

According to Mr. Wooten, he is aware of environmental cleanups that have taken place at the site. He has operated the property since 1985. He was unaware of any additional commonly known or reasonably ascertainable information pertaining to the site.

4.5. Valuation Reduction for Environmental Issues

Mr. Wooten indicated that this transaction does not include the sale of the property, therefore this is not applicable.

4.6. Reason for Performing Phase I ESA

The NBCC plans to demolish the current clubhouse, and build a new one.

4.7. Previous Reports and Documents

Previous reports and documents were not provided for review.

5. HISTORICAL USE INFORMATION

Various historical sources, such as aerial photographs, fire insurance maps, reverse city directories, and building department permits, were reviewed to evaluate the potential for hazardous materials or wastes to have been used, stored, or disposed on the site.

In general, the site was vacant land in approximately 1938. By 1960, a clubhouse building and associated parking were constructed. A maintenance facility was constructed prior to 1977, and demolished in 1986. A new maintenance facility, slightly south of the previous maintenance facility, was constructed in approximately 1987. The site was occupied by Irvine Coast Country Club from 1964 through 1983. From at least 1988 through 2008, the site was occupied by the NBCC and Crosby Southern Golf.

One gasoline underground storage tank (UST) was installed on the northern boundary of the maintenance facility prior to 1987. The UST was removed in 1986.

Two new gasoline and diesel USTs were installed in 1987, just south of the former USTs. These two USTs were removed in 2003. One, double-chambered 2,000-gallon diesel and gasoline above ground storage tank (AST) was installed in 2003. A hydraulic hoist was observed at the site during the site reconnaissance.

5.1. Historical Aerial Photographs

Historical aerial photographs for the years 1938, 1947, 1952, 1960, 1977, 1983, 1994, and 2002 were provided by FirstSearch. The following presents a summary of our review. Copies of aerial photographs are provided in Appendix B.

- **1938, 1947, and 1952** – The site and site vicinity appeared as vacant land. East Coast Highway appears in its current orientation.
- **1960** – The clubhouse and associated parking appeared in its current orientation. A second structure was observed on the western portion of the site. A golf course appeared to be under construction north of the site. Areas east and west of the site appeared generally as it did in the 1952 photograph (vacant land). Residential properties appeared densely developed south of the site and beyond East Coast Highway.
- **1977 and 1983** – The site appeared similar to that observed in the 1960 photograph, the maintenance facility is observed on the northwestern portion of the site. The site vicinity appeared similar to that observed in the 1960 photograph, except the property west of the site appeared developed.
- **1994 and 2002** – The site appeared similar to that observed in the 1983 photograph, except the maintenance facility appeared to have been re-located south to its current position. The site vicinity appeared similar to that observed at the time of the site reconnaissance, except the property east of the site was not developed.

5.2. City Directories

Ninyo & Moore reviewed the Haines Criss-Cross city directories in Fullerton, California. City directories were not available prior to 1951. The following is a summary of our review.

Table 1 – City Directories

Year	Address	Listing
1951	1600 East Coast Highway	Balboa Bay Club Newport Bay Co K T Kendall
1955	1600 East Coast Highway	Building Doane D Design-Art Medical Building Co South Coast Mortgage Company Robert Vaughan Co Russell E Ford Norman A Gamble
1959	1600 East Coast Highway	Building Bay Escrow Company Inc Doane D Design-Art Norman A Gamble Noble Harbor Engineering South Coast Mortgage Company N. Showstack MD Nate B Libbey Realtor John M Visscher Russ Ford
1965	1600 East Coast Highway	Irvine Coast Country Club Irvine Country Club Irvine Coast Pro Shop
1973	1600 East Coast Highway	Irvine Coast Country Club Irvine Coast Pro Shop
1978	1600 East Coast Highway	Not Listed
1983	1600 East Coast Highway	Not Listed
1988	1600 East Coast Highway	Crosby Southern Golf Newport Beach Country Club Newport Beach Country Club Golf
1993	1600 East Coast Highway	Crosby Southern Golf Newport Beach Country Club Newport Beach Country Club Golf
1998	1600 East Coast Highway	Crosby Southern Golf Newport Beach Country Club Newport Beach Country Club Golf
2003	1600 East Coast Highway	Crosby Southern Golf Newport Beach Country Club Newport Beach Country Club Golf Shop
2008	1600 East Coast Highway	Newport Beach Country Club Newport Beach Country Club Golf Shop

In general, city directory listings indicated small businesses along East Coast Highway, such as Armstrong Garden Center and the Balboa Bay Club. The city directories are not indicative of specific environmental concerns at the subject site or adjoining properties.

Copies of city directories are provided in Appendix B.

5.3. Building Department Records

Building permits for the site address (1600 East Coast Highway) were requested and reviewed at the City of Newport Beach Building Department. Permits were available for dates ranging from 1964 to 2003. The 1964 building permit was for the Irvine Coast Country Club, to extend the dining area, install a barber shop, sauna bath, and storage area. Numerous miscellaneous building permits for alterations, and other minor work and repairs were observed through 1996.

A building permit to demolish a storage shed was dated 1986. A building permit to build the current maintenance building was dated 1987.

A permit was observed dated 1987, to install two fuel tanks. Two building permits dated 1987, were to remove existing storage tanks.

A building permit dated 2001, was to remove two USTs, and install one 2,000-gallon AST.

Other than permits pertaining to USTs, the building permits were not indicative of specific environmental concerns.

5.4. Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps (Sanborns) were requested from FirstSearch. Sanborn map coverage was not available for the site.

6. SITE RECONNAISSANCE

On November 26, 2008, Ms. Beth Padgett of Ninyo & Moore conducted a site reconnaissance. The site reconnaissance involved a walking tour of the site and visual observations of adjoining properties. Select photographs taken during the site reconnaissance are included in Appendix A.

6.1. Physical Limitations

Physical limitations were not encountered during the site reconnaissance.

6.2. Use and Storage of Hazardous Substances and Petroleum Products

One 55-gallon drum of new motor oil, a 30-gallon container of hydraulic oil (used for equipment such as lawn mowers), and approximately eighteen 55-gallon drums containing iron, calcium, and fertilizers for the grass, was observed at the maintenance facility.

Other evidence of use and storage of hazardous substances and petroleum products was not observed at the site during the site reconnaissance.

6.3. Storage and Disposal of Hazardous Wastes

Two 55-gallon drums of waste oil, one 55-gallon drum of waste oil filters, and one parts wash station was observed in the maintenance facility. According to Mr. Mike Novak, the waste oil, waste filters, and parts wash station are emptied every other month.

Other evidence of storage and disposal of hazardous waste was not observed at the site during the site reconnaissance.

6.4. Asbestos-Containing Materials (ACMS)

Based on the age of the clubhouse (prior to 1960), ACMs are likely present at the site.

6.5. Lead-Based Paint (LBP)

Based on the age of the clubhouse (prior to 1960), LBP is likely present at the site.

6.6. Unidentified Substance Containers

Unidentified substance containers were not observed on the site.

6.7. ASTs and USTs

One double-chambered, AST was observed at the site. According to Mr. Mike Novak, the AST contained 1,000-gallons of diesel and 1,000-gallons of gasoline. The fuel is used for onsite equipment such as lawn mowers. No surficial staining was noted around the ASTs.

Other evidence ASTs and USTs was not observed at the site during the site reconnaissance.

6.8. Evidence of Releases

Evidence of releases at the site, such as odors, stressed vegetation, stains, leaks, and pools of liquids, was not observed during the site reconnaissance.

6.9. PCBs

Electrical transformers can be a source of PCBs. Transformers were not observed during the site reconnaissance.

6.10. Wastewater Systems

Wastewater systems, such as clarifiers, sumps, pits, grease traps, and floor drains, were not observed on the site at the time of the site reconnaissance.

6.11. Storm Water Systems

Storm water systems were not observed at the time of the site reconnaissance. Storm water flows southwest to storm and gutter systems along East Coast Highway.

6.12. Wells

Wells, such as water supply wells and groundwater monitoring wells, were not observed on the site during the site reconnaissance.

6.13. Mold

Evidence of mold and water damage was not observed during the site reconnaissance.

6.14. Other

One hydraulic lift was observed within the maintenance facility. According to Mr. Perry Dickey, the hoist was installed in approximately 1987.

No other on-site or off-site potential environmental concern was noted.

7. INTERVIEWS

Mr. Perry Dickey, president of the NBCC, and Mr. Mike Novak, assistant golf course superintendent, were available for questions during the site reconnaissance. Mr. Novak and Mr. Dickey indicated that they were not aware of any environmental concerns regarding the subject site. Other information provided by them, is presented throughout the report. No other interviews were performed for the purpose of this Phase I ESA. User provided information is presented in Section 4.0.

8. ENVIRONMENTAL DATABASE SEARCH

A computerized, environmental information database search was performed by Track Info, LLC, on November 18, 2008. The search included federal, state, tribal, and local databases. A summary of the environmental databases searched, their corresponding search radii, and number of noted sites of potential environmental concern, is presented in the associated FirstSearch report in Appendix C. In addition, a description of the assumptions and approach to the database search is provided in Appendix C. The review was conducted to evaluate whether the site or properties within the vicinity of the site have been documented as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects. The figures in the FirstSearch report indicate approximate locations of properties that may pose environmental concerns.

The following paragraphs describe the databases that contain noted properties of environmental concern and include a discussion of the regulatory status of the facilities and potential environmental impact to the subject site. The groundwater information provided indicates whether the individual facility is upgradient of, downgradient from, or crossgradient to the subject site in terms of the assumed direction of groundwater flow. Based on local topography, the assumed, general direction of groundwater flow in the vicinity of the site is to the south.

8.1. Federal National Priorities List (NPL): Distance Searched – 1 Mile

The NPL is the United States Environmental Protection Agency's (EPA's) database of uncontrolled or abandoned hazardous waste properties identified for priority remedial actions under the Superfund program. This database includes proposed NPL listings.

Neither the site nor properties located within a 1-mile radius of the site were listed on this database.

8.2. Federal Delisted NPL: Distance Searched – ½ Mile

This database contains delisted NPL properties under the Superfund program. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete properties from the NPL. In accordance with 40 Code of Federal Regulations (CFR) 300.425. (e), properties may be deleted from the NPL where no further response is appropriate.

Neither the site nor properties located within a ½-mile radius of the site were listed on this database.

8.3. Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List: Distance Searched – ½ Mile

The CERCLIS database contains properties which are either proposed or on the NPL and properties which are in the screening and assessment phase for possible inclusion on the

NPL. This database also includes properties listed as No Further Remedial Action Planned (NFRAP).

Neither the site nor properties located within a ½-mile radius of the site were listed on this database.

8.4. Federal Corrective Action Report (CORRACTS): Distance Searched – 1 Mile

The EPA maintains this database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing corrective action. A corrective action order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.

Neither the site nor properties located within a 1-mile radius of the site were listed on this database.

8.5. Federal RCRA Treatment, Storage, and Disposal (TSD) Facilities List: Distance Searched – ½ Mile

The RCRA TSD database (non-CORRACTS) is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste.

Neither the site nor properties located within a ½-mile radius of the site were listed on this database.

8.6. Federal RCRA Generators List: Distance Searched – Site and Adjoining Properties

This list identifies sites that generate hazardous waste as defined by RCRA. Inclusion on these lists is for permitting purposes and is not indicative of a release.

Neither the site, nor adjoining properties were listed on this database.

8.7. Federal Institutional Control/Engineering Control Registries: Distance Searched – Site

These lists identify properties with engineering and/or institutional controls. 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. 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 the site. Deed restrictions are generally required as part of the institutional controls.

The site was not listed on this database.

8.8. Federal Emergency Response Notification System (ERNS) – Site

The ERNS database contains information on reported releases of oil and hazardous substances.

The site was not listed on this database.

8.9. State Calsites Database (CALSTITES) or State-Equivalent Cerclis: Distance Searched – ½ Mile

The Calsites database, also known as the State-equivalent CERCLIS, is maintained by the California Environmental Protection Agency (Cal-EPA), Department of Toxic Substances Control (DTSC). This database contains information on Annual Work Plan (AWP) and both known and potentially contaminated properties. Two-thirds of these properties have been classified, based on available information, as needing No Further Action (NFA) by the DTSC. The remaining properties are in various stages of review and remediation to determine if a problem exists.

Neither the site nor properties located within a ½-mile radius of the site were listed on this database.

8.10. State Solid Waste Landfill Sites (SWLF): Distance Searched – ½ Mile

The SWLF database consists of open and closed solid waste disposal facilities and transfer stations. The data comes from the Integrated Waste Management Board's (IWMB's) Solid Waste Information System (SWIS) and the State Water Resources Control Board's (SWRCB's) Waste Management Unit Database (WMUD) database.

Neither the site nor properties located within a ½-mile radius of the site were listed on this database.

8.11. State LUST Lists: Distance Searched – ½ Mile

The FirstSearch database of LUST information system is obtained from the SWRCB and the California Regional Water Quality Control Board (RWQCB). Ninyo & Moore also reviewed the SWRCB GeoTracker website.

The site is listed on the LUST database. According to the report, a release of gasoline was discovered in 1965 (this may be a record keeping error). The regulatory status of the site was "case closed," by 1987. The report indicates "site not tested for methyl tert-butyl ether (MTBE). Includes unknown and not analyzed." No other information was listed. This listing is assumed to be associated with the earlier UST located on the northern boundary of the maintenance facility.

Two other LUST facilities are located within the ½-mile search radius. The closest facility, Unocal Station 3797 located at 2201 Coast Highway, approximately 0.44-mile southeast and crossgradient of the site, is listed as having potential contaminants of concern as waste oil, motor oil, hydraulic oil, lubricating oil, and gasoline. Cleanup at the facility was completed and the facility was given a regulatory status of "case closed" from the RWQCB in 2002. Based on this information, this facility would not be considered an environmental concern to the subject site.

The second facility, North Beach Coastal at 1901 Bayside Drive, approximately 0.46-mile southwest and downgradient of the site, is listed as having a gasoline release affecting soil in

1998. Cleanup at the facility was completed and the facility was given a regulatory status of “case closed” from the RWQCB in 1998. Based on this information, this facility would not be considered an environmental concern to the subject site.

8.12. State UST and AST Registration List: Distance Searched – Site and Adjoining Properties

UST and AST databases are provided by the SWRCB. Inclusion on these lists is for permitting purposes and is not indicative of a release.

The site is listed on this database twice for USTs. No other information was reported. According to the Mr. Mike Novak, the assistant golf course superintendent, the USTs were removed in early 2003. Adjoining properties were not listed on this database.

8.13. State Brownfield List and State Institutional Control/Engineering Control Registries: Distance Searched – ½ Mile

The DTSC maintains the Site Mitigation and Brownfields Reuse Program (SMBRP) that lists properties that are undergoing cleanup with DTSC oversight. The database includes properties with one or more deed restrictions, and, therefore, includes institutional and engineering control registries.

Neither the site nor properties located within a ½-mile radius of the site were listed on this database.

8.14. State Voluntary Cleanup Programs (VCPS): Distance Searched – ½ Mile

The State VCP database lists low threat level properties with either confirmed or unconfirmed releases. Project proponents have requested that the DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC’s costs.

Neither the site nor properties located within a ½-mile radius of the site were listed on this database.

8.15. Indian Reservations: Distance Searched – 1 Mile

This list depicts Indian administered lands of the United States that have an area equal to or greater than 640 acres. No Indian Reservations were listed within a 1-mile radius of the site.

8.16. Tribal-Equivalent NPL: Distance Searched 1 Mile

Because no Indian Reservations were located within 1 mile of the site, no tribal-equivalent NPL properties are suspected to be located within the search radius.

8.17. Tribal-Equivalent CERCLIS: Distance Searched 1 Mile

Because no Indian Reservations were located within 1 mile of the site, no tribal-equivalent CERCLIS properties are suspected to be located within the search radius.

8.18. Tribal Landfill and/Or Solid Waste Disposal Sites: Distance Searched – 1 Mile

Because no Indian Reservations were located within 1 mile of the site, no tribal landfills and/or solid waste disposal sites are suspected to be located within the search radius.

8.19. Tribal LUST List: Distance Searched – 1 Mile

Because no Indian Reservations were located within 1 mile of the site, no tribal-equivalent LUST cases are suspected to be located within the search radius.

8.20. Tribal UST and AST Registration List: Distance Searched – Site And Adjoining Properties

Because no Indian Reservations were located within 1 mile of the site, no registered USTs or ASTs are suspected to be located on the site or adjacent properties.

8.21. Tribal Institutional Control/Engineering Control Registries: Distance Searched – Site

Because no Indian Reservations were located within 1 mile of the site, no tribal institutional control or engineering control registries are suspected to be located at the site.

8.22. Tribal VCPS: Distance Searched – 1 Mile

Because no Indian Reservations were located within 1 mile of the site, no tribal-equivalent VCP cases are suspected to be located within the search radius.

8.23. Tribal Brownfield List: Distance Searched – 1 Mile

Because no Indian Reservations were located within 1 mile of the site, no tribal-equivalent Brownfield cases are suspected to be located within the search radius.

8.24. Other

The site is listed on the OTHER database. The description of the listing indicates “gasoline” and that the site was closed on September 1, 1987. No other information was listed.

9. ENVIRONMENTAL REGULATORY AGENCY INQUIRIES

Information regarding the site address was requested from local government agencies. Based on information obtained about the site from other sources, it was judged that interviews of regulatory officials would not provide additional or meaningful information to the Phase I ESA. Copies of agency information and relevant site documentation are presented in Appendix D.

9.1. Orange County Health Care Agency

Ninyo & Moore made a request to the Orange County Health Care Agency (OCHCA), to review records that may be available for the site. Records were available for review. A map dated 1987, shows the former UST located on the northern boundary of the current maintenance facility. A note indicates the UST was to be abandoned in place.

A field activity description dated January 1987 from the OCHCA, indicated that soil samples were collected from beneath the UST and analyzed for TPH and BTEX. Elevated levels of TPH and BTEX were observed, and a remedial action plan was submitted in February 1987. Another field activity description dated April 1987 indicates that two verification samples were collected from the excavated soil (aerated soil). These samples were analyzed

for gasoline, and were considered clean. Documentation of confirmation soil testing beneath the tank was not available.

The OCHCA provided a letter report to the NBCC dated July 3, 2003, regarding the “completion of tank removal project/one 1,000-gallon gasoline UST and one 1,000-gallon diesel UST.” The letter indicated that the two tanks were removed on May 19, 2003, and that no significant soil contamination had occurred. According to the report samples were collected during the UST removal, from beneath the USTs, beneath the dispenser pump, and from the excavation stockpile (5 samples total). Samples were analyzed for total petroleum hydrocarbon (TPH) diesel and gasoline, benzene, toluene, ethylbenzene, and xylenes (BTEX), and fuel oxygenates. Laboratory data indicated non-detectable concentrations of the analytes.

Hazardous waste stream reports were observed for 2002, 2004, 2005, and 2007. The reports indicated: 15-gallons aqueous parts cleaners, 165-gallons waste oil, and 55-gallons used oil filters-hauled by Jack stone.

9.2. South Coast Air Quality Management District (SCAQMD)

Ninyo & Moore reviewed the South Coast Air Quality Management District’s (SCAQMD) facility information detail search (FINDS) website for permits regarding the site. According to the website, Irvine Coast Country Club has two undated inactive permits. One permit was for “serv stat storage & dispensing gasoline,” and one for “ethylene oxide sterilization ctl.” No violations were reported.

9.3. Santa Ana RWQCB

Ninyo & Moore made a request to the Santa Ana RWQCB to review records that may be available for the site. According to the RWQCB, no files are available for the site

9.4. Newport Beach Fire Department

Ninyo & Moore reviewed records at the Newport Beach Fire Department. Records were available from 2000 through 2008. Records included business emergency plans, certifications, violations, hazardous material disclosures, and inspections.

The most recent hazardous material disclosure (dated February 21, 2008) indicates 1,000-gallons of Chevron mid-grade gasoline, 1,000-gallons of #2 diesel fuel, and two 55-gallon drums of motor oil stored at the site.

The most recent fire inspection was dated July 29, 2008. Violations were noted from 2001 through 2008, related to fire prevention and fire safety codes. The violations were not indicative of releases of hazardous materials. Each violation had subsequently been cleared, and no outstanding violations were observed.

10. FINDINGS, OPINIONS, AND CONCLUSIONS

Based upon the results of this Phase I ESA, the following findings, opinions, and conclusions are provided.

10.1. Findings and Opinions

The following section presents a summary of findings and opinions associated with the ESA performed for the subject site, including known or suspect RECs historical RECs, and de minimus environmental conditions (i.e., conditions that generally do not present a material risk of harm to public health or the environment).

- The site was vacant land in approximately 1938. By 1960, a clubhouse building and associated parking were constructed. A maintenance facility was constructed prior to 1977, and demolished in 1986. A new maintenance facility, slightly south of the previous maintenance facility, was constructed in approximately 1987. The site was occupied by Irvine Coast Country Club from 1964 through 1983. From at least 1988 through 2008, the site was occupied by the NBCC and Crosby Southern Golf.
- Two gasoline and diesel USTs were installed on the northern boundary of the maintenance facility prior to 1987. These USTs were abandoned in place or removed in 1987. These tanks are listed on the LUST database. A release of gasoline was discovered in

1965. The regulatory status of the site was “case closed,” by 1987. The FirstSearch report indicates “site not tested for MTBE. Includes unknown and not analyzed.” No other information was listed. Documentation was not provided.

- Two new gasoline and diesel USTs were installed in 1987, just south of the former USTs. These two USTs were removed in 2003. Confirmation samples indicated non detectable concentrations of TPH diesel and gasoline, BTEX, and fuel oxygenates.
- One, double-chambered 2,000-gallon diesel and gasoline AST was installed in 2003. No surficial staining was noted around the ASTs.
- A hydraulic hoist was observed at the site during the site reconnaissance.
- Based on the age of the clubhouse (prior to 1960), ACMs and LBP are likely present at the site.
- No potential off-site sources of environmental concern were identified in the immediate site vicinity.

10.2. Conclusions

We have performed a Phase I ESA in general conformance with the scope and limitation of our assessment and the ASTM Practice E 1527-05 of the NBCC at 1600 East Coast Highway in Newport Beach, California. This assessment has revealed the following RECs in connection with the site:

- Two fuel USTs located on the northern boundary of the site near the maintenance facility, were removed in 1987. These were listed on the LUST database which indicated that MTBE was not tested for. Documentation was not provided.
- A hydraulic hoist was observed in the maintenance facility at the site.

10.3. Recommendations

Based on the preceding conclusions, Ninyo & Moore recommends the following:

- Soil and groundwater sampling should be conducted on the northern boundary of the maintenance facility for possible hydrocarbon contamination.
- Soil beneath the hydraulic hoist should be analyzed for potential contamination by hydraulic fluid.

Although not considered a REC by ASTM, Ninyo & Moore also recommends an ACM and LBP survey be conducted at the site prior to demolition or renovation activities.

11. REFERENCES

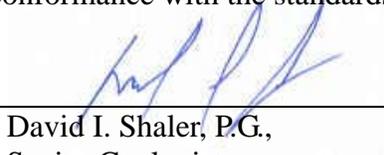
Environmental FirstSearch, 2008, Environmental FirstSearch Report, dated November 18.

United States Geological Survey, Newport Beach, California: 7.5-minute Series (topographic),
Scale 1:24,000.

12. PROFESSIONAL STATEMENT

As required by 40 CFR §312.21(d) the following statement is included:

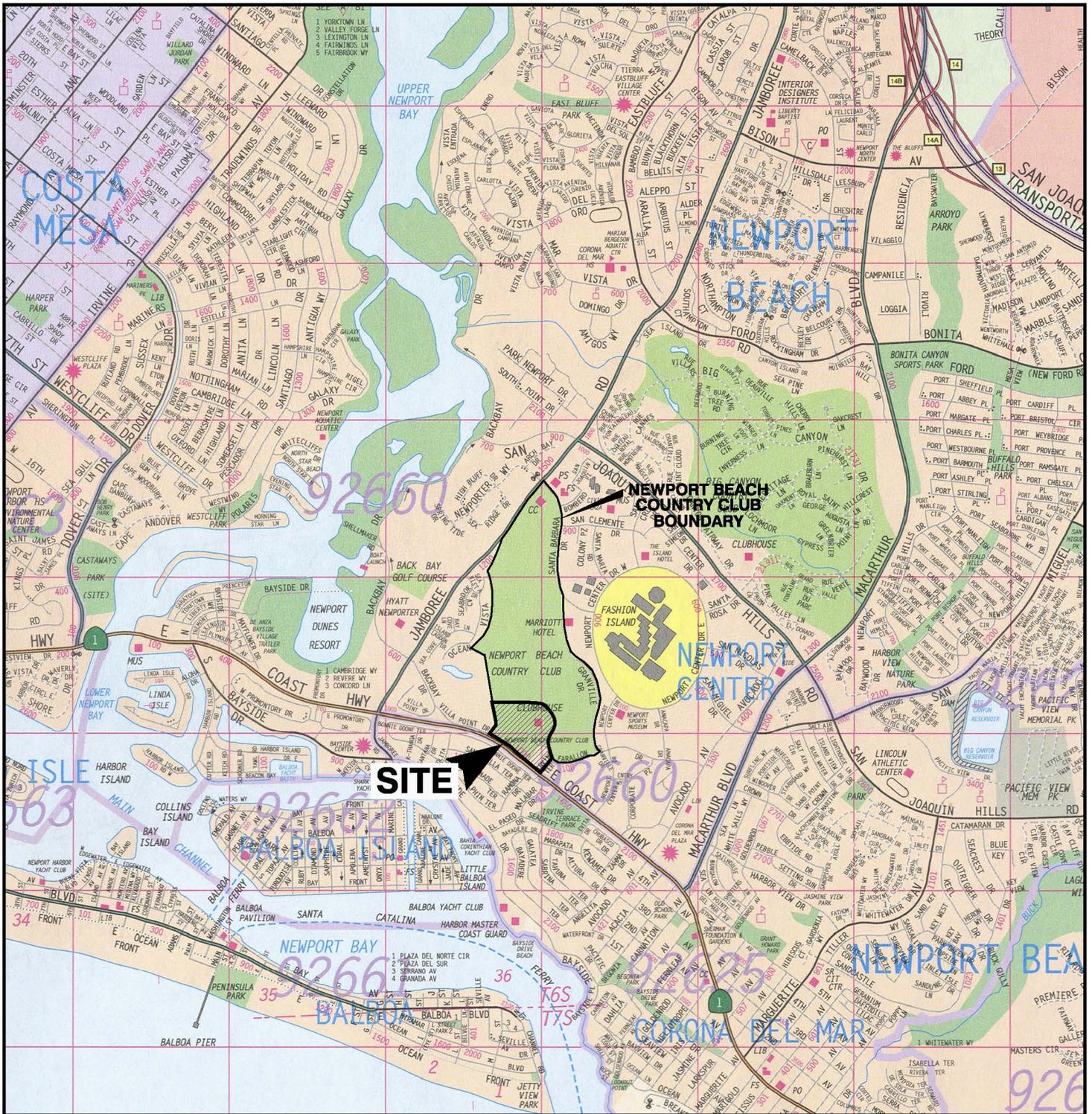
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined by §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the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



David I. Shaler, P.G.,
Senior Geologist

13. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Resumes, which document the professional qualifications, pursuant to 40 CFR §312.10(b)(2), of the persons that prepared and reviewed this report are provided as Appendix E.



REFERENCE: 2007 THOMAS GUIDE FOR LOS ANGELES/ORANGE COUNTIES, STREET GUIDE AND DIRECTORY

APPROXIMATE SCALE IN FEET



NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.
Map © Rand McNally, R.L.07-S-129



Ninyo & Moore

SITE LOCATION MAP

FIGURE

PROJECT NO.	DATE
207575001	12/08

1600 EAST COAST HIGHWAY
NEWPORT BEACH, CALIFORNIA

1



REFERENCE: GOOGLE EARTH, 2008.



APPROXIMATE SCALE IN FEET



NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

LEGEND

	APPROXIMATE SITE BOUNDARY
UST	UNDERGROUND STORAGE TANK
AST	ABOVE GROUND STORAGE TANK
H	HYDRAULIC HOIST

207575-A2.DWG

Ninyo & Moore

SITE PLAN

FIGURE

PROJECT NO.	DATE
207575001	12/08

1600 EAST COAST HIGHWAY
NEWPORT BEACH, CALIFORNIA

2

APPENDIX A

PHOTOGRAPHIC DOCUMENTATION



Photograph No. 1: Looking north at the site at the Newport Beach Country Club (NBCC) clubhouse.



Photograph No. 2: Typical dining area within the NBCC clubhouse.



Photograph No. 3: Typical ballroom area within the NBCC clubhouse.



Photograph No. 4: Looking south at the site at the parking area associated with the NBCC.



Photograph No. 5: Storage/charging area for electric golf carts.



Photograph No. 6: Looking west at the maintenance facility on site.



Photograph No. 7: Double-chambered aboveground storage tank, located on the site.



Photograph No. 8: Two 55-gallon drums of waste oil and one 455-gallon drum of waste oil filters.



Photograph No. 9: Typical storage area within the maintenance facility.



Photograph No. 10: Looking north away from the site at the NBCC golf course.



Photograph No. 11: Looking east away from the site at Irvine Terrace, beyond which is the Corporate Plaza, office building.



Photograph No. 12: Looking south away from the site at East Coast Highway, beyond which residential properties were observed.



Photograph No. 13: Looking east away from the site at the Armstrong Garden Center.

APPENDIX B

RELEVANT SITE INFORMATION

Track Info Services, LLC

Historical Aerial Photo

Site: 1600 East Coast Hwy, Newport Beach, CA 92660

Photo Year: 2002



Job Number: 207575001

Original Scale of Photo: 1:40,000

Approximate Scale of This Image: 1 in equals 375 ft

Coverage Area Approximately 1/4 Mile Radius From Subject Site

 ≈ 375 ft

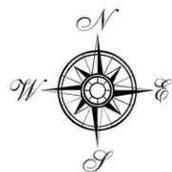
Copyright: Track Info Services, LLC

Track Info Services, LLC

Historical Aerial Photo

Site: 1600 East Coast Hwy, Newport Beach, CA 92660

Photo Year: 1994



Job Number: 207575001

Original Scale of Photo: 1:40,000

Approximate Scale of This Image: 1 in equals 375 ft

Coverage Area Approximately 1/4 Mile Radius From Subject Site

 ≈ 375 ft

Copyright: Track Info Services, LLC

Track Info Services, LLC

Historical Aerial Photo

Site: 1600 East Coast Hwy, Newport Beach, CA 92660

Photo Year: 1983



Job Number: 207575001

Original Scale of Photo: 1:36,000

Approximate Scale of This Image: 1 in equals 375 ft

Coverage Area Approximately 1/4 Mile Radius From Subject Site

 ≈ 375 ft

Copyright: Track Info Services, LLC

Track Info Services, LLC

Historical Aerial Photo

Site: 1600 East Coast Hwy, Newport Beach, CA 92660

Photo Year: 1977



Job Number: 207575001

Original Scale of Photo: 1:24,000

Approximate Scale of This Image: 1 in equals 375 ft

Coverage Area Approximately 1/4 Mile Radius From Subject Site

 ≈ 375 ft

Copyright: Track Info Services, LLC

Track Info Services, LLC

Historical Aerial Photo

Site: 1600 East Coast Hwy, Newport Beach, CA 92660

Photo Year: 1960



Job Number: 207575001

Original Scale of Photo: 1:14,400

Approximate Scale of This Image: 1 in equals 375 ft

Coverage Area Approximately 1/4 Mile Radius From Subject Site

 ≈ 375 ft

Copyright: Track Info Services, LLC

Track Info Services, LLC

Historical Aerial Photo

Site: 1600 East Coast Hwy, Newport Beach, CA 92660

Photo Year: 1952



Job Number: 207575001

Original Scale of Photo: 1:20,000

Approximate Scale of This Image: 1 in equals 375 ft

Coverage Area Approximately 1/4 Mile Radius From Subject Site

 ≈ 375 ft

Copyright: Track Info Services, LLC

Track Info Services, LLC

Historical Aerial Photo

Site: 1600 East Coast Hwy, Newport Beach, CA 92660

Photo Year: 1947



Job Number: 207575001

Original Scale of Photo: 1:24,000

Approximate Scale of This Image: 1 in equals 375 ft

Coverage Area Approximately 1/4 Mile Radius From Subject Site

 ≈ 375 ft

Copyright: Track Info Services, LLC

Track Info Services, LLC

Historical Aerial Photo

Site: 1600 East Coast Hwy, Newport Beach, CA 92660

Photo Year: 1938



Job Number: 207575001

Original Scale of Photo: 1:20,000

Approximate Scale of This Image: 1 in equals 375 ft

Coverage Area Approximately 1/4 Mile Radius From Subject Site

 ≈ 375 ft

Copyright: Track Info Services, LLC

*MCMAHON CAROL 949-675-9984 2
INTERIOR DESIGN

X POINSETTIA AVE

3700 *HONEY BAKED HAM 949-673-9000
INC
3701 *LOVELY NAIL BOUTQ 949-675-5391
3707 *BARE TAN 2 949-673-8826 5
3711 *STEVIE LINS 949-675-3424 +8
3732 *BLOM JOHN 949-675-3130
PHOTOGRAPHY
*BLOOM JOHN 949-675-3130
PHOTOGRAPHY
3748 *COTE REALTY 949-760-1900 1
GROUP

X POPPY AVE

3800 *ART BY DESIGN 949-673-7240 5
1 *COURTOIS JOSEPH 949-723-4800 4
CPA
*FRONT PORCH 949-673-5450 6
CREATIONS
*GAYLE LEE & 949-673-0222 4
COMPANY
*HAIR JAMES B 949-675-1146 0
DDS
5 *JERRY GREER 949-673-4429
ASSOCIATES INC
*JOETTE PIERCE & 949-759-1708 +8
ASSOCIATES
*LEZU INC 949-650-0055 6
*VANHOFF BETSY 949-673-7240 5
3801 *FIVE CROWNS 949-760-0331
3810 *BAYWIND 949-675-9522 0
SERVICES
*CDM GUITAR 949-673-4800 6
*QUALITY 949-718-3640 6
MARKETING
COMMUNCTNS
*QUALITY MKRTG 949-723-3107 6
COMMUNICATIONS
*STASSEL CHIP 949-723-4000
*SUNRISE TAE 949-675-7890 4
KWON DO
1 *TAYLOR 949-673-9002
FURNISHINGS

X HAZEL DR

3838 A *DOG WASH 949-673-4137
C *ROYAL CLEANER 949-673-7551
*STRANDS HAIR 949-675-8985 6
STUDIO
3840 *DUCA-MCGOY INC 949-675-4487 0
*NAGISA 949-673-3933
RESTAURANT
3900 *GALLO'S ITALIAN 949-723-0100
DELI CDM
3901 *CROWN COVE 949-760-2800 0

X SEAWARD RD

*402 BUS 25 RES 24 NEW

E COAST HWY 92660
NEWPORT BEACH

WEALTH CODE 9

100 XXXX OO
151 XXXX OO
201 *ORANGE COAST 949-675-3844
YACHTS
251 *MAMA GINA 949-673-9500
*MAMMA GINA 949-673-9500
*MOMA GINA 949-673-9500
*MOMMA GINA 949-673-9500
*RESTAURANT 949-673-9500
MAMMA GINA
*RISTORANTE 949-673-9500
MAMMA GINA
300. BAYSIDE VILLAGE
*1ST CHOICE 949-675-6331 1
ROOFING
*BAYSIDE VILLAGE 949-673-1331
MARINA
BELT Boyce 949-675-0058 6
BRENNAN Bob 949-723-0233 0
BROWNE Pamela 949-673-6181 0
CAMPBELL Dennis D 949-673-6778 2
CARLICK Caryl 949-723-7960 0
CARTER Jennifer 949-723-1156 0
CHAPMAN S 949-723-8310 0
CLAY Ronda 949-723-8202 3
COONS Gex B 949-673-6254 4
CORTESE Linda 949-673-7446 5

*NEWMAN ALAN 949-675-7750 3
DDS
*STARBUCKS 949-675-3006 3
COFFEE
200 *WEST MARINE 949-673-0028 6

X N BAYSIDE DR

X BAYSIDE DR

445 *AUDI OF NEWPORT 949-673-0900
BCH
*CHEVROLET OF NB 949-673-0900
*PORSCHE OF 949-673-0900
NEWPORT BEACH

X PROMONTORY DR

X JAMBOREE RD

1500 *ARMSTRONG 949-644-9510
GARDEN CT

X RAMONA DR

1600 *NEWPRT BCH CNTRY 949-644-9680
CLUB GOLF SHP
*NEWPRT BEACH 949-644-9550
COUNTRY CLUB
1602 *BALBOA BAY CLUB 949-759-0711

X MALABAR DR

*26 BUS 64 RES 4 NEW

E COAST HWY (05)
92657 NEWPORT COAST

7772 XXXX OO
7780 *PIALAGO CLEANERS 949-494-4900 5
7876 *TRIO 949-497-9003 4
7916 *ERIC HANAN JEWEL 949-494-7222 6
7932 *MITCHELL GOLD @ 949-376-0303 6
THE COVE
7946 *MODO MIO RSTRNT 949-497-9770 4
CGNA RSTCA
7958 *STARBUCKS 949-376-5221 5
7986 XXXX OO
7988 *ANDAVI SALON 949-376-2008 5
8042 XXXX OO
8056 *AT EASE 949-464-0200 6
8058 XXXX OO
8072 *PIER 1 IMPORTS 949-497-7428 4
8112 *MASTRO'S OCEAN 949-376-6990 +8
CLUB

*10 BUS 4 RES 1 NEW

N COAST HWY 92651
LAGUNA BEACH

WEALTH CODE 8.1

X BROADWAY ST

104 *LAGUNA MOBILE 949-494-3015
MART
175 *LAGUNA BCH CTY 949-494-6573
WTHR&SRF RPRTS
*LIFEGUARD DEPT 949-494-6573 9
LGNA BCH CTY OF
180 *STARBUCKS COFFEE 949-494-1302 +8
COMPANY

X BROADWAY PL

206 *GALLERY 949-497-4027
MCCOLLUM
210 *PAUL BRIAN HR 949-494-3700
DSGN
211 *INN AT LAGUNA 949-497-9722
BEACH
*LAGUNA INN 949-497-9722 2
212 10 BROWN Summer 949-497-5952 6
12 MURPHY Bernadette M 949-494-8901 5
11 PAGE Thomas 949-715-2443 5
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*ASSE INTERNATL 949-494-4100 2
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242 *242 CAFE FUSION 949-494-2444
SUSHI
246 *STERL -WEISS 949-464-1037 3
*TAWTEL RICHARD V 949-464-1037 3
COMPANY

DDS
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EMERGENCY
SERVICE
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DENTAL CLINIC
*KRUGER MARTIN 949-494-7115
P DDS
*LAWLER JAS D 949-494-1309
INS
*STATE FARM INS 949-494-1309
AGENT
391 XXXX OO
392 *COULL KAY 949-497-5963
*POTTERY BARN THE 949-494-3238
397 *SIDEWALKS 949-494-3529

X JASMINE ST

412 *HAIR BY TORI AND 949-494-8377
COMPANY
B *POST & PACKAGE 949-494-5705
414 XXXX OO
416 XXXX OO
419 *GILLET AND 949-715-2626
CAUDAHA
APPRAISERS
*LAGUNA SHORES 949-494-8521
MOYA Joseph 949-497-6951
422 B HILEN Peter 949-494-4463
A *MS TRACEY 949-494-7300
SECRETARIAL
SERVICES
A *TRACEY 949-494-7300
MOSCARITOLO STDO
GLLRY
A *TRACEY MS 949-494-7300
SECRETARIAL
SERVICES
427 *BLAKE FETNEH 949-494-3787
*STECKEL M 949-376-3161
*TYPOVSKY J E 949-376-9829
432 XXXX OO
434 *AWCC 949-497-6313
CORPORATION
435 *LAGUNA PRINT 949-497-6016
439 *FINLEY Frances 949-497-4652
*MERINO Janet 949-715-3238
*PALM READER 949-494-0055
THE
441 5 CARROLL Elizabeth 949-376-8950
5 CARROLL Elizabeth 949-376-7225
5 CARROLL Elizabeth 949-376-7325
460 *TIDES MOTOR INN 949-494-2494
470 *GRENDA Joseph 949-715-0530
475 *BY THE SEA INN 949-497-6645
*MOTEL BY THE SEA 949-497-6645
481 *FUSION PILATES& 949-497-8333
YOGA STUDIO
484 *SCHAAR GALLERIES 949-497-7289
LTD
485 *RAINBOW BICYCLE 949-494-5806
CO
496 B *CHERYL'S 949-497-5703
PHOTOGRAPHY
C *MARBLE SOLUTIONS 949-376-4115
B *PHOTOGRAPHY BY 949-497-5703
CHERYL
*SCHROCK INS 949-494-7261
AGENCY

X MYRTLE ST

499 *ORANGE CO PAINTS 949-494-7000
506 *ARABELLA LAGUNA 949-376-5744
508 XXXX OO
512 XXXX OO
522 *NICOLI N 949-715-9906
OO
530 *COOKE Andrew 949-715-9148
SCRIMSHAW Karl
535 *CARMINIO Gerald OO
538 XXXX OO
539 *PLAYGROUNDS OF 949-497-6515
THE WORLD
540 ESTRADA Ledgard 949-715-2140 +
550 XXXX OO
554 XXXX OO
556 XXXX OO
565 XXXX OO
568 *CHAMPION James OO
575 *CAPPO Jeffrey 949-494-5207
578 *CORMAN Barbara 949-494-1815
*CORMAN Joan E

2008

ST HWY E 92660
PORT BEACH

WEALTH CODE 9.0

XXXX	OO	
*CORPORATE COACH	949-673-1339	+2
*NEWPORT HARBOR	949-673-7863	1
*NAUTICAL MSM		
*RIVERBOAT	949-673-3425	7
*RESTAURANT		
*ROYAL FLEET	949-673-1339	+2
*LIMOUSINE&TRANS SV		
*COASTLINE YACHTS	949-675-3844	
GILL FILLAN Walter E	949-673-3918	
*ORANGE COAST	949-675-3844	
YACHTS		
*MAMA GINA	949-673-9500	7
*MAMMA GINA	949-673-9500	7
*MOMA GINA	949-673-9500	7
*MOMMA GINA	949-673-9500	7
*RESTAURANT MAMMA	949-673-9500	8
GINA		
*RISTORANTE MAMMA	949-673-9500	7
GINA		
XXXX	OO	
BAYSIDE VILLAGE		
ANTHONY Susan	949-675-2808	+2
ANTLE Sharon L	949-675-5895	1
ARGOS John N	949-723-4782	1
ARNOLD Eddie	949-673-5923	9
BAKER Glyn M	949-723-4738	3
BATES Edward A	949-673-4051	
*BAYSIDE VILLAGE	949-673-1331	
BOTTOME Fred	949-673-5605	
BOTTOME Kate	949-673-5605	
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BROOKS James B	949-675-5985	
BROWN M A	949-673-6313	7
BROWNE Pamela	949-673-6181	0
BROWNE Richard	949-673-6181	0
BUSH Paul D	949-723-6168	5
CALDERONE Mary	949-675-6992	+2
CAMPBELL Dennis D	949-673-6778	+2
CANN Stanley M	949-675-0847	
CARLICK Caryl	949-723-7960	0
CHAPMAN S	949-723-8310	0
CHASE J P	949-675-0667	+2
CLEMMER Lisa	949-723-4157	+2
COLMAN Edward	949-723-6233	
COLMAN Phyllis	949-723-6233	
COVINA Gari	949-675-1584	
DAY Sandy	949-673-2526	0
*DE ANZA BAYSIDE	949-673-1331	
STORAGE		
*DE ANZA MARINA	949-673-1331	
DEAN Jim	949-675-0184	5
DEAN Vida	949-675-0184	5
DUGAN M J	949-673-8505	3
DUNN H	949-673-8017	1
DUNN Michael J	949-723-8286	8
ECCLESTONE C V Jr	949-675-7054	
EDWARDS William	949-675-1603	1
FITZ Roy Joseph P	949-675-6241	+2
FITZGERALD Robt Jr	949-675-6303	
FRY Carl E	949-673-4869	+2
GIERCK Mary	949-723-4164	9

THACKER Dick	949-673-8033	1
THACKER Nancy	949-673-8033	1
THAXTON Jas A	949-675-0514	
UPHAM David W	949-675-1910	
VANVLIET Gerald	949-673-0848	1
VAUGHN A M	949-723-5670	3
WEEKS Myron S	949-675-2998	
WILLIAMS Harry D	949-675-0556	
WILLIAMS Marilyn L	949-673-1913	0
WILLIAMS Marlene	949-675-0556	
WOLFF Robert G	949-673-4749	◆
ZINK Robert E	949-675-7309	
*1ST CHOICE ROOFING	949-675-6331	1

300		
301	*MOBIL SERVICE	949-675-6411
	STATION DEALERS	
304	XXXX	OO
353	*FLUTER Russell	OO
	*NEWPORT DESIGN	949-723-6100
	CENTER	

X BAYSIDE DR

445	*AUDI OF NEWPORT	949-673-0900	5
	BCH		
	*CHEVROLET OF NB	949-673-0900	5
	*NEWPORT AUTO	949-673-0900	9
	CENTER		
	*PORSCH OF	949-673-0900	5
	NEWPORT BEACH		
	*ROLLS RYC&BNTLY OF	949-673-0900	
	NWPRT BCH		

455	XXXX	OO	
1500	*ARMSTRONG GARDEN	949-644-9510	5
	CT		

X RAMONA DR

1600	*CROSBY SOUTHRN	949-759-3030	
	GOLF		
	*NEWPORT BEACH	949-644-9550	9
	COUNTRY CLUB		
	*NEWPORT BCH CNTRY	949-644-9680	
	CLUB GOLF SH		
1602	*BALBOA BAY CLUB	949-759-0711	
	* 32 BUS 123 RES 17 NEW		

COAST HWY N 92651
LAGUNA BEACH

WEALTH CODE 8.4

104	*LAGUNA MOBILE MART	949-494-3015	
105	XXXX	OO	
151	XXXX	OO	
175	*LAGUNA BCH CTY	949-494-6573	
	WTHR&SRF RPRTS		
	*LIFEGUARD DEPT	949-494-6573	9
	LAGUNA BEACH		
179	*CANNON Arlene	OO	+2
	*CHAPMAN David	OO	+2
	*CLEMENS Patricia	OO	+2
	*COPPOLTELLI Gerald	OO	+2
	*JONES Paul	OO	+2
	*KELLY Mary	OO	+2
	*MCFADDEN Edwin	OO	+2
	*VALLIS Sylvia	OO	+2
	*WERLEMANN Bryan	OO	+2
180	*BAIRD Richard	OO	+2

352	XXXX	
353	*CABANG Francis	
	*CREATIVE JEWELERS	
	*THIEBAUD PAUL	
	GALLERY	
354	*KIERMEYER Robert	
	*MARION MEYER	
	CONTEMPORARY ART	
382	*NICHOLSON'S OF	
	LAGUNA ANTIQUES	
369	XXXX	
370	XXXX	
372	*KIM Hank	
	*LU MARTIN GALLERIES	
	*MARTIN LU GALLERIES	
374	*QUORUM ART	
	GALLERY	
376	JASSO Anthony	
	*LAGUNA NORTH GLLRY	
380	XXXX	
384	*MAMULA Dorothy	
	*SANDSTONE GALLERY	
	*STUDIO 7 GALLERY	
385	*A DENTAL EMERGENCY	
	SERVICE	
	*AMENDT NICK DDS	
	*AMENDT RAYMOND	
	NICK DDS	
	*DENTAL EMERGENCY	
	CLINIC	
	*EMERGENCY DENTAL	
	CLINIC	
	*KRUGER MARTIN P	
	DDS	
	*LAWLER JAS D INS	
	*STATE FARM INS	
	AGENT	
392	COULL Kay	
	*MAMULA Dorothy	
	*POTTERY BARN THE	
397	*BASTIDEAUX	
	*THOMPSON Tad	
	X JASMINE	
410	XXXX	
412	*ALEXANDER Ralph	
	*BEVERLY WRIGHT HAIR	
	DESIGN	
	*HAIR DESIGNS BY TORI	
	*PCH	
	CLEANERS&LAUNDRY	
	*POST&PACKAGE	
	*TOTAL LOOK THE	
	*VINCENT FARRELL	
	GALLERY	
414	*MARTIN ROBERTS FINE	
	ART IMAGES	
416	XXXX	
419	*LAGUNA SHORES	
	MOYA Joseluis	
	PREGLER Parie R	
	*PROPERTIES BY THE	
	SEA SLS&RNTL	
	*SEXTON William	
422	*MISS TRACY	
	SECRETARIAL SERV	
	*MS TRACEY	
	SECRETARIAL	
	SERVICES	
422B	REID Earl	
	TRACEY	

200=

GILLFILLAN Walter E 949-675-3510
 MUCKENTHALER John E 949-723-0140
 *ORANGE COAST YACHTS 949-675-3844
 ROSEN Hy 949-675-7614
 *MAMA GINA 949-673-9500
 *MAMMA GINA 949-673-9500
 MOMA Gina 949-673-9500
 *MOMMA GINA 949-673-9500
 *RESTAURANT MAMMA GINA 949-673-9500 +8
 *RISTORANTE MAMMA GINA 949-673-9500 7
 XXXX OO

JAMBOREE RD

BAYSIDE VILLAGE
 ADAMS Ben S 949-673-0371
 ALLTIZER Blanche C 949-675-2238 0
 AMTHOR G M 949-675-1008 +8
 ANDREWS Jo 949-675-9883
 ANICH Marco P 949-723-4157 9
 ARMOUR Jerry A 949-723-6114 +8
 BAKER Glyn M 949-723-4738 3
 BARON Sol I 949-675-6652 0

1998

BU CANI
 COLE E
 COLMAN Edward 949-723-6233
 COLMAN Phyllis 949-723-6233
 COVINA Gari 949-675-1584
 *DE ANZA BAYSIDE MARINA 949-673-1331
 *DE ANZA BAYSIDE STORAGE 949-673-1331
 *DE ANZA BAYSIDE VILLAGE&MARINA 949-673-1331
 DEAN Jim 949-675-0184 5
 DEAN Vida 949-675-0184 5
 DECKERT Thomas 949-673-2090
 DERITO Marty 949-673-7838 +8
 DERITO Rose 949-673-7838 +8
 DIEBEL Herbert L 949-675-8587
 DIEUDONNE Geo L 949-675-2914
 DIGIOVANNI Joseph 949-675-8786 7
 DOLAN Hank 949-675-5257 6
 DRAIN Dick 949-673-7923
 DUGAN M J 949-673-6505 3
 DUNN Michael J 949-723-8286 +8
 ECCLESTONE C V Jr 949-675-7054
 FISHER Lowell M 949-675-6303
 FITZGERALD Robt Jr 949-675-6241
 FITZROY Joseph P 949-675-6241
 FITZROY Margaret 949-675-6241
 FLEMING Robert C 949-673-4046 0
 FRENCH Robert T 949-673-0565 6
 FRY Carl E 949-673-4869 6
 GREATOREX Jas E 949-673-4403

WILLIAMS Harry D 949-675-0556
 WILLIAMS Merlene 949-675-0556
 WOLFF Robert G 949-673-4749 0
 WORTH K H 949-675-9340
 WORTH Pat 949-675-9340
 YOUNG Janice 949-675-4971 7
 YOUNG Roger 949-675-4971 7
 ZINK Robert E 949-675-7309

300
 301 *BAYSIDE MOBIL 949-723-1155 6
 *BAYSIDE MOBIL AUTO 949-673-1990 5
 *MOBIL SV STA DEALER 949-675-6411
 334 XXXX OO
 353 *SPEEDWAY RESTAURANT 949-675-5900 +8
 445 *AUDI OF NEWPORT BCH 949-673-0900 5
 *CHEVROLET OF NB 949-673-0900 5
 *NEWPRT AUTO CENTER 949-673-0900 9
 *PORSCHE OF NEWPORT BEACH 949-673-0900 5
 *ROLLS ROYCE BENTLEY 949-673-0900 9
 455 XXXX OO
 990 XXXX OO
 1000 XXXX OO

X RAMONA DR

1500 *ARMSTRONG GARDEN CT 949-644-9510 5
 1600 *CROSBY SOUTHRN GOLF 949-759-3030
 *NEWPRT BCH CLUB GLF 949-644-9680
 *NEWPRT BCH COUNTRY CLUB 949-644-9550
 1602 *BALBOA BAY CLUB 949-759-0711
 * 30 BUS 140 RES 24 NEW

COAST HWY N 92651 LAGUNA BEACH

WEALTH CODE 8.7

104 *LAGUNA MOBILE MART 949-494-3015
 105 XXXX OO
 151 XXXX OO
 175 *LAGUNA BEACH CTY WEATHER&SURF 949-494-6573
 180 *DIEDRICH COFFEE 949-497-7660 7
 182 XXXX OO
 X BROADWAY PL
 206 *GALLERY MC COLLUM 949-497-4027 5
 *MCCOLLUM GALLERY 949-497-4027 5
 207 XXXX OO
 209 XXXX OO
 210 *PAUL BRIAN HR DSGN 949-494-3700
 211 *INN AT LAGUNA BEACH 949-497-9722 1
 212 MURPHY Bernadette M 949-494-8901
 SANDERS Sally 949-497-5817 +8
 228 *A S S E INTRNTL 949-494-4100
 232 XXXX OO
 238 XXXX OO
 242 *CAFE AT 242 NORTH 949-494-2444 6

410 XXXX
 412 BUILDING
 *AA STEAM C SERVICES
 *BEVERLY W STYLIST
 *BOJIE'S HA
 *BUTLER JE
 *COMMERCL
 *JACQUELIN CASSIDY'S
 *PCH CLEAN
 *POST&PAC
 221 *SINCLAIRE
 *TOTAL LOO
 *WRIGHT BE DESIGN
 412
 414 *BOTZ JOHN
 *JOHN BOTZ
 416 XXXX
 419 *LAGUNA SH
 *LAGUNA SH RESLE
 *MOYA JOSI
 *PREGLER F
 *PROPERTIE SEA SLS&F
 422 *MISS TRAC SECRETAR REID Earl
 *TRACEY MS SECRETAR SERVICES
 427 *DY'ANS BR GALLERY ZELLER Irwi
 432 *KERN Larry
 434 *FIVE FEET S EVENTS&C
 435 *LAGUNA PR WILSON Kat
 439 FINLEY Fran FITCH Kathry
 *PALM READ
 441 XXXX
 459 XXXX
 460 *TIDES MOTE
 470 MITCHELL M RUGGERO C
 472 XXXX
 474 PHILLIPS Tra SMITH Donak TREMP Dieter
 475 *BY THE SEA I *MOTEL BY TH
 478 XXXX
 481 XXXX
 484 *SCHAAR GAL
 485 *RAINBOW BIC
 490 XXXX
 496 *BOAT CNYN S *CHERYLS PHOTOGRAPH *FARMERS INS *PHOTOGRAPH CHERYL

RLEY BROWNS 675-2302 2
 RLEY BROWNS 675-5790 2
 RLEY BROWNS 675-5910 +3
 BOA MARINA
 Scott 673-1206 +3
 STLINE YACHTS 675-3844 2
 FILLAN Walter E 673-3918 4
 T Harry D 673-6391 4
 PER Richard L 675-2435 4
 S William P 673-6879 2
 NGE CST YACHTS 675-3844 6
 EN Hy 675-7614 6

BENS RESTAURANT 673-1505
 ROEDER Donald 675-4011
 X 00
 SIDE VILLAGE
 S Ben S 673-0371
 AR CORPORATION 723-5402 1
 US Fred E 675-1008
 C Joe 675-8140
 C Lucinda 675-8140
 IZER Blanche C 675-2238 0
 ERSON Dody 723-4002 1
 EWS Jo 675-9883 5
 H Marco P 723-4157 9
 DS John N 673-6866 8
 D Thos L 673-5384
 ER Glyn M 723-4738 +3
 ON Sol I 675-6652 0
 ON Max 673-4863
 S Edw A 1
 1
 5+3
 7
 6
 +3
 8

1993

673-6719 7
 N Stanley M 675-0847 7
 PENTER Wade W 673-2147 2
 RK V C 673-2144 4
 E E J 673-8313
 EY Bob 723-6162 +3
 INA Gari 675-1584
 INZA BAYSIDE VLG 673-1331
 KERT Thomas 673-2090 8
 AND Albert W 673-1049
 MAENE L M 673-6649
 BEL Herbert L 675-8587
 UDONNE Geo L 675-2914
 HERTY Eva E 675-7734
 KIN Dick 673-7923
 BAN M J 673-6505 +3
 CLESTONE C V Jr 675-7054
 TZ Annie 673-8405
 ENSON M H 675-8481
 HER Lowell M 675-4409 8
 TGERALD Robt Jr 675-8303 6

SUTHERLAND Richard 673-7848
 SWIHART Donald H 675-1722
 TARTAGLIA M A 673-3689
 TAYLOR Tom R 675-3012 9
 THAXTON Jas A 675-0514
 TOWLE Thomas J 673-2441 5
 TRESSLER H J 675-3869 9
 TUTINI John 673-3826 6
 UPHAM David W 675-1910
 VANDERHOEF Tyler 675-4351 0
 VAUGHN A M 723-5670 +3
 106 WALLEY R S 673-2738
 WEEKS Myron S 675-2996
 WENRICK I 723-6468 1
 253 WILEY Maurice M 673-2272
 WILKINSON Gary H 673-8013 1
 WILLIAMS Harry D 675-0556
 WILLIAMS Merlene 675-0556
 WILLIAMS Michael H 673-0565 6
 *WILLIAMSON GEO 673-8528 5
 WOLFF Robt G 673-4749 0
 WOODWARD Elaine 673-0155
 WOODWARD Woody 673-0155
 238 WORTH K H 675-9340
 WORTH Pat 675-9340
 ZINK Robt E 675-7309

300.....
 301 *AMIR AUTO SERVICE 675-3151 6
 *MOBIL SV STA DEALER 675-6411
 334 XXXX 00
 353 *B B G CLUB 675-4224 +3
 *LUCYS BAYSIDE BAR 673-7800 +3
 445 *NEWPRT AUTO CENTER 673-0900 9
 *ROLLS ROYCE 673-0900 9
 455 XXXX 00
 990 XXXX 00
 1000 XXXX 00
 1600 *CROSBY SOUTHRN GOLF 759-3030 7
 *NEWPRT BCH CLUB 644-9550 7
 *NEWPRT BCH CLUB GLF 644-9680 7
 1602 *BALBOA BAY CLUB 759-0711 6
 *SAM OLSON TNNS ACDM 759-9324 1
 2340 *EMPIRE OF AMER BNK 640-9181 1
 NO # *BANK OF NEWPORT 760-6000
 * 25 BUS 175 RES 16 NEW

COAST HWY N 92651
 LAGUNA BEACH

104 *LAGUNA MOBILE 494-3015
 105 XXXX 00
 151 XXXX 00
 175 *LAGUNA BCH CTY WTHR 494-6573 8
 180 *TOMASITOS FMLY REST 494-9026
 182 XXXX 00
 206 XXXX 00
 207 XXXX 00
 209 XXXX 00
 210 *PAUL BRIAN HR DSGN 494-3700 6
 211 *INN AT LAGUNA BEACH 497-9722 1
 212..... APARTMENTS
 CUMMINGS Eric L 494-1857 +3
 JOHNSON Joy 497-6038 +3
 MURPHY Bernadette M 494-8901 6
 MAHONY Zahava 497-9714 +3

*PROPER
 422 *BIG OL
 REID Ear
 *STUSSY
 427 *PASTA M
 SEGURA
 432 KERN La
 434 SCHNEE
 435 *LAGUNA
 439 FINLEY F
 *LUDWIC
 *PALM RE
 *PALM RE
 441 FRENCH
 RICKER
 459 XXXX
 460 CHANG I
 *TIDES M
 *WHITWO
 470 HOLLOW
 MITCHEL
 RUGGER
 472 XXXX
 474 GALLEG
 PHILLIPS
 475 *BY THE
 *MOTEL I
 478 XXXX
 481 *LAGUNA
 484 *SCHAAR
 485 *RAINBO
 490 XXXX
 496 *BLUE CF
 *CHERYL
 *COMMW
 *FARMER
 *HEALTH
 *PHOTOG
 *SCHROC
 499 *REALTY
 *REMAX S
 506 XXXX
 512 SANCHEZ
 535 HUNTER
 538 LAWREN
 539 XXXX
 541 CRUMLY
 542 XXXX
 544 XXXX
 552 XXXX
 554 XXXX
 568 BROMAN
 575 SHIFFLET
 578 EVANS Ric
 590 XXXX
 600 *BOAT CNY
 604 XXXX
 608 *BOAT CNY
 612 *GINAS PIZ
 616 XXXX
 620 *KATIE MCG
 624 *STUFF SHI
 628 *CORKEYS
 632 XXXX
 638 *CAFE TILT
 *DROP IN BL
 *VONS CO
 649 UTZINGER N
 *SAISON

92660 CONT..			..COAST HWY E			92660 CONT..			..COA		
R Lowell M	675-4409	6	261	WHYTE J S		675-3010		470			
R Maryelyn B	675-9646	6	253	WILEY Maurice M		673-2272					
FRALD Robt Jr	675-6303	6		WILKINSON E L		675-1271	1				
Y Jos	675-6241	1		WILLIAMS Harry D		675-0556					
R J L	673-5424			WILLIAMS Merlene		675-0556	2				
rl E	673-4869	0		WILLIAMS Michael H		673-0565	6				
IER R A	675-9550	+8		*WILLIAMSON G FOLLY		673-8528	5				
Edwin	675-4394	5		WOOD Marvin E		673-8723					
R M	675-8045	9	238	WORTH K H		675-9340		470			
ON S CONSLTNT	673-1667	6		WORTH Pat		675-9340		47			
OP Thomas C	673-2523	7		WRIGHT Louise		673-2006	7	47			
RB Mark	675-6268	5		WRIGHT Richard		673-2006					
ES Michael	673-9122	7		ZINK Robt E		675-7309					
l Bernerd R	673-6872										
REX Jas E	673-4403		300								
lose	675-0698	6		301 *AMIR AUTO SERVICE		675-3151	6	47			
Y Thos M	675-6707	6		*MOBIL SV STN DLRS		675-6411	9	47			
ouglas F	675-2865	0		334 *AEROSPACE STFFNG CT		840-1634	+8	48			
Geo	675-7746			353 *BOBBY MCGEES		673-5380					
egoria	675-3249	2		*VALET PRKNG SRV		675-8611					
		0		445 *IVERSON CHICK INC		673-0900					
		6		*STERLING MOTORS WST		673-0900	7	48			
		1		455 XXXX		00		48			
		3		990 XXXX		00					
		+8		1000 *MOBIL SV STN DLRS		644-2381		48			
				*W&J MOBIL SERVICE		844-2381	2	490			
				1600 *CROSBY SOUTHRN GOLF		759-3030	7	496			
				*NEWPRT BCH CLUB		644-9550	7				
				*NEWPRT BCH CLUB GLF		644-9680	7				
				1602 *BALBOA BAY CLUB		759-0711	6				
				2166 *FLOWERMAN LTD		644-1413	7	499			
				NO # *BANK OF NEWPORT		760-6000	1				
				* 29 BUS	246 RES	38 NEW		506			
								512			
								520			
								535			
								538			
								539			
								540			
								544			
								552			
								554			
								556			
								565			
								568			
								575			
								578			
								590			
								600			

1988

COAST HWY N 92651
LAGUNA BEACH

104	*Y LOKEH MOBILE SERV	494-3015	+8	540
105	XXXX	00		544
151	XXXX	00		552
175	*LAGUNA BCH CTY WTHR	494-6573	+8	554
180	*TOMASITOS FMLY REST	494-9026	9	556
182	XXXX	00		565
199	*MAIN BCH BAR&GRILLE	494-8066	+8	568
206	*OWENS GLADE W	497-2483	4	
	*RUSSACK OWENS	497-2483	4	575
207	XXXX	00		
209	XXXX	00		
210	*PAUL BRIAN HAIR DSG	494-3700	6	578
211	*INN AT LAGUNA	494-7535		590
212	*MAIN BCH INN	494-7535		600

ORANGE CO.

THE HAIN

COAST HWY E

261	WHYTE J S	675-3010	
	WEGAND W Y	675-2780	
259	WILEY MAURICE M	673-2272	
	WILKINSON E L	675-1271	1
	WILLIAMS GLENN E	675-5908	1
	WILLIAMS HARRY D	675-0556	2
	WOOD MARVIN E	673-8723	
238	WORTH K H	675-9340	9
229	ZERRILLI JESSIE	673-3473	
	ZINK ROBT E	675-7309	8

92660 CONT.

COAST HWY N

470.....	MURPHY HOUSE		
	DAVIS E S		
	NIEMANN AUGUST H JR		
	PATTERSON JOHN S		
	SMITH D G		
	SMITH V A		
	VAUGINE M G		

300

301	LOCKHARTS MOBIL SRV	675-6411	
	MOBIL SERV NB	675-6411	9
	XXXX	00	
	BOBBY MCGEE CNGLMTH	673-5380	
	VALET PRKNG SRV	675-8611	8
	BRICK IVERSON	673-0900	
	TRIA AM YACHT IMP	675-4700	
	IVERSON C VLKSWGN	673-0900	8
	IVERSON CHICK	833-9160	8
	XXXX	00	
	MOBIL SERV NB	644-2381	6
	MOBIL SERVICE	644-2381	2
	BY CLB ROT	759-0711	1
	XXXX	00	
	NEWPORT	760-6000	1
	248 HES	33 NEW	

EST
YES

1983

COAST HWY N 92651 DANA BEACH

	MOBIL ENDX SERVICE	494-3015	
	XXXX	00	
	XXXX	00	
	ANTON FAMILY RSTH	494-9028	8
	XXXX	00	
	XXXX	497-8211	+3
	XXXX	497-4171	2
	XXXX	00	

496	COMMNLWTH CLSC C		
499	CONTEMPORARY ARTS		
506	XXXX		
512	XXXX		
520	BIRCHNELL FREDA		
538	XXXX		
539	GOBBI SHARON B		
	POOL DOCTOR		
541	XXXX		
556	XXXX		
565	XXXX		
575	LEE RALPH F		
578	AIKEN HAZEN P		
	BULLOCK ELIZABETH		
590	ANTIONE P		
	HAKIM EDW A		
	KASHAWOL C L		
	ROLLNICK C L		

59+3		TURMEY W J	675-2023	369 XXXX
99	54	TRUPP RONALD L	675-3205	372*JONES
41	129	TUBBS J W MRS	673-8235	374 WINTER
51 2	46	UPHAM DAVID W	675-1910	376*JO MAR
40		VAUGHAN KENNETH Z	673-3800+3	378 AUBURN
72	52	VERME ALFRED J	675-7159	378 1/2 MCCLAI
87 2		VOYLES DAVID E	675-5018	384*LARIAN
92	212	WALEN IRENE	675-5298	385*LOMAS
93+3		WALLEVAND WM	675-3081+3	*LOMAS
76	128	WALLING L A	675-3092	*MONDOR
72		WEBB EBBA M	673-5289	392*POTTER
4 2		WESTBROOK D E	673-2651	397*LAGUNS
17	137	WHITE NELLIE	675-2484	412*ACKS C
17		WHITE W H	675-4236+3	*COAST
3	261	WHYTE J S	675-3010	*KOHLS
3	104	WIEGAND W V	675-2780	414*COLLEE
5	253	WILEY MAURICE M	673-2272	416 SIMS E
8		WILLIAMS ELMER D	675-1622	422 MANN E
5		WILLIAMS JACK	675-5238	MCDONNA
0	115	WILLIAMS RAY H	673-3037	SMITH
1		WOOD MARVIN E	673-8723 2	427*FARMER
6		WYNKOOP LYNN	675-7159	432 HARRIS
0 2	229	ZERRILLI JESSIE	673-3473	LUSCKU
2	300.....			434 SCHNEE
5+3		301*MOBIL SERVICE STNS	675-6411	435....APAR
6		310*NEWPT DUNE AQTC PK644-0510	2	BLACKA
1+3		*NEWPT DUNE TRLR PK644-0510	2	DUMOUCI
8		*NEWPT DUNES MNTNC	640-0674+3	KINNEY
5		353*HUNGRY TIGER REST	673-5534 2	LEUTHWI
2		445*CHICK IVERSON	673-0900	MALAGUT
3		*ITALIA AM YACHT IMP	675-4700+3	WELCH
4+3		*IVERSON CHICK VW	833-9160+3	435.....
4 2	455	XXXX	00	439*BRASS
2		1500*AMLINGS NWPRT NRSRY	673-1552	COI 17**
5 2		1600*IRVINE CST CNTY CLB	673-9131+3	
3		*IRVINE CST PRO SHOP	675-0610+3	
5 2		2166*FAMILY SERV ASSOC	675-6300	
6+3		*NEWPORT BCH C OF C	675-6300	
4		*NEWPORT HRBR C OF C	675-6300	
4		2200*MARINERS CHURCH	675-4550	
7		2344 XXXX	00	
6		* 30 BUS 198 RES	41 NEW	
2				
1		COAST HWY N 92651	LAGUNA BEACH	
0				
9				
1		104*CROW KNOX SERVICE	494-3015	KARAM P
6		105*WERNERS ARCO	494-9033+3	MARTIN
				ROGERS
				*ROSE MAI
				SHARPE
				SMITH K
				SMITH V
				YAPP MAY
				470.....

1973

* Apartment, Room, or unit

	CONT.	COAST	HWY E	CONT.	C ST	
	CONT.	353	BEACH BOY THE	675-0828		
M	673-4139	1600	IRVINE CST CNTRY CLB	673-9131	1965	BUILDING
	673-4397	1600	IRVINE COUNTRY CLUB	545-2337		LLACI
	673-0189	1600	IRVINE CST PRO SHOP	675-0610		YPOR
	675-3443					JRE
	673-6727				2001	N. IMARI
SON	673-1419	COAST	HWY W		2101	STAATS
	675-4669					BUILDING
	673-3087				2101	4* DOUGAN
	673-3800	104	MAXWELLS TACKLE SHOP	646-4144	2101	ARDELL
	675-3567	108	WIL WRIGHTS ICE CREA	548-6169	2241	HOAG G
	673-0332	112	TRAILER PARK		2241	AHMANS
	673-0535	1*	MC MAHON E V	646-7823	2241	LANGMU
	673-6325	2*	BURGER A	548-0163	2244	STUFF
	675-1754	5*	BERKHAUSEN DIANA M	646-0349	2300	ANDERS
A	675-1458	7*	BURKE L M	642-0468	2400	GERMAN
	673-6208	12*	BRYDGES M	642-4152		8* BUILDING
	673-0652	14*	KING C	642-5198	2430	SYFAN
	673-5045	19*	GERKEN C D	642-0827	2430	BANKS
					2430	DUPREE
						UNITED

PINE KNOT MOTEL
COASTLINE MOTEL
PIZZA HOUSE
CUSUMANO VINCENT O
HOUSE OF FLORNCE

OR36420

OR39786

C

C

221

8

50

32

55

63

29

1959

COAST HIGHWAY EAST

BAY SHRE BOAT RENTALS OR30210

OUTBOARD MARINA THE OR32910

SLIP

BALBOA MARINA OR31765

BALBOA MARINA OR50060

BALBOA MARINA OR33731

BALBOA MARINA OR38840

NPT HRBR BOAT RENTALS OR34870

FRANKEL DONALD OR38466

STANDRD OIL OF CAL OR39997

BACK BAY PARK TRLRS OR31331

HARBOR INVESTMENT CO OR32680

BEACH BOY THE OR50828

1400

1520

1600

1600

1600

1600

1600

1600

3

4

4

A 1

1601

1601.

43

SLIPS

HOWE MITCHELL

PARSON LINDSLEY

CUMMINGS S A

TYLER JOHN C

WALKER GEO H

ZERBE A L

CARVER ROY PONTIAC

JERRYS COFFEE SHOP

BUILDING

BAY ESCROW CO INC

DOANE D DESIGN - ART

GAMBLE NORMAN A

NOBLE HARBOR ENGNRNG

SO COAST MORTGAGE CO

SHOWSTACK N MD

LIBBEY NATE B REALTOR

VISSCHER JOHN M

FORD RUSS

BALBOA BAY CLUB

BALBOA BAY CLUB

SLIPS

POLLARD M E

COAST HIGHWAY EAST

NUMBER

& APT. NO.

COAST HIGHWAY EAST

201	BALBOA MARINA	HA 0771
201	BALBOA MARINA	HA 0977
201	BALBOA MARINA	HA 1079
201	ELLIS BOAT RENTALS	HA 2315
301	JENNINGS BAYSIDE SERV	HA 1362
348	HARBOR DRIVING RANGE	HA 0856

2745	MARINA
2751	UWE
2800	JUD
2805	AKC
2827	EXH
2877	STY
2888	STY

COAST HIGHWAY WEST

104	BAYSHORE TACKLE CO	L181757
104	WIL WRIGHTS COURT	L186169
112	BAY SHORE BOAT CENTR	L185551
112	CURTIS T	L188300
112	POYAS FRANCIS H	L186254
112	WOLF EARL M DR	L184046
4	CAIRNS L E	L187014
11	COOPER J WILLIAM	L186053
21	MERRILL REGINALD	L187026
	WILSON WILLIAM F SR	L187165

1955

1221	GAUDIN MOTOR CO	LI82462
1221	LOCKHART L M	LI86209
A 34	MC INTYRE J	LI81654
A 37	WILLIAMS R	LI81033
48	MEEKER WARREN	LI88695
1222	OUTBOARD DISTRIBUTORS	LI86182
1400	CARVER ROY	LI83466
1520	JERRYS COFFEE SHOP	LI89166
1600	BUILDING	
1600	DOANE D DESIGN - ART	LI87285
1600	MEDICAL BUILDING CO	LI87737
1600	SO COAST MORTGAGE CO	LI87791
1600	VAUGHAN ROBERT - CO	LI87805
B 1	FORD RUSSELL E	LI86141
C 1	GAMBLE NORMAN A	LI88444
1700	PALMER P A INC	LI85573
1800	NPT HARBOR C OF C	LI81155
1950	BROWNELL J H	LI86522
2001	HIRSCHS BEACON LANDNG	LI81341
2033	BRITISH CAR SERVICE	LI84771
2101	JIMS MUFFLER SERVICE	LI85744
2101	M - M MOTORS INC	LI83381
2201	COX BROS CONST CO	LI86848

3400		CHU
3400 A		MOC
3939		GOE
3945		HOV
3945		HOV
4111		IRV
4323		CHA
4323		STI
4401		MO

1955

6902		WA
7100		SE
7110		AP
6		DO
7204		HU
213		MC
305		PAL
		CO

LI88302
LI84896
LI83688
LI87929
LI86389
LI84438

537
607
636
820
1101
1101
1335
1601
1601
1601
1601
43

YELLW CAB NPT - C MSA HA 2228
GOLDN STATE SPRTFSHNG LI84741
SWAILS C E LI83006
GREATER ALL AMER MKTS LI81673
MACCO CORP HA 3544
MACCO CORP HA 4505
BOY SCOUTS OF AMERICA LI85022
APARTMENT
BALBOA BAY CLUB LI86941
MANTZ P LI85638
MULLER F LI85443
POLLARD M E LI81235

1955

LI85401
LI88650
LI86249
JR LI86036
LI83573
LI86270
LI88654
LI84338
LI84207
LI87091
OL LI83418

2037
2501
2702
2704
2802
2802
3129
5800

MARINE SERVICE LI86422
TYRRELLS MARINE ELEC LI83545
IRVINE COMPANY THE LI87091
BONTEKOE H LI83755
BALBOA MARINA
SHHULTZ E L
GOLDEN STATE
SPORTSFISHING CO
KADANE G E - SONS

serv sta Beacn 6755
at bldr Beacn 6311
ng
Beacn 6150
Walker
Beacn 6418

1951

Beacn
ctr Beacn 6069-J
bldr Beacn 6069-J
ort
Beacn 6362
Serv Beacn 6057
Barg Beacn 6362

contr Beacn 5644
Schultz John Beacn 5644
1301 Beacon Cafe Beacn 5071
Hirsch's Beacon Landing
sportfishing Beacn 5071
★Hirsch M M Beacn 5071
1335 Sea Scout Base of Orng
County Beacn 6344
Anderson D E Beacn 6344
1600 Balboa Bay Club Beacn 6528
Newport Bay Co Beacn 6528
Kendall K T Beacn 6528
2472 Npt Harbr Yacht Landing
Co Beacn 5881
2481 Culbertson Motor Co Beacn 6442
2491 SommersHarvey autos Beacn 6515
Marino dr intersects
2575 Roger's Pit Bar-B-Q Beacn 5975

City of Newport Beach

Building Department

BLDG Permit No: **B2003-1326**

3300 Newport Blvd - PO Box 1768 Newport Beach, California 92658-8915 Permit Counter Telephone (949)644-3288 Inspection Requests Telephone (949)644-3255

Job Address: **1600 COAST HWY E** Floor: Suite: Bldg: 1

Description of Work: **DRIVE PAD FOR ABOVE GROUND FUEL TANK**
0717-2003

Inspector Area 7 Legal Descr: P M 152-17 PAR 1 POR OF PAR

Owner: NEWPORT BEACH COUNTRY CLUB
Address: 1600 E COAST HWY
NEWPORT BEACH, CA 92660
Phone: 949-644-8845

Contractor: FOSS ENVIRON
Address: PIER D BERTH D-47
LONG BEACH CA 90802
Phone: 562-432-1304

Architect: _____
Address: _____
Phone: _____ State Lic: _____

Applicant: FOSS ENVIRONMENTAL SERVICES COMPANY
Address: PIER D BERTH D47
LONG BEACH CA 90802
Phone: 562-432-1304

Con State Lic: _____
Lic Expire: 12/31/2003
Bus Lic: BT03022406
Lic Exp Date: 02/29/2004

716581 Engineer:
Address: _____
Phone: _____ State Lic: _____

INSPECTOR

Code Edition: 2001
Type of Construction: VN
Occupancy Group: U2
Added/New sq. ft. Bldg:
Added/New sq. ft. Garage:
No of Stories:
No of Units:

Workers' Compensation Insurance --
Carrier: EAGLE PACIFIC
Policy No: 1S0202267
Expire: 07/31/2003

Designer: FOSS ENVIRONMENTAL SERVICES
Address: _____
Phone: _____

Building Setbacks Rear: /
Front: /
Left: /
Right: /

Special Conditions:

Issued Date: 05/01/2003

Use Zone:
Parking Spaces:

FEES

Construction Valuation: \$3,000.00

Building Permit Fee : \$72.90
Plan Check Fee: \$52.49
Investigation Fee: \$0.00
Clean Up Deposit: \$0.00
Disabled Access: \$0.00
Fee Increase : \$0.00

Microfilm: \$0.50
Excise Tax- Res.: \$0.00
Excise Tax- Com.: \$0.00
Supplemental P/C: \$0.00
Fair Share: \$0.00

Hazardous Mat Disclosure: \$0.00
CA Seismic Safety: \$0.00
Fire Dep - Plan Review: \$0.00
Fire Dep - Inspection: \$0.00

Planning Dep --
Plan Check: \$24.25
Counter Rev.: \$0.00
OverTime Plan Check Fee: \$0.00
Public Works Plan Check Fee: \$0.00

TOTAL FEE : \$150.14 TOTAL PAYMENT : \$0.00 TOTAL DUE : \$150.14

PROCESSED BY: _____

OTHER DEPARTMENT: _____

PLANNING APPROVAL: _____

PLAN CHECK BY: _____

FIRE APPROVAL: _____

APPROVAL TO ISSUE: _____

GRADING APPROVAL: _____

PUBLIC WORKS: _____

WORK MUST BE STARTED WITHIN A PERIOD OF 180 DAYS FROM THE DATE OF VALIDATION OR THIS PERMIT BECOMES NULL AND VOID.

DATE

2-48968

City of Newport Beach
P.O. Box 1700, 3300 Newport Blvd, Newport Beach, California 92658-9915
Permit Counter Telephone (949) 644-3280
Inspection Requests Telephone (949) 644-3255

Building Department

FIREMISC Permit No: F2003-0116

Job Address: **1600 COAST HWY E Bldg: 1** Floor: Suite: Description of Work: **RMV (2) U/G TANKS, INSTALL (1) 2000 GAL ABV GROUND TANK 9717-2003**

Inspector Area: **FILE** Legal Desc.: **P M 152-17 PAR 1 POR OF PAR**

Applicant: **FOSS ENVIRONMENTAL SERVICES COMPANY** Contractor: **FOSS ENVIRON**

Address: **PIER D BERTH D-47** Address: **LONG BEACH CA 90802**

Phone: **949-644-8845** Phone: **562-432-1304**

Con. State Lic.: **12/31/2003** Con. State Lic.: **716591**

Bus. Lic.: **BT03022406** Bus. Lic.: **02/29/2004**

Lic Exp Date: **07/31/2004** Lic Exp Date: **04/25/2003**

Workers' Compensation Insurance Carrier: **EAGLE PACIFIC**

Policy No: **150202267** Policy No: **07/31/2003**

Expire: **04/25/2003** Expire: **04/25/2003**

Issued: **04/25/2003** Issued: **04/25/2003**

Special Conditions: **2001 VN U2**

Construction Valuation: **\$14,000.00**

Fire Plan Check Fee: **\$146.74**

Fire Permit/Inspection Fee: **\$203.80**

Record Management: **\$15.00**

Investigation Fee: **\$0.00**

Plan Department - Counter Review: **\$0.00**

Zoning Plan Check: **\$0.00**

TOTAL FEE : \$365.54

TOTAL PAYMENT : \$146.74

TOTAL DUE : \$218.80

OTHER DEPARTMENT: _____

PLAN CHECK BY: _____

APPROVAL TO ISSUE: _____

PROCESSED BY: _____

ZONING APPROVAL: _____

FIRE APPROVAL: _____

WORK MUST BE STARTED WITHIN A PERIOD OF 180 DAYS FROM THE DATE OF VALIDATION OR THIS PERMIT BECOMES NULL AND VOID

9-48409

BUILDING PERMIT

City of Newport Beach
Building Department
P.O. Box 1768
Newport Beach, CA 92658-8915
Permit Counter Phone No. (714) 644-3288/3289

Permit No. **B9502957**
Inspection Requests Phone No. (714) 644-3255

OWNER-BUILDER DECLARATION

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM EXEMPT FROM THE CONTRACTORS LICENSE LAW FOR THE FOLLOWING REASON (SEC. 7031.5 BUSINESS AND PROFESSIONS CODE ANY CITY OR COUNTY WHICH REQUIRES A PERMIT TO CONSTRUCT, ALTER, IMPROVE, DEMOLISH, OR REPAIR ANY STRUCTURE PRIOR TO ITS ISSUANCE ALSO REQUIRES THE APPLICANT FOR SUCH PERMIT TO FILE A SIGNED STATEMENT THAT HE OR SHE IS LICENSED PURSUANT TO THE PROVISIONS OF THE CONTRACTORS LICENSE LAW (CHAPTER 7000 COMMENCING WITH SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE OR THAT HE OR SHE IS EXEMPT THEREFROM AND THE BASIS FOR THE ALLEGED EXEMPTION. ANY VIOLATION OF SECTION 7031.5 BY ANY APPLICANT FOR A PERMIT SUBJECTS THE APPLICANT TO A CIVIL PENALTY OF NOT MORE THAN FIVE HUNDRED DOLLARS (\$500) AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE (SEE 7044 BUSINESS AND PROFESSIONS CODE); THE CONTRACTORS LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO DOES SUCH WORK HIMSELF OR HERSELF OR THROUGH HIS OR HER OWN EMPLOYEES, PROVIDED THAT SUCH IMPROVEMENTS ARE NOT INTENDED OR OFFERED FOR SALE. IF HOWEVER, THE BUILDING OR IMPROVEMENT IS SOLD WITHIN ONE YEAR OF COMPLETION, THE OWNER-BUILDER WILL HAVE THE BURDEN OF PROVING THAT HE OR SHE DID NOT BUILD OR IMPROVE FOR THE PURPOSE OF SALE.)

I AM EXEMPT UNDER SEC. _____ B.S.P.C. FOR THIS REASON _____

JOB ADDRESS: **1600 E COAST HWY**
FLOOR: _____ SUITE: _____
BLDG: _____
OWNER: **INTERNATIONAL BAY CLUB**
ADDRESS: **1221 W COAST HWY**
NEWPORT BEACH, CA
PHONE: **714/644-9550**
CONTRACTOR: **INTERNATIONAL BAY CLUB**
ADDRESS: **1221 W COAST HWY**
NEWPORT BEACH, CA
PHONE: **714/644-9550**
STATE LIC. NO.: _____
ARCHITECT: **WESTBERG PAUL**
ADDRESS: **5 UPPER NEWPORT PLZ**
NEWPORT BEACH, CA 92660
PHONE: _____
LIC. NO.: _____
ENGINEER: _____
ADDRESS: _____
PHONE: _____
LIC. NO.: _____
APPLICANT: **WESTBERG PAUL**
ADDRESS: **5 UPPER NEWPORT PLZ**
NEWPORT BEACH, CA 92660
PHONE: **714/724-7950**
SIGNATURE OF APPLICANT: _____

DESCRIPTION OF WORK

CONST. TYPE OF CONSTRUCTION: **REMODEL *GOLF CLUBHOUSE* 3668 SF**
ADDED / NEW SQ. FT. BLDG.: **71**
NO. OF UNITS: **1**
REQ'D BLDG. SETBACKS: **FRONT** **REAR** **LEFT** **RIGHT**

LEGAL DESCRIPTION: **BUS. LIC. LIST**
Yes No
714/724-7950

SPECIAL CONDITIONS: **LETTER OF AUTH ON FILE FOR JIRKA BATLIK TO SIGN AS O/B**

PROCESSED BY: _____
ZONING APPROVAL: _____
FIRE APPROVAL: _____
GRADING APPROVAL: _____

LICENSED CONTRACTORS DECLARATION

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 (COMMENCING WITH SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE AND MY LICENSE IS IN FULL FORCE AND EFFECT.

LICENSE CLASS: _____ LIC. NO.: **OWNER/BLDR**

DATE: **1-15-96** OWNER: _____ CONTRACTOR: _____

WORKERS' COMPENSATION DECLARATION

I HEREBY AFFIRM UNDER PENALTY OF PERJURY ONE OF THE FOLLOWING DECLARATIONS:

I HAVE AND WILL MAINTAIN A CERTIFICATE OF CONSENT TO SELF-INSURE FOR WORKERS' COMPENSATION AS PROVIDED FOR BY SECTION 3700 OF THE LABOR CODE FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED.

I HAVE AND WILL MAINTAIN WORKERS' COMPENSATION INSURANCE AS REQUIRED BY SECTION 3700 OF THE LABOR CODE FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED. MY WORKERS' COMPENSATION INSURANCE CARRIER AND POLICY NUMBER ARE:

CARRIER: _____
POLICY NUMBER: _____

(THIS SECTION NEED NOT BE COMPLETED IF THE PERMIT IS FOR ONE HUNDRED DOLLARS (\$100) OR LESS.)

I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKERS' COMPENSATION LAWS OF CALIFORNIA, AND AGREE THAT IF I SHOULD BECOME SUBJECT TO THE WORKERS' COMPENSATION PROVISIONS OF SECTION 3700 OF THE LABOR CODE I SHALL FORTHWITH COMPLY WITH THOSE PROVISIONS.

DATE: _____ APPLICANT: _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3705 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT THERE IS A CONSTRUCTION LENDING AGENCY FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED.

LENDER'S NAME: **n/a**
LENDER'S ADDRESS: _____

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE-MENTIONED PROPERTY FOR INSPECTION PURPOSES.

PERMITTEE NAME (PRINT): **JIRKA BATLIK**
SIGNATURE OF PERMITTEE: _____
DATE: **1-15-96**

- * CIP Building Permit Fees *
- ENTER>> Pinal Project Valuation
- Regular PLAN CHECK FEE
- BUILDING PERMIT FEE
- Is a CLEAN-UP DEPOSIT required? (Y)
- Subtotal CIP BUILDING PERMIT FEES
- Is MICROFILMING FEE required? (Y)
- CALIFORNIA SEISMIC SAFETY FEE >
- Is DISABLED REVIEW FEE needed? (Y)
- HAZARDOUS MAP. form processing? (Y)
- FIRE DEPT: PLAN REVIEW FEE ? (Y)
- FIRE DEPT: INSPECTION FEE ? (Y)
- PLANNING: ZONING PLAN CHECK FEE ? (Y)
- TOTAL CIP BUILDING PERMIT FEES

35000	
206.05	
317.00	
400.00	Y
923.05	
7.00	Y
7.35	
28.00	Y
15.00	Y
41.21	Y
63.40	Y
21.84	Y
1,106.85	

Payments:	269.10
Credit extended:	0.00
Total Credits:	269.10
Balance	837.75
Adjustments	0.00
Balance due	837.75

PAID
JAN 15 1996

CITY OF NEWPORT BEACH

HAZARDOUS MATERIALS	
HMC checked	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SCAGWD checked	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

INSPECTOR'S COPY
WORK MUST BE STARTED WITHIN A PERIOD OF 180 DAYS FROM THE DATE OF VALIDATION OR THIS PERMIT BECOMES NULL AND VOID.

73046

BUILDING PERMIT

City of Newport Beach
 Building Department
 P.O. Box 1768
 Newport Beach, CA 92658-8915
 Permit County Phone No. (714) 644-3288/3289

Permit No.
B9500323
 Inspection Requests Phone No. (714) 644-3255

OWNER-BUILDER DECLARATION

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM EXEMPT FROM THE CONTRACTORS LICENSE LAW FOR THE FOLLOWING REASON (SEC. 7001.5 BUSINESS AND PROFESSIONS CODE): ANY CODE OR REGULATION WHICH REQUIRES A PERMIT TO CONSTRUCT OR IMPROVE THE WORK OR REPAIR ANY STRUCTURE, PRIOR TO ITS ISSUANCE, ALSO APPLICABLE TO THE WORK OR REPAIR TO BE A SIGNED STATEMENT THAT HE OR SHE IS THE OWNER OF THE PROPERTY AND THAT HE OR SHE IS THE CONTRACTOR FOR THE PROJECT. I AM EXEMPT FROM THE PROVISIONS OF THE BUSINESS AND PROFESSIONS CODE AND THE CONTRACTORS LICENSE LAW (CHAPTER 7.00) IN CONNECTION WITH THE PROJECT DESCRIBED HEREIN AND THE BASIS FOR THE ALLEGED EXEMPTION IS THAT I AM THE OWNER OF THE PROPERTY AND THAT I AM THE CONTRACTOR FOR THE PROJECT. I AM NOT EMPLOYING ANY OTHER PERSONS TO PERFORM ANY WORK OR REPAIRS ON THE PROPERTY AND I AM NOT OFFERING FOR SALE OR LEASE OF THE PROPERTY AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE OR LEASE TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THE REGION AND DOES SUCH WORK IMPROVEMENTS ARE NOT INTENDED OR OFFERED FOR SALE. IF, HOWEVER, THE BUILDING OR IMPROVEMENT IS SOLD WITHIN ONE YEAR OF COMPLETION, THE OWNER SHALL HAVE THE BURDEN OF PROVING THAT HE OR SHE DID NOT BUILD OR IMPROVE FOR THE PURPOSE OF SALE. I AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT (SEC. 7044 BUSINESS AND PROFESSIONS CODE). THE CONTRACTORS LICENSE LAW DOES NOT APPLY TO AN OWNER OF A PROPERTY WHO BUILDS OR IMPROVES THEREON AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTOR LICENSED PURSUANT TO THE CONTRACTORS LICENSE LAW.

I AM EXEMPT UNDER SEC. 7001.5 B & P C. FOR THIS REASON

LICENSED CONTRACTORS DECLARATION

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 7.00 COMMENCING WITH SECTION 7000 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND MY LICENSE IS IN FULL FORCE AND EFFECT.

LICENSE CLASS: 573333 LIC. NO. 573333
 DATE: 3/13/95 CONTRACTOR: [Signature]

WORKERS' COMPENSATION DECLARATION

I HEREBY AFFIRM UNDER PENALTY OF PERJURY ONE OF THE FOLLOWING DECLARATIONS:
 I HAVE AND WILL MAINTAIN A CERTIFICATE OF CONSENT TO SELF-INSURE FOR WORKERS' COMPENSATION, AS PROVIDED FOR BY SECTION 3700 OF THE LABOR CODE, FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED.
 I HAVE AND WILL MAINTAIN WORKERS' COMPENSATION INSURANCE, AS REQUIRED BY SECTION 3700 OF THE LABOR CODE, FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED. MY WORKERS' COMPENSATION INSURANCE CARRIER AND POLICY NUMBER ARE:

CARRIER: REPUBLIC INDEMNITY
 POLICY NUMBER: 1908627

(THIS SECTION NEED NOT BE COMPLETED IF THE PERMIT IS FOR ONE HUNDRED DOLLARS (\$100) OR LESS)
 I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKERS' COMPENSATION LAWS OF CALIFORNIA, AND AGREE THAT IF I SHOULD BECOME SUBJECT TO THE WORKERS' COMPENSATION PROVISIONS OF SECTION 3700 OF THE LABOR CODE, I SHALL FORTHWITH COMPLY WITH THOSE PROVISIONS.

DATE: 3/13/95 APPLICANT: [Signature]
 WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT THERE IS A CONSTRUCTION LENDING AGENCY FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED.

LENDING AGENCY NAME: _____
 ADDRESS: _____

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS TRUE AND I AGREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND STATE LAWS PERTAINING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THE CITY OF NEWPORT BEACH TO ENTER UPON THE ABOVE-MENTIONED PROPERTY FOR INSPECTION PURPOSES.

JOHN G. DADE
[Signature] DATE: 3/13/95

JOB ADDRESS: 1600 E COAST HWY INSP AREA: 7
 BLDG: _____ SUITE: _____
 OWNER: RAY CLUBS INTERNATIONAL
 ADDRESS: 1600 E COAST HWY PHONE: _____
NEWPORT BEACH CA 92660
 CONTRACTOR: SPARTO CONSTRUCTION INC
 ADDRESS: 20361 IRVINE AVENUE SUITE B1 PHONE: 714-892-2112
SANTA ANA CA 92707 NEWPORT BUS. LIC.: 012667
 STATE: 573333 CLASS: _____
 ARCHITECT: WESTBERG PAUL D YES NO
226 COLDENROD PHONE: _____
 ADDRESS: CORONA DEL MAR CA 92625 PHONE: _____
 LIC. NO. 0011045
 ENGINEER: NONE
 ADDRESS: NONE PHONE: _____
 LIC. NO. NO
 APPLICANT: WESTBERG PAUL
 ADDRESS: 5 UPPER NEWPORT PLAZA PHONE: 714/724-7950
NEWPORT BEACH CA 92660

DESCRIPTION OF WORK: REAR IMPROVEMENT (220-95)
FRONT / NEW PATIO TRELLIS
 CONST.: FRONT
 TYPE OF CONSTRUCTION: FRONT
 ADDED / NEW SQ. FT. BLDG: _____
 NO. OF UNITS: _____
 REAR BLDG SETBACKS: _____
 LEGAL DESCRIPTION: _____
 SPECIAL CONDITIONS: NEW 17' HIGH TRELLIS / INT ALT / PLACEMENT OF AC UNIT ON ROOF TOP (<24') - OK

Permit No. B9500323
 Inspection Requests Phone No. (714) 644-3255

CCG GROUP: A3/B2 NO. OF STORIES: 2
 ADDED / NEW SQ. FT. GAR: _____
 PARKING SPACES: _____
 FRONT REAR LEFT RIGHT

PROCESSED BY: Farmacia
 ZONING APPROVAL: [Signature] OTHER DEPARTMENT: _____
 FIRE APPROVAL: _____ PLAN CHECK BY: _____
 GRADING APPROVAL: _____ APPROVAL TO ISSUE: [Signature]

CIP Building Permit Fees

ENTER: Final Project Valuation	115000	
Regular PLAN CHECK FEES	449.80	
BUILDING PERMIT FEE	692.00	
Is a CLEAN-UP DEPOSIT required? (Y)	1,000.00	Y
Subtotal CIP BUILDING PERMIT FEES	2,141.80	
Is MICROFILMING FEE required? (Y)	23.00	Y
CALIFORNIA SEISMIC SAFETY FEE	24.15	
Is DISABLED REVIEW FEE needed? (Y)	92.00	Y
HAZARDOUS MAT. form processing? (Y)	15.00	Y
PIRE DEPT: PLAN REVIEW FEE ? (Y)	89.96	Y
PIRE DEPT: INSPECTION FEE ? (Y)	138.40	Y
PLANNING: ZONING PLAN CHECK FEE ? (Y)	47.68	Y
TOTAL CIP BUILDING PERMIT FEES	2,571.99	

Payments:	691.44
Credit extended:	0.00
Total Credits:	691.44
Balance	1,880.55
Adjustments	0.00
Balance due	1,880.55

PAID

MAR 03 1995

CITY OF NEWPORT BEACH

HAZARDOUS MATERIALS

	YES	NO
HMQ checked	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SCA/OMD checked	<input type="checkbox"/>	<input checked="" type="checkbox"/>

WORK MUST BE STARTED WITHIN A PERIOD OF 180 DAYS FROM THE DATE OF VALIDATION OR THIS PERMIT BECOMES NULL AND VOID INSPECTOR'S COPY

ing Department
 Box 1768
 ort Beach, CA 92658-8915
 Counter Phone No. (714) 644-3288/3289

BUILDING PERMIT

Permit No.

B9503025

Inspection Requests Phone No. (714) 644-3255

OWNER-BUILDER DECLARATION

UNDER PENALTY OF PERJURY THAT I AM EXEMPT FROM THE LAW FOR THE FOLLOWING REASON (SEC. 7031.5, BUSINESS AND ANY CITY OR COUNTY WHICH REQUIRES A PERMIT TO CONSTRUCT OR REPAIR ANY STRUCTURE PRIOR TO ITS ISSUANCE, ALSO NOT FOR SUCH PERMIT TO FILE A SIGNED STATEMENT THAT HE OR SHE INTO THE PROVISIONS OF THE CONTRACTORS LICENSE LAW (CHAPTER SECTION 7000 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE) SHE IS EXEMPT THEREFROM AND THE BASIS FOR THE ALLEGED PENALTY OF NOT MORE THAN FIVE HUNDRED DOLLARS (\$500), THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COM- AND THE STRACTIONS IS NOT INTENDED OR OFFERED FOR IN OWNER OF PROPERTY WHO BUILDS OR IMPROVES LICENSE LAW IMPROVEMENTS ARE NOT INTENDED OR OFFERED FOR SALE IF, HOW- OR IMPROVEMENT IS SOLD WITHIN ONE YEAR OF COMPLETION, THE HAVE THE BURDEN OF PROVING THAT HE OR SHE DID NOT BUILD OR (NOSE OF SALE)
 THIS PROPERTY, AM EXCLUSIVELY CONTRACTING WITH LICENSED CON- THE PROJECT (SEC. 7044, BUSINESS AND PROFESSIONS CODE. GENSE LAW DOES NOT APPLY TO AN OWNER OF A PROPERTY WHO THEREON, AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CON- PLURISANT TO THE CONTRACTORS LICENSE LAW.)

UNDER SEC. 30-95 B.&P.C. FOR THIS REASON
 OWNER

LICENSED CONTRACTORS DECLARATION

UNDER PENALTY OF PERJURY THAT I AM LICENSED UNDER PROVISIONS ENGING WITH SECTION 7000 OF DIVISION 3 OF THE BUSINESS AND NO MY LICENSE IS IN FULL FORCE AND EFFECT.

LIC NO. OWNER/BLDR
 CONTRACTOR

WORKERS' COMPENSATION DECLARATION

UNDER PENALTY OF PERJURY ONE OF THE FOLLOWING DECLARATIONS:

I MAINTAIN A CERTIFICATE OF CONSENT TO SELF-INSURE FOR WORK- ATION, AS PROVIDED FOR BY SECTION 3700 OF THE LABOR CODE, FOR NCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED.

I MAINTAIN WORKERS' COMPENSATION INSURANCE, AS REQUIRED BY OF THE LABOR CODE, FOR THE PERFORMANCE OF THE WORK FOR RMIT IS ISSUED. MY WORKERS' COMPENSATION INSURANCE CARRIER MBER ARE:

NEED NOT BE COMPLETED IF THE PERMIT IS FOR ONE HUNDRED DOL- LESS).

IT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS LL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUB- WORKERS' COMPENSATION LAWS OF CALIFORNIA, AND AGREE THAT IF I DME SUBJECT TO THE WORKERS' COMPENSATION PROVISIONS OF OF THE LABOR CODE, I SHALL FORTHWITH COMPLY WITH THOSE PROVI-

APPLICANT
 I DO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND MPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUN- DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAM- FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S

CONSTRUCTION LENDING AGENCY

UNDER PENALTY OF PERJURY THAT THERE IS A CONSTRUCTION LEND- E PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED

HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMA- GREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND STATE BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES ENTER UPON THE ABOVE-MENTIONED PROPERTY FOR INSPECTION PUR-

A. BAZLIK

(PRINT)

PERMITEE

10/30/95
 DATE

JOB ADDRESS: 1600 B COAST HWY INSP AREA: 1

BLDG. FLOOR: SUITE:

OWNER: INTERNATIONAL BAY CLUBS INC

ADDRESS: 1221 W COAST HWY PHONE: 714/645-5000
NEWPORT BEACH, CA 92663

CONTRACTOR: INTERNATIONAL BAY CLUBS INC

ADDRESS: 1221 W COAST HWY PHONE: 714/645-5000
NEWPORT BEACH, CA 92663

STATE LIC NO. OWNER/BLDR CLASS: NEWPORT BUS LIC

ARCHITECT: BUS. LIC. LIST

ADDRESS: Yes No

LIC NO. PHONE:

ENGINEER: PHONE:

ADDRESS: PHONE:

LIC NO. PHONE:

APPLICANT: BATUK, JIRKA

ADDRESS: 1221 W. COAST HWY PHONE: 714/645-5000
NEWPORT BEACH, CA 92663

SIGNATURE OF APPLICANT: [Signature]

DESCRIPTION OF WORK: DEMO PLAT WORK (1808-95)

CONST. DMO DEMO CONCRETE PLAT WORK "GOLF CLUBHOUSE"

TYPE OF CONSTRUCTION: OCC. GROUP: NO. OF STORIES:

ADDED / NEW SO. FT. BLDG. ADDED / NEW SO. FT. GAR:

NO. OF UNITS: USE ZONE: REAR: PARKING SPACES:

REAR BLDG SETBACKS: FRONT: REAR: LEFT: RIGHT:

LEGAL DESCRIPTION:

SPECIAL CONDITIONS:

PROCESSED BY: [Signature]

ZONING APPROVAL: OTHER DEPARTMENT:

FIRE APPROVAL: PLAN CHECK BY:

GRADING APPROVAL: APPROVAL TO ISSUE:

* CIP Building Permit Fees *

ENTER>> Final Project Valuation	2500	Payments:	0.00
Regular PLAN CHECK FEES	35.10	Credit extended:	0.00
BUILDING PERMIT FEE	54.00	Total Credits:	0.00
Is a CLEAN-UP DEPOSIT required? (Y)	100.00 Y		
Subtotal CIP BUILDING PERMIT FEES	189.10	Balance	190.13
Is MICROFILMING FEE required? (Y)	.50 Y	Adjustments	0.00
CALIFORNIA SEISMIC SAFETY FEE	.53	Balance due	190.13
TOTAL CIP BUILDING PERMIT FEES	190.13		

R68153

PAID

OCT 30 1995

CITY OF NEWPORT BEACH

WORK MUST BE STARTED WITHIN A PERIOD OF 180 DAYS FROM THE DATE OF VALIDATION OF THIS PERMIT BECOMES NULL AND VOID INSPECTOR'S COPY



City of Newport Beach
 Building Department
 P.O. Box 1768
 Newport Beach, CA 92659-1768
 Permit Counter Phone No. (714) 644-3288/3289

GRADING PERMIT

Permit No. **69500231**

Inspection Requests Phone No. (714) 644-3255

OWNER-BUILDER DECLARATION

I HEREBY AFFIRM THAT I AM EXEMPT FROM THE CONTRACTOR'S LICENSE LAW FOR THE FOLLOWING REASONS: (1) THIS IS A BUSINESS AND PROFESSIONS CODE, ANY CITY OR COUNTY PERMITS REQUIRED FOR THIS PROJECT, ALTER, IMPROVE, DEMOLISH, OR REPAIR ANY STRUCTURE PRIOR TO ITS ISSUANCE, ALSO REQUIRES THE APPLICANT FOR SUCH PERMIT TO OBTAIN A STATEMENT THAT HE IS LICENSED PURSUANT TO THE PROVISIONS OF THE CONTRACTOR'S LICENSE LAW (CHAPTER 9 COMMENCING WITH SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE OR THAT HE IS EXEMPT THEREFROM AND THE CITY FOR THE ALLEGED EXEMPTION, ANY VIOLATION OF SECTION 7031 BY ANY APPLICANT WILL SUBJECT THE APPLICANT TO A CIVIL PENALTY OF NOT MORE THAN ONE HUNDRED DOLLARS (\$100.00).

AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE (SEC. 7044, BUSINESS AND PROFESSIONS CODE). THE CONTRACTOR'S LICENSE DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, WHO DOES SUCH WORK HIMSELF OR THROUGH HIS OWN EMPLOYEES PROVIDED THAT SUCH IMPROVEMENTS ARE NOT INTENDED OR OFFERED FOR SALE. IF, HOWEVER, THE WORK OR IMPROVEMENT IS SOLD WITHIN ONE YEAR OF COMPLETION, THE OWNER WILL HAVE THE BURDEN OF PROVING THAT HE DID NOT BUILD OR IMPROVE FOR THE PURPOSE OF SALE.

AS OWNER OF THE PROPERTY, AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT (SEC. 7044, BUSINESS AND PROFESSIONS CODE). THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTOR LICENSED PURSUANT TO THE CONTRACTOR'S LICENSE LAW.

AM EXEMPT UNDER SEC. _____ B & P.C. FOR THE REASON _____
 DATE: 11-1-95
 SIGNATURE: [Signature]
 OWNER

LICENSED CONTRACTORS DECLARATION

I HEREBY AFFIRM THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 COMMENCING WITH SECTION 7000 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND MY LICENSE IS IN FULL FORCE AND EFFECT.

NSP CLASS: _____ LIC NO: _____ OWNER/BUILDER
 DATE: _____

WORKERS' COMPENSATION DECLARATION

I HEREBY AFFIRM THAT I HAVE A CERTIFICATE OF CONSENT TO SELF-INSURE, OR A CERTIFICATE OF WORKERS' COMPENSATION INSURANCE, OR A CERTIFIED COPY THEREOF (SEC. 3900, C.I.).

KEY NO. _____ COMPANY _____
 CERTIFIED COPY IS HERE BY FURNISHED _____
 CERTIFIED COPY IS FILED WITH THE BUILDING DEPARTMENT _____
 APPLICANT

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

SECTION NEED NOT BE COMPLETED IF THE PERMIT IS FOR ONE HUNDRED DOLLARS (\$100) OR LESS.

I DEEPLY AFFIRM THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I WILL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKERS' COMPENSATION LAWS OF CALIFORNIA.

APPLICANT
 I HEREBY AFFIRM THAT I, AFTER MAKING THIS CERTIFICATE OF EXEMPTION, YOU SHOULD BE SUBJECT TO THE WORKERS' COMPENSATION PROVISIONS OF THE LABOR CODE. I MUST FORTHWITH COMPLY WITH SUCH PROVISIONS OR THIS PERMIT SHALL BE DEEMED VOID.

CONSTRUCTION LENDING AGENCY

I HEREBY AFFIRM THAT THERE IS A CONSTRUCTION LENDING AGENCY FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED (SEC. 3907, CIV.C.).

PERMITTEE'S NAME: _____
 PERMITTEE'S ADDRESS: _____
 I HEREBY AFFIRM THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS TRUE. I AGREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND STATE ORDINANCES RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.
 SIGNATURE OF PERMITTEE: [Signature]
 DATE: 11-1-95

JOB ADDRESS: 1600 S COAST HWY
 INSP. AREA: 9
 OWNER: INTERNATIONAL BAY CLOBS
 ADDRESS: 1221 W COAST HWY
 NEWPORT BEACH, CA 92663
 PHONE: 714/645-5000
 CONTRACTOR: INTERNATIONAL BAY CLOBS
 ADDRESS: 1221 W COAST HWY
 NEWPORT BEACH, CA 92663
 PHONE: 714/645-5000
 STATE LIC. NO.: OWNER/BUILDER CLASS
 ARCHITECT: ARBAKPOUR, SAM
 ADDRESS: 1450 W. SIXTH ST., STD. 117
 CORONA, CA 92720
 PHONE: 909/716-8161
 LIC. NO. DESIGNER
 ENGINEER: _____
 ADDRESS: _____
 PHONE: _____
 LIC. NO. _____
 GEOTECHNICAL CONSULTANT: _____
 ADDRESS: _____
 PHONE: _____
 APPLICANT: RAYUK, JIRKA
 ADDRESS: 1221 W. COAST HWY
 NEWPORT BEACH, CA 92663
 PHONE: 714/645-5000
 SIGNATURE OF APPLICANT: [Signature]

DESCRIPTION OF WORK: **PROCESS GRADING (10086-95)**
 GRADING/REPL. OF CONCRETE FLAT WORK

TYPE OF PERMIT: Precise Grading Permit

VARIANT SITE: YES NO
 NEAREST CROSS ST. _____
 LEGAL DESCRIPTION _____

VOLUME FOR PROJECT: _____
 FILL: 80 CUT: 105
 SPECIAL CONDITIONS _____

REVIEW DEPARTMENTS
 Name Date
 ZONING: [Signature] 11/1/95
 TRAFFIC: [Signature] 11/1/95
 SUBDIVISION _____
 GRADING _____
 APPROVAL TO ISSUE: [Signature] 11/1/95

* GRADING/DRAINAGE Permit Fees *
 \$ Valuation of Improvements ----->
 GRADING - ** PLAN CHECK PER *** (Y) 175.00 Y
 GRADING - ** PERMIT FEE ***** (Y) 170.00 Y
 PLANNING/ZONING PLAN CHECK PER (Y) 13.41 Y
 CLEAN-UP DEPOSIT > 700.00
 MICROTIMING FEE > 7.40

 TOTAL GRADING/DRAINAGE PERMIT FEES 1,242.01

Payments:	204.61
Credit extended:	0.00
Total Credits:	204.61
Balance:	1,077.40
Adjustments:	0.00
Balance due:	1,077.40

68344
PAID
 NOV 01 1995
 CITY OF NEWPORT BEACH

PLAN CHECK VALIDATION CK M.O. CASH PERMIT VALIDATION CK M.O. CASH

WORK MUST BE STARTED WITHIN A PERIOD OF 180 DAYS FROM THE DATE OF VALIDATION OF THIS PERMIT BECOMES NULL AND VOID. TEMPORARY FILE COPY

City of Newport Beach
 Building Department
 P.O. Box 1768
 Newport Beach, CA 92658-8915
 Phone: (714) 644-3288

BUILDING PERMIT APPLICATION

B-20822

PLAN CHECK NO. **758-90**

BUILDING ADDRESS 1600 E. Coast Hwy		LOCALITY (CROSS ST.)	
LOT NO.	BLOCK	TRACT	STAT. AREA
USE OF STRUCTURE 6449550		GRADING APPROVAL REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
OWNER NEWPORT BEACH Country Club		USE ZONE OS	PARKING SPACES
ADDRESS 1600 E. Coast Hwy		SPEC. CONDS. No P.D.O. req	
CITY NEWPORT BEACH		ZIP 92660	
CONTRACTOR OWNER			
ADDRESS SAME		BLOK. SETBACK FROM FRONT PROP. LINE OF (STREET) =	
CITY	ZIP	YARDS: REAR	R S
LICENSE CLASS	STATE LIC. NO.	NEWPORT LIC. NO.	FAIR SHARE
ARCHITECT OR ENGR CHESTER KING	TEL. NO.	FIRE APPROVAL	EXCISE TAX \$ 35.28
ADDRESS 1658 Iowa St.	ZIP	GRADING APPROVAL	SAN. DISTRICT NO. ZONE
CITY COSTA MESA	LIC. NO. 8742	PLAN CHK BY H.T.	SJHTC
DESCRIPTION OF WORK		APPROVAL TO ISSUE	
NEW <input type="checkbox"/>	ADD <input checked="" type="checkbox"/>	ALTER <input type="checkbox"/>	REPAIR <input type="checkbox"/>
50 FT. BLDG.		50 FT. GAR.	
NO. STORIES		NO. FAMILIES	
Pump Housing - 12x14'		Shephman	
SIGNATURE OF APPLICANT Dick Rogers		TOTAL \$ 35.28	

WORKERS' COMPENSATION DECLARATION
 I HEREBY AFFIRM THAT I HAVE A CERTIFICATE OF CONSENT TO SELF-INSURE OR A CERTIFICATE OF WORKERS' COMPENSATION INSURANCE, OR A CERTIFIED COPY THEREOF (SEC. 3800, LAB.C.)

POLICY NO. _____ COMPANY _____
 CERTIFIED COPY IS HEREBY FURNISHED.
 CERTIFIED COPY IS FILED WITH THE BUILDING DEPARTMENT.

DATE _____ APPLICANT _____
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(THIS SECTION NEED NOT BE COMPLETED IF THE PERMIT IS FOR ONE HUNDRED DOLLARS (\$100) OR LESS.)

I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKERS' COMPENSATION LAWS OF CALIFORNIA.

DATE _____ APPLICANT _____

NOTICE TO APPLICANT: IF AFTER MAKING THIS CERTIFICATE OF EXEMPTION, YOU SHOULD BECOME SUBJECT TO THE WORKERS' COMPENSATION PROVISIONS OF THE LABOR CODE, YOU MUST FORTHWITH COMPLY WITH SUCH PROVISIONS OR THIS PERMIT SHALL BE DEEMED REVOKED.

CONSTRUCTION LENDING AGENCY
 I HEREBY AFFIRM THAT THERE IS A CONSTRUCTION LENDING AGENCY FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED (SEC. 3097, CIV.C.)

LENDER'S NAME _____

LENDER'S ADDRESS _____

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE-MENTIONED PROPERTY FOR INSPECTION PURPOSES.

SIGNATURE OF PERMITTEE **4-16-90**
 DATE

Est. Val. \$ 3500	Other Fees \$ 35.28
P/C Fee \$ 28.93	Permit Fee \$ 44.50
Final Val. \$	Adj. P/C Fee \$ 108.71
C&D \$ 100.00	Total Fees \$ 188.49

LICENSED CONTRACTORS DECLARATION
 I HEREBY AFFIRM THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 (COMMENCING WITH SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND MY LICENSE IS IN FULL FORCE AND EFFECT.

LICENSE CLASS _____ LIC. NO. _____
 CONTRACTOR _____ DATE _____

OWNER-BUILDER DECLARATION
 I HEREBY AFFIRM THAT I AM EXEMPT FROM THE CONTRACTOR'S LICENSE LAW FOR THE FOLLOWING REASON (SEC. 7031.5, BUSINESS AND PROFESSIONS CODE): ANY CITY OR COUNTY WHICH REQUIRES A PERMIT TO CONSTRUCT, ALTER, IMPROVE, DEMOLISH, OR REPAIR ANY STRUCTURE, PRIOR TO ITS ISSUANCE, ALSO REQUIRES THE APPLICANT FOR SUCH PERMIT TO FILE A SIGNED STATEMENT THAT HE IS LICENSED PURSUANT TO THE PROVISIONS OF THE CONTRACTOR'S LICENSE LAW (CHAPTER 9 (COMMENCING WITH SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE) OR THAT HE IS EXEMPT THEREFROM AND THE BASIS FOR THE ALLEGED EXEMPTION, ANY VIOLATION OF SECTION 7031.5 BY ANY APPLICANT FOR A PERMIT SUBJECTS THE APPLICANT TO A CIVIL PENALTY OF NOT MORE THAN FIVE HUNDRED DOLLARS (\$500):

I, AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE (SEC. 7044, BUSINESS AND PROFESSIONS CODE); THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO DOES SUCH WORK HIMSELF OR THROUGH HIS OWN EMPLOYEES, PROVIDED THAT SUCH IMPROVEMENTS ARE NOT INTENDED OR OFFERED FOR SALE. IF, HOWEVER, THE BUILDING OR IMPROVEMENT IS SOLD WITHIN ONE YEAR OF COMPLETION, THE OWNER-BUILDER WILL HAVE THE BURDEN OF PROVING THAT HE DID NOT BUILD OR IMPROVE FOR THE PURPOSE OF SALE.

I, AS OWNER OF THE PROPERTY, AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT (SEC. 7044, BUSINESS AND PROFESSIONS CODE); THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTOR(S) LICENSED PURSUANT TO THE CONTRACTOR'S LICENSE LAW.

I AM EXEMPT UNDER SEC. _____ B.&P.C. FOR THIS REASON _____
 DATE **4-16-90** OWNER **Dick Rogers**

WORK MUST BE STARTED WITHIN A PERIOD OF 180 DAYS FROM THE DATE OF VALIDATION OR THIS PERMIT BECOMES NULL AND VOID.

PLAN CHECK VALIDATION

CK. M.O. CASH

PERMIT VALIDATION

CK. M.O. CASH
75759

DATE **4-16-90**
 WORK MUST BE STARTED WITHIN A PERIOD OF _____
 PLAN CHECK VALIDATION

CHEAN CHE 2&D
 DAT
 ERN
 EC

INSPECTOR'S COPY

9795 93. Banner Taco Well
temp platform temp. Hospitality Skybox 02

City of Newport Beach
Building Department
P.O. Box 1768
Newport Beach, CA 92658-8915
Phone: (714) 644-3288

BUILDING PERMIT APPLICATION

Five B-4569

PLAN CHECK NO. 2027-87

BUILDING ADDRESS 1600 P.C.H.	BLOCK	TRACT	LOCALITY (CROSS ST.)	STAT. AREA	GRP B.	TYPE CONST	PROCESSED BY
LOT NO.	USE OF STRUCT.	GRADING APPROVAL REQUIRED	USE ZONE	PARKING SPACES	VACANT SITE <input type="checkbox"/> YES <input type="checkbox"/> NO		
LOT SIZE	TEL. NO. 645-5000	SPEC. CONDS.					
OWNER BALBOA BAY club	ADDRESS 1221 W. PCH	CITY NEWPORT BEACH ZIP					
CONTRACTOR AEI	ADDRESS 5025 STATE #6	TEL. NO. 627-7659	BLOG SETBACK FROM FRONT PROP. LINE OF				
CITY DONTANO	ZIP 91761	NEWPORT LIC. NO. 00220	YARDS-REAR	R S	L S		
LICENSE CLASS B-1	STATE LIC. NO. 507957	TEL. NO. 12560	ZONING APPROVAL	FAIR SHARE	\$		
ARCHITECT OR ENGR	ADDRESS	CITY	FIRE APPROVAL	EXCISE TAX	\$		
DESCRIPTION OF WORK			GRADING APPROVAL	SAN DISTRICT NO. ZONE	\$		
NEW <input type="checkbox"/>	ADD <input checked="" type="checkbox"/>	ALTER <input type="checkbox"/>	REPAIR <input type="checkbox"/>	DEMOLISH <input type="checkbox"/>	PLAN CHK BY	SJHTC	
SQ. FT. BLDG.			APPROVAL TO ISSUE		TOTAL \$		
NO. STORIES			WORKERS' COMPENSATION DECLARATION		I HEREBY AFFIRM THAT I HAVE A CERTIFICATE OF CONSENT TO SELF-INSURE OR A CERTIFICATE OF WORKERS' COMPENSATION INSURANCE, OR A CERTIFIED COPY THEREOF (SEC. 3800 LAB.C.)		
NO. FAMILIES			POLICY NO. 27934		COMPANY Truck Ins. 925-88		
2 - FULL TANKS - installed			<input type="checkbox"/> CERTIFIED COPY IS HEREBY FURNISHED		<input type="checkbox"/> CERTIFIED COPY IS FILED WITH THE BUILDING DEPARTMENT		
SIGNATURE OF APPLICANT			DATE 10-19-87		APPLICANT		
LICENSED CONTRACTORS DECLARATION			CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE		(THIS SECTION NEED NOT BE COMPLETED IF THE PERMIT IS FOR ONE HUNDRED DOLLARS (\$100) OR LESS)		
I HEREBY AFFIRM THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 (COMMENCING WITH SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND MY LICENSE IS IN FULL FORCE AND EFFECT.			I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKERS' COMPENSATION LAWS OF CALIFORNIA.		DATE		
LICENSE CLASS B-1			DATE 10-2-87		APPLICANT		
CONTRACTOR AEI			NOTICE TO APPLICANT: IF, AFTER MAKING THIS CERTIFICATE OF EXEMPTION, YOU SHOULD BECOME SUBJECT TO THE WORKERS' COMPENSATION PROVISIONS OF THE LABOR CODE, YOU MUST FORTHWITH COMPLY WITH SUCH PROVISIONS OR THIS PERMIT SHALL BE DEEMED REVOKED.		CONSTRUCTION LENDING AGENCY		
OWNER-BUILDER DECLARATION			I HEREBY AFFIRM THAT THERE IS A CONSTRUCTION LENDING AGENCY FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED (SEC. 3097, CIV.C.)		LENDER'S NAME		
I HEREBY AFFIRM THAT I AM EXEMPT FROM THE CONTRACTOR'S LICENSE LAW FOR THE FOLLOWING REASON (SEC. 7031.5, BUSINESS AND PROFESSIONS CODE: ANY CITY OR COUNTY WHICH REQUIRES A PERMIT TO CONSTRUCT, ALTER, IMPROVE, DEMOLISH, OR REPAIR ANY STRUCTURE, PRIOR TO ITS ISSUANCE, ALSO REQUIRES THE APPLICANT FOR SUCH PERMIT TO FILE A SIGNED STATEMENT THAT HE IS LICENSED PURSUANT TO THE PROVISIONS OF THE CONTRACTOR'S LICENSE LAW (CHAPTER 9 (COMMENCING WITH SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE) OR THAT HE IS EXEMPT THEREFROM AND THE BASIS FOR THE ALLEGED EXEMPTION, ANY VIOLATION OF SECTION 7031.5 BY ANY APPLICANT FOR A PERMIT SUBJECTS THE APPLICANT TO A CIVIL PENALTY OF NOT MORE THAN FIVE HUNDRED DOLLARS (\$500).):			LENDER'S ADDRESS		I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE-MENTIONED PROPERTY FOR INSPECTION PURPOSES.		
<input type="checkbox"/> I, AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE (SEC. 7044, BUSINESS AND PROFESSIONS CODE). THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO DOES SUCH WORK HIMSELF OR THROUGH HIS OWN EMPLOYEES, PROVIDED THAT SUCH IMPROVEMENTS ARE NOT INTENDED OR OFFERED FOR SALE. IF, HOWEVER, THE BUILDING OR IMPROVEMENT IS SOLD WITHIN ONE YEAR OF COMPLETION, THE OWNER-BUILDER WILL HAVE THE BURDEN OF PROVING THAT HE DID NOT BUILD OR IMPROVE FOR THE PURPOSE OF SALE.			SIGNATURE OF PERMITEE		DATE 10-19-87		
<input type="checkbox"/> I, AS OWNER OF THE PROPERTY, AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT (SEC. 7044, BUSINESS AND PROFESSIONS CODE). THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTOR(S) LICENSED PURSUANT TO THE CONTRACTOR'S LICENSE LAW.			Est. Val. \$ 2500.00		Other Fees \$		
<input type="checkbox"/> I AM EXEMPT UNDER SEC. _____ B.&P.C. FOR THIS REASON _____			P/C Fee \$		Permit Fee \$ 10.00		
DATE _____ OWNER _____			Final Val. \$		Adj. P/C Fee \$		
WORK MUST BE STARTED WITHIN A PERIOD OF 180 DAYS FROM THE DATE OF VALIDATION OR THIS PERMIT BECOMES NULL AND VOID.			C&D \$		Total Fees \$ 10.00		

INSPECTOR'S COPY

PLAN CHECK VALIDATION CK. M.O. CASH PERMIT VALIDATION CK. M.O. CASH

12 21796

City of Newport Beach
 Building Department
 P.O. Box 1768
 Newport Beach, CA 92658-8915
 Phone: (714) 644-3288

BUILDING PERMIT APPLICATION

B- 0995

PLAN CHECK NO. 328-87

BUILDING ADDRESS 1600 E COAST HIGHWAY		LOCALITY (CROSS ST.) JAMBOREZ	
LOT NO.	BLOCK	TRACT	STAT. AREA
LOT SIZE		USE OF STRUCT.	GRADING APPROVAL REQUIRED
OWNER N.O. Country Club		TEL NO. (644) 9850	USE ZONE OS-U
ADDRESS 1600 E Coast Highway		SPEC. CONDS. NMSD NOT REQ'D	
CITY N.B. Ca		ZIP 92660	
CONTRACTOR OWN-ER		ASSESSED CREDIT FOR Demo B-0393	
ADDRESS		TEL NO.	
CITY		ZIP	
LICENSE CLASS	STATE LIC. NO.	NEWPORT LIC. NO.	YARDS: REAR
ARCHITECT OR ENGR J. K. Robinson		TEL NO.	FAIR SHARE
ADDRESS 2990 Red Hill		ZIP 92624	EXCISE TAX
CITY Costa Mesa		LIC. NO.	SAN DISTRICT NO. 5 ZONE 1
DESCRIPTION OF WORK		PLAN CHK BY H.T.	
NEW <input checked="" type="checkbox"/>	ADD <input type="checkbox"/>	ALTER <input type="checkbox"/>	REPAIR <input type="checkbox"/>
SQ. FT. BLDG. 1867 SF		SQ. FT. GAR.	
NO. STORIES		NO. FAMILIES	
New maintenance body		APPROVAL TO ISSUE Keptman	
SIGNATURE OF APPLICANT 		TOTAL \$ 9,094.07	
LICENSED CONTRACTORS DECLARATION			
I HEREBY AFFIRM THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 (COMMENCING WITH SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND MY LICENSE IS IN FULL FORCE AND EFFECT.			
LICENSE CLASS		LIC NO.	
CONTRACTOR		DATE	
OWNER-BUILDER DECLARATION			
I HEREBY AFFIRM THAT I AM EXEMPT FROM THE CONTRACTOR'S LICENSE LAW FOR THE FOLLOWING REASON (SEC. 7031.5, BUSINESS AND PROFESSIONS CODE): ANY CITY OR COUNTY WHICH REQUIRES A PERMIT TO CONSTRUCT, ALTER, IMPROVE, DEMOLISH, OR REPAIR ANY STRUCTURE, PRIOR TO ITS ISSUANCE, ALSO REQUIRES THE APPLICANT FOR SUCH PERMIT TO FILE A SIGNED STATEMENT THAT HE IS LICENSED PURSUANT TO THE PROVISIONS OF THE CONTRACTOR'S LICENSE LAW (CHAPTER 9 (COMMENCING WITH SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE) OR THAT HE IS EXEMPT THEREFROM AND THE BASIS FOR THE ALLEGED EXEMPTION; ANY VIOLATION OF SECTION 7031.5 BY ANY APPLICANT FOR A PERMIT SUBJECTS THE APPLICANT TO A CIVIL PENALTY OF NOT MORE THAN FIVE HUNDRED DOLLARS (\$500):			
<input type="checkbox"/> I, AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION WILL DO THE WORK AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE (SEC. 7044, BUSINESS AND PROFESSIONS CODE); THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO DOES SUCH WORK HIMSELF OR THROUGH HIS OWN EMPLOYEES, PROVIDED THAT SUCH IMPROVEMENTS ARE NOT INTENDED OR OFFERED FOR SALE. IF, HOWEVER, THE BUILDING OR IMPROVEMENT IS SOLD WITHIN ONE YEAR OF COMPLETION, THE OWNER-BUILDER WILL HAVE THE BURDEN OF PROVING THAT HE DID NOT BUILD OR IMPROVE FOR THE PURPOSE OF SALE.			
<input checked="" type="checkbox"/> I, AS OWNER OF THE PROPERTY, AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT (SEC. 7044, BUSINESS AND PROFESSIONS CODE); THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTOR(S) LICENSED PURSUANT TO THE CONTRACTOR'S LICENSE LAW.			
<input type="checkbox"/> I AM EXEMPT UNDER SEC. _____ B.&P.C. FOR THIS REASON _____			
DATE 9-9-87		OWNER	
WORKERS' COMPENSATION DECLARATION 6520			
I HEREBY AFFIRM THAT I HAVE A CERTIFICATE OF CONSENT TO SELF-INSURE, OR A CERTIFICATE OF WORKERS' COMPENSATION INSURANCE, OR A CERTIFIED COPY THEREOF (SEC. 3500, LAB.C.).			
POLICY NO. _____ COMPANY _____			
<input type="checkbox"/> CERTIFIED COPY IS HEREBY FURNISHED.			
<input type="checkbox"/> CERTIFIED COPY IS FILED WITH THE BUILDING DEPARTMENT.			
DATE _____ APPLICANT _____			
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE			
(THIS SECTION NEED NOT BE COMPLETED IF THE PERMIT IS FOR ONE HUNDRED DOLLARS (\$100) OR LESS.)			
I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKERS' COMPENSATION LAWS OF CALIFORNIA.			
DATE _____ APPLICANT _____			
NOTICE TO APPLICANT: IF, AFTER MAKING THIS CERTIFICATE OF EXEMPTION, YOU SHOULD BECOME SUBJECT TO THE WORKERS' COMPENSATION PROVISIONS OF THE LABOR CODE, YOU MUST FORTHWITH COMPLY WITH SUCH PROVISIONS OR THIS PERMIT SHALL BE DEEMED REVOKED.			
CONSTRUCTION LENDING AGENCY			
I HEREBY AFFIRM THAT THERE IS A CONSTRUCTION LENDING AGENCY FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED (SEC. 3097, CIV.C.).			
LENDER'S NAME _____			
LENDER'S ADDRESS _____			
I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE-MENTIONED PROPERTY FOR INSPECTION PURPOSES.			
SIGNATURE OF PERMITTEE 		DATE 9-27-87	
Est. Val. \$ 80,000	Other Fees \$ 9,094.07	Permit Fee \$ 373.00	
P/C Fee \$ 242.45	Ad. P/C Fee \$ 242.45	Total Fees \$ 9,467.07	
Final Val. \$ ✓	C&D \$ 1,000		

INSPECTOR'S COPY

WORK MUST BE STARTED WITHIN A PERIOD OF 180 DAYS FROM THE DATE OF VALIDATION OR THIS PERMIT BECOMES NULL AND VOID. **(\$1025.07 CASH)**

PLAN CHECK VALIDATION

CK. M.O. CASH

PERMIT VALIDATION

CK. M.O.

07 95 93. *Banner*
 City of Newport Beach
 Building Department
 P.O. Box 1768
 Newport Beach, CA 92658-8915
 Phone: (714) 644-3288

BUILDING PERMIT APPLICATION

B-0485
 PLAN CHECK NO. 87-87
 PROCESSED BY *John*
 VACANT SITE YES NO

BUILDING ADDRESS 1600 E CST HIGHWAY
LOT NO. _____ **BLOCK** _____ **TRACT** _____
LOT SIZE _____ **USE OF STRUCT.** _____
OWNER NEWPORT BCH CL TEL NO. 644 9550
ADDRESS 1600 E CST Hwy
CITY N-B **ZIP** 92660
CONTRACTOR Owner
ADDRESS _____ **TEL. NO.** _____
CITY _____ **ZIP** _____
LICENSE CLASS _____ **STATE LIC. NO.** _____
ARCHITECT OR ENGR. _____ **TEL. NO.** _____
ADDRESS _____ **ZIP** _____
CITY _____ **LIC. NO.** _____

LOCALITY (CROSS ST.) _____
STAT. AREA _____
GRADING APPROVAL REQUIRED YES NO
USE ZONE _____ **PARKING SPACES** _____
SPEC. CONDS TO BE REMOVED BY CRACO CORP
 2860 E. GLENDALE
 ANH. 632-7852
EPA # CAD092249895
GRADING APPROVAL **FIRE APPROVAL**
FAIR SHARE _____ **EXCISE TAX** \$ _____
GRADING APPROVAL **SAN DISTRICT NO. ZONE** _____
PLAN CHK BY *H* **SJHTC** \$ _____
APPROVAL TO ISSUE _____ **OTHER** \$ _____
TOTAL \$ _____

DESCRIPTION OF WORK
 NEW ADD ALTER REPAIR DEMOLISH
 SQ. FT. BLDG. _____ SQ. FT. GAR. _____
 NO. STORIES _____ NO. FAMILIES _____
SIGNATURE OF APPLICANT *Lawrence*

WORKERS' COMPENSATION DECLARATION
 I HEREBY AFFIRM THAT I HAVE A CERTIFICATE OF CONSENT TO SELF-INSURE OR A CERTIFICATE OF WORKERS' COMPENSATION INSURANCE OR A CERTIFIED COPY THEREOF (SEC. 3800, LAB.C.).
 POLICY NO. _____ COMPANY _____
 CERTIFIED COPY IS HEREBY FURNISHED.
 CERTIFIED COPY IS FILED WITH THE BUILDING DEPARTMENT.
 DATE _____ APPLICANT _____

LICENSED CONTRACTORS DECLARATION
 I HEREBY AFFIRM THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 (COMMENCING WITH SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND MY LICENSE IS IN FULL FORCE AND EFFECT.
 LICENSE CLASS _____ LIC. NO. _____
 CONTRACTOR _____ DATE _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 (THIS SECTION NEED NOT BE COMPLETED IF THE PERMIT IS FOR ONE HUNDRED DOLLARS (\$100) OR LESS.)
 I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN THE STATE OF CALIFORNIA SUBJECT TO THE WORKERS' COMPENSATION LAWS OF CALIFORNIA.
 DATE _____ APPLICANT _____
 NOTICE TO APPLICANT: IF, AFTER MAKING THIS CERTIFICATE OF EXEMPTION, YOU SHOULD BECOME SUBJECT TO THE WORKERS' COMPENSATION PROVISIONS OF THE LABOR CODE, YOU MUST FORTHWITH COMPLY WITH SUCH PROVISIONS OR THIS PERMIT SHALL BE DEEMED REVOKED.

OWNER-BUILDER DECLARATION
 I HEREBY AFFIRM THAT I AM EXEMPT FROM THE CONTRACTOR'S LICENSE LAW FOR THE FOLLOWING REASON (SEC. 7031.5, BUSINESS AND PROFESSIONS CODE): ANY CITY OR COUNTY WHICH REQUIRES A PERMIT TO CONSTRUCT, ALTER, IMPROVE, DEMOLISH, OR REPAIR ANY STRUCTURE, PRIOR TO ITS ISSUANCE, ALSO REQUIRES THE APPLICANT FOR SUCH PERMIT TO FILE A SIGNED STATEMENT THAT HE IS LICENSED PURSUANT TO THE PROVISIONS OF THE CONTRACTOR'S LICENSE LAW (CHAPTER 9 (COMMENCING WITH SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE) OR THAT HE IS EXEMPT THEREFROM AND THE BASIS FOR THE ALLEGED EXEMPTION, ANY VIOLATION OF SECTION 7031.5 BY ANY APPLICANT FOR A PERMIT SUBJECTS THE APPLICANT TO A CIVIL PENALTY OF NOT MORE THAN FIVE HUNDRED DOLLARS (\$500).
 I, AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE (SEC. 7044, BUSINESS AND PROFESSIONS CODE); THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO DOES SUCH WORK HIMSELF OR THROUGH HIS OWN EMPLOYEES, PROVIDED THAT SUCH IMPROVEMENTS ARE NOT INTENDED OR OFFERED FOR SALE IF, HOWEVER, THE BUILDING OR IMPROVEMENT IS SOLD WITHIN ONE YEAR OF COMPLETION, THE OWNER-BUILDER WILL HAVE THE BURDEN OF PROVING THAT HE DID NOT BUILD OR IMPROVE FOR THE PURPOSE OF SALE).
 I, AS OWNER OF THE PROPERTY, AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT (SEC. 7044, BUSINESS AND PROFESSIONS CODE); THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTOR(S) LICENSED PURSUANT TO THE CONTRACTOR'S LICENSE LAW).
 I AM EXEMPT UNDER SEC. _____, B.&P.C. FOR THIS REASON _____

CONSTRUCTION LENDING AGENCY
 I HEREBY AFFIRM THAT THERE IS A CONSTRUCTION LENDING AGENCY FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED (SEC. 3097, CIV.C.).
 LENDER'S NAME _____
 LENDER'S ADDRESS _____

OWNER
 DATE _____
 WORK MUST BE STARTED WITHIN A PERIOD OF 180 DAYS FROM THE DATE OF VALIDATION OR THIS PERMIT BECOMES NULL AND VOID

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE-MENTIONED PROPERTY FOR INSPECTION PURPOSES.
SIGNATURE OF PERMITTEE *Robert*
DATE 1-20-87

Est. Val.	\$ 2,000	Other Fees	\$
P/C Fee	\$ 21.35	Permit Fee	\$ 32.50
Final Val.	\$	Adj. P/C Fee	\$
C&D	\$ 0	Total Fees	\$ 53.85

PLAN CHECK VALIDATION
 CK. _____ M.O. _____ CASH _____
PERMIT VALIDATION
 CK. _____ M.O. _____ CASH _____

City of Newport Beach
 Building Department
 P.O. Box 1768
 Newport Beach, CA 92658-8915
 Phone: (714) 644-3285/89

GRADING PERMIT APPLICATION

G - 0244

57

Grading Plan Check No. 87A-87

SITE ADDRESS 1000 E CST HWY TRACT NO.

VACANT SITE Yes No

NEAREST CROSS ST.

OWNER Newport Beach CC

MAIL ADDRESS 1000 E CST Hwy

CITY NB ZIP 92660 PHONE 6449870

PLANS BY Robert P. Miller LICENSE NO.

ADDRESS F20 Newport Ctr Dr

CITY NB ZIP 92660 PHONE 4466883

GEOTECHNICAL CONSULTANT IRVING SOUS

ADDRESS 15 Main

CITY Irvington ZIP 92708 PHONE 9518156

GRADING CONTRACTOR

CITY ZIP PHONE

LICENSE CLASS STATE NEWPORT LIC. NO.

SIGNATURE OF APPLICANT [Signature] DATE

WARDAGE FOR PROJECT FULL CUT

I hereby acknowledge that I have read this application; that the information given is correct and that I am the owner, or the duly authorized agent of the owner. I agree to comply with City and State laws regulating grading; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

SIGNATURE OF PERMITTEE [Signature]

ADDRESS 2222 Dome Rd

DATE N-B Ca 92660

Jan 20

TYPE OF PERMIT

ROUGH GRADING

PRECISE GRADING backfill of removed tank

DRAINAGE

REVIEW DEPARTMENTS

PROCESSED BY: [Signature] Name

Date 1/20/87

ZONING

TRAFFIC

SUBDIVISION

GRADING

APPROVAL TO ISSUE

[Signature] Name

Date 1/20/87

SPECIAL CONDITIONS

Removal of tank & Recontour of Site

P/C FEE: \$ 2195

PERMIT FEE: \$ 3300

C & D: \$ 3000.00

OTHER FEES: \$ 0

TOTAL FEES: \$ _____

WORK MUST BE STARTED WITHIN A PERIOD OF 180 DAYS FROM THE DATE OF VALIDATION OR THIS PERMIT BECOMES NULL AND VOID.

PLAN CHECK VALIDATION OK NO CASH PERMIT VALIDATION OK NO CASH

BUILDING PERMIT APPLICATION

City of Newport Beach
 Building Department
 P.O. Box 1768
 Newport Beach, CA 92658-8915
 Phone: (714) 644-3288

B-0393

PLAN CHECK NO.

BUILDING ADDRESS 1600 E COAST HIGHWAY		LOCALITY (CROSS ST.) JANIMORE
LOT NO.	BLOCK 93 TRACT Levine SW	STAT. AREA
LOT SIZE	USE OF STRUCT.	GRP M
OWNER Newport Beach CC	TEL NO. 6449550	TYPE CONST.
ADDRESS 1600 E CST HIGHWAY		PROCESS BY [Signature]
CITY N-B	ZIP 92660	VACANT SITE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CONTRACTOR OWNER		GRADING APPROVAL REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
ADDRESS 1600 E CST HWY	TEL NO. 6449550	USE ZONE U
CITY N.B. CA		PARKING SPACES
LICENSE CLASS	STATE LIC. NO.	SPEC CONDS LOCATED BETWEEN CADET BARR AND 15TH GREEN (WEST OF CADET BARR)
ARCHITECT OR ENGR.	TEL NO.	
ADDRESS	ZIP	
CITY	LIC. NO.	

DESCRIPTION OF WORK

NEW ADD ALTER REPAIR DEMOLISH

NO. FT. BLDG. _____ SQ. FT. GAR. _____

NO. STORIES _____ NO. FAMILIES _____

Demolish shed (storage) 3150 \$

SIGNATURE OF APPLICANT **[Signature]**

LICENSED CONTRACTORS DECLARATION

I HEREBY AFFIRM THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 COMMENCING WITH SECTION 7000 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE AND MY LICENSE IS IN FULL FORCE AND EFFECT.

LICENSE CLASS _____ LIC NO. _____

CONTRACTOR _____ DATE _____

OWNER-BUILDER DECLARATION

I HEREBY AFFIRM THAT I AM EXEMPT FROM THE CONTRACTOR'S LICENSE LAW FOR THE FOLLOWING REASON (SEC 7031.5 BUSINESS AND PROFESSIONS CODE): ANY CITY OR COUNTY WHICH REQUIRES A PERMIT TO CONSTRUCT, ALTER, IMPROVE, DEMOLISH, OR REPAIR ANY STRUCTURE, PRIOR TO ITS ISSUANCE, ALSO REQUIRES THE APPLICANT FOR SUCH PERMIT TO FILE A SIGNED STATEMENT THAT HE IS LICENSED PURSUANT TO THE PROVISIONS OF THE CONTRACTOR'S LICENSE LAW (CHAPTER 9 COMMENCING WITH SECTION 7000 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE) OR THAT HE IS EXEMPT THEREFROM AND THE BASIS FOR THE ALLEGED EXEMPTION. ANY VIOLATION OF SECTION 7031.5 BY ANY APPLICANT FOR A PERMIT SUBJECTS THE APPLICANT TO A CIVIL PENALTY OF NOT MORE THAN FIVE HUNDRED DOLLARS (\$500).

AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE (SEC 7044 BUSINESS AND PROFESSIONS CODE); THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO DOES SUCH WORK HIMSELF OR THROUGH HIS OWN EMPLOYEES, PROVIDED THAT SUCH IMPROVEMENTS ARE NOT INTENDED OR OFFERED FOR SALE. IF, HOWEVER, THE BUILDING OR IMPROVEMENT IS SOLD WITHIN ONE YEAR OF COMPLETION, THE OWNER-BUILDER WILL HAVE THE BURDEN OF PROVING THAT HE DID NOT BUILD OR IMPROVE FOR THE PURPOSE OF SALE.

I AS OWNER OF THE PROPERTY, AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT (SEC 7044 BUSINESS AND PROFESSIONS CODE); THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTOR'S LICENSED PURSUANT TO THE CONTRACTOR'S LICENSE LAW.

I AM EXEMPT UNDER SEC. _____ B.&P.C. FOR THIS REASON _____

DATE **Jan 12, 84** OWNER **[Signature]**

APPROVAL TO ISSUE **[Signature]**

WORKERS' COMPENSATION DECLARATION

I HEREBY AFFIRM THAT I HAVE A CERTIFICATE OF CONSENT TO SELF INSURE OR A CERTIFICATE OF WORKERS' COMPENSATION INSURANCE OR A CERTIFIED COPY THEREOF (SEC 3800, LAB.C.)

POLICY NO. _____ COMPANY _____

CERTIFIED COPY IS HEREBY FURNISHED

CERTIFIED COPY IS FILED WITH THE BUILDING DEPARTMENT.

DATE _____ APPLICANT _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(THIS SECTION NEED NOT BE COMPLETED IF THE PERMIT IS FOR ONE HUNDRED DOLLARS (\$100) OR LESS.)

I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKERS' COMPENSATION LAWS OF CALIFORNIA.

DATE _____ APPLICANT _____

NOTICE TO APPLICANT: IF, AFTER MAKING THIS CERTIFICATE OF EXEMPTION, YOU SHOULD BECOME SUBJECT TO THE WORKERS' COMPENSATION PROVISIONS OF THE LABOR CODE, YOU MUST FORTHWITH COMPLY WITH SUCH PROVISIONS OR THIS PERMIT SHALL BE DEEMED REVOKED.

CONSTRUCTION LENDING AGENCY

I HEREBY AFFIRM THAT THERE IS A CONSTRUCTION LENDING AGENCY FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED (SEC 3097 CIV.C.)

LENDER'S NAME _____

LENDER'S ADDRESS _____

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE-MENTIONED PROPERTY FOR INSPECTION PURPOSES.

SIGNATURE OF PERMITTEE **[Signature]** DATE **Jan 12, 84**

Est. Val. \$ 2000	Other Fees \$ _____
P/C Fee \$ _____	Permit Fee \$ 32.50
Final Val. \$ 1	Adj. P/C Fee \$ _____
C&D \$ 1000.00	Total Fees \$ 32.50

WORK MUST BE STARTED WITHIN A PERIOD OF 180 DAYS FROM THE DATE OF VALIDATION OR THIS PERMIT BECOMES NULL AND VOID.

PLAN CHECK VALIDATION

CK. M.O. CASH

PERMIT VALIDATION

CK. M.O. CASH

98 02.03. 03 01
79

3300 W. Newport Blvd.

CITY OF NEWPORT BEACH, CALIFORNIA
BUILDING DEPARTMENT

MASONRY
WALLS
ONLY

Phone 673-2110

APPLICATION FOR BUILDING PERMIT

No. 0316 ASSESSOR'S PARCEL NO. DATE:			BUILDING ADDRESS 1600 E. COAST HWY LOCALITY		
APPLICANT TO FILL IN AREA WITHIN HEAVY LINES ONLY. BUILDING ADDRESS 1600 E. COAST HWY AT IRVINE COAST COUNTRY CLUB LOT NO. BLOCK TRACT			NEAREST CROSS ST GENSUS TRACT 30-80 GROUP J TYPE CONST. I PROCESSED BY DM		
SIZE OF LOT NO. OF BLDGS. NOW ON LOT USE OF STRUCTURE CONC BLK WALLS VALUATION \$ 1,000.00 OWNER BALBOA BAY CLUB TEL. NO. 548 2211			STATISTICAL CLASSIFICATION CLASS NO. 23 DWELL UNITS 0 VACANT SITE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
ADDRESS 1221 W. COAST HWY CITY NEWPORT BEACH			FIRE ZONE 3 MAP NO. J-11 SPECIAL CONDITIONS		
DESCRIPTION OF WORK NEW <input checked="" type="checkbox"/> ADD ALTER REPAIR DEMOLISH SQ. FT. BLDG. NO. OF NO. OF SIZE GARAGE STORIES FAMILIES WORK TO BE DONE			BLDG. SETBACK FROM FRONT PROP. LINE OF PER PLOT (STREET) = BLDG. SETBACK FROM SIDE PROP. LINE OF PLAN (STREET) = Yards: Rear _____ R.S. _____ L.S. _____ Eaves: Fr. _____ Rear _____ R.S. _____ L.S. _____		
CONC. BLK WALLS ONLY			PLOT PLAN CHECK & APPRV. PLANNING APPROVAL 7/4/71 FIRE APPROVAL HEALTH DEPT. APPROVAL: PLAN CHECKED BY R.C. & DM APPROVAL TO ISSUE DM 3-4-71 CONST. LENDER NONE BRANCH ADDRESS ZIP CODE		
ARCHITECT OR ENGINEER RICHARD PLEGER TEL. NO. 673 5710 ADDRESS 2815 E. COAST HWY C.D.M. CONTRACTOR AL PLEGER STATE LICENSE NO. 70475 ADDRESS 1221 W. COAST HWY LICENSE CLASS B-1 CITY Newport Beach NEWPORT LIC. # 275 TEL. NO. 548 2211 EXT 514			Curb Cut Owner Bldr. Form Excise Tax San. Dist. #5 Sewer Conn. Water Conn. Total Due SPECIAL INSPECTOR REQ'D. FOR		
SIGNATURE OF APPLICANT Richard H. Pleger			FOUNDATION: LOCATION FORMS, MATERIALS 3-5-71 REINFORC. STEEL 3-15-71 SHEATHING FRAMING FINAL 3-16-71 CERT. OF OCCUP.		
P.C. FEE \$ OTHER FEES \$ PMT. FEE \$ 10.00			PERMIT VALIDATION <input checked="" type="checkbox"/> M.O. CASH		

PLAN CHECK VALIDATION CK. M.O. CASH

P4 w/p.c. #34905
2/22/71 #17.00

(THIS PERMIT IS PORTION OF LARGER PROJECT TO BE ISSUED AFTER 425 PERMIT IS GRANTED. DM)

35261 MAR 4 71 10.00 -
3-9-71 B¹⁰/₁₁ OK UPPER NORTH EAST AREA, BSK
3-11-71 B¹⁰/₁₁ OK AS INDICATED ON APPROVED JOB PLAN. BSK

1100 W. Newport Blvd.

CITY OF NEWPORT BEACH, CALIFORNIA
BUILDING DEPARTMENT

Phone 673-2110

APPLICATION FOR BUILDING PERMIT

APPLICANT TO FILL IN AREA WITHIN HEAVY LINES ONLY.

BUILDING ADDRESS: 1600 E Coast Highway

LOT NO. [Blank] BLOCK 93

TRACT: IRVINE SUB-DIV.

NO. OF BLDGS. NOW ON LOT: [Blank]

USE OF EXISTING BLDG.: COUNTRY CLUB

OWNER: Iron Coast Country Club

ADDRESS: 1600 E Coast Highway

CITY: N. Beach

ARCHITECT OR ENGINEER: [Blank] TEL. NO. [Blank]

ADDRESS: [Blank]

CONTRACTOR: Frank Stahl TEL. NO. 548-6954

ADDRESS: 214 E Costa Mesa St

CITY: CDM STATE LICENSE NO. 197346 B1

CITY: CDM LICENSE CLASS: B1

NEWPORT LIC #: 3728

DESCRIPTION OF WORK

NEW [] ADD ALTER [] REPAIR [] DEMOLISH []

SQ. FT. SIZE: 4' X 16' NO. OF STORES: 1 NO. OF FAMILIES: 0

USE OF STRUCTURE: [Blank]

WORK TO BE DONE: addition to bar shop

SIGNATURE OF APPLICANT: Frank R. Stahl

VALUATION: \$ 2,500.00 / 3,020.00

BUILDING ADDRESS: 1600 E. COAST HWAY

LOCALITY: CDM

NEAREST CROSS ST.: JAMBOREE ROAD

CENSUS TRACT: [Blank] GROUP: B2 TYPE CONST: I PROCESSED BY: JES

STATISTICAL CLASSIFICATION: CLASS NO. 9 DWELL UNITS: [Blank] VACANT SITE: YES NO

USE ZONE: U MAP NO. J-11

FIRE ZONE: 3 SPECIAL CONDITIONS: [Blank]

BLDG. SETBACK FROM FRONT PROP. LINE OF [Blank] STREET: [Blank]

BLDG. SETBACK FROM SIDE PROP. LINE OF [Blank] STREET: [Blank]

Yards: Rear [Blank] R.S. [Blank] L.S. [Blank]

Eave: Fr. [Blank] Rear [Blank] R.S. [Blank] L.S. [Blank]

PLOT PLAN CHECK & APPROV. [Blank]

PLANNING APPROVAL: [Blank]

FIRE APPROVAL: [Blank]

HEALTH DEPT. APPROVAL: [Blank]

PLAN CHECKED BY: [Blank]

APPROVAL TO ISSUE: [Blank]

Carb. Cut []

Owner Bid. Form []

Excise Tax []

San. Dist. []

Sewer Conn. []

Water Conn. []

Total Due []

SPECIAL INSPECTOR REQ'D. FOR []

P.C. FEE \$ 7.50 OTHER FEES \$ [Blank] PWT. FEE \$ 15.00

I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regarding construction, and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

SIGNATURE OF PERMITTEE: Frank R. Stahl

ADDRESS: 214 E Costa Mesa St

APPROVALS

FOUNDATION, LOCATION FORMS, MATERIALS: DATE 10-10-68 SIGNATURE [Blank]

FRAMING: DATE 11-1-68 SIGNATURE [Blank]

ROOF COVERING: [Blank]

ROOF SHEATHING: DATE 11-1-68 SIGNATURE [Blank]

HOUSE NUMBER CORRECT AND POSTED: [Blank]

APPROVAL FOR OCCUPANCY: DATE 4-4-69 SIGNATURE [Blank]

Def. of Occid. [Blank]

PLAN CHECK VALIDATION CK N.O. CASH

PERMIT VALIDATION CK N.O. CASH

OWNER IRVINE COAST COUNTY CLUB
DATE 3/1/66
JOB ADDRESS 1600 E. COAST HIGHWAY
PERM. No. 55594
BUILDER ROBERT FORBES
VAL. \$ 25,000.
LOT Por 93 **BLOCK** **SECT.** **TRACT** IRVINE
ZONE U **FIRE DIST.** 2 **GROUP** F-2 **TYPE** 5N
LOCKER ROOM AT TENNIS CLUB, EX PD.

BLDG. \$ 78.00
P.C. \$ 39.00
TOTAL \$ 117.00
VAR. No.
U. P. No.

Building Inspections	Insp.	O.K. Date	Sub-Contractors	PERMITS	
				Date	No.
Pr. P. <input type="checkbox"/> Un. Gr. <input type="checkbox"/>			Elect. ANDERSON	3-22-66	55882
Soil Ground	JTC	3-18-66	Plmbg. BRADLET	3/7/66	55715
Trench Ground			Sewer " "	"	"
Sewer Ground	JTC	4-27-66	Heating		
Heating Ground			Chimney		
Waterpipe Ground			Lath C.K. VARNER	6-6-66	56797
Gas Pipe Ground			Plaster " "	"	"
Elect. Ground	JER	4-12-66	Sprinkler		
Steel Reinf. wall	JBR	3-24-66			
Foundation	J.R.	3-11-66			
Underpinning					
			Cert. of Occup.		

plum

OWNER IRVINE COUNTRY CLUB

DATE 10-19-64

JOB ADDRESS 1600 E. Coast Hwy

PERM. No. 48773

BUILDER FRANK STRAHL

VAL. \$ 300.00

LOT Por 93 BLOCK SECT. TRACT Irv. Sub.

ZONE U FIRE DIST. 2 GROUP H TYPE V

ENLARGE EXIST STAIRWAY FROM LOBBY TO BAR

BLDG. \$ 3.00

P.C. \$

TOTAL \$ 3.00

VAR. No.

U. P. No.

PERMITS

Date No.

Building Inspections	Insp.	O.K. Date	Sub-Contractors
Pr. P. <input type="checkbox"/> Un. Gr. <input type="checkbox"/>			Elect.
Soil Ground			Plmbg.
Trench Ground			Sewer
Sewer Ground			Heating
Heating Ground			Chimney
Waterpipe Ground			Lath
Gas Pipe Ground			Plaster
Elect. Ground			Sprinkler
Steel Reinf.			
Foundation			
Underpinning			
			Cert. of Occup.

Sic
ybt

plumb

OWNER IRVINE COUNTRY CLUB DATE 10-28-64

JOB ADDRESS 1600 E. COAST HWY PERM. No. 48890

BUILDER FRANK STAHL VAL. \$ 15,000

LOT POR 93 BLOCK SECT. TRACT Irv. Sub.

ZONE U FIRE DIST. 2 GROUP B-3 TYPE

ENLARGE DRESSING ROOM & ALTER ADJ RESTROOMS & STAIRS

FLLS

BLDG. \$ 48.00

P.C. \$ 24.00

TOTAL \$ 72.00

VAR. No.

U. P. No.

Building Inspections	Insp.	O.K. Date	Sub-Contractors	PERMITS	
				Date	No.
Pr. P. <input type="checkbox"/> Un. Gr. <input type="checkbox"/>			Elect. Newman	12-11-64	49319
Soil Ground	MJS	11-4-64	Plmbg. Sooner Plby Co	10-29-64	48944
Trench Ground			Sewer		
Sewer Ground			Heating Smith Bros.	12-2-64	49333
Heating Ground			Chimney		
Waterpipe Ground			Lath Frick	12-22-64	49599
Gas Pipe Ground			Plaster "	"	"
Elect. Ground			Sprinkler		
Steel Reinf.					
Foundation	JRK	11-5-64			
Underpinning					
			Cert. of Occup.		

plm

OWNER IRVINE COAST COUNTRY CLUB

DATE 12/11/64

JOB ADDRESS 1600 EAST COAST HWY

PERM. No. 49482

BUILDER FRANK STRAHL

VAL. \$5000⁰⁰-

BLDG. \$ 18.00
9.00

P.C. \$

LOT BLOCKpart 93 SECT.

TRACT Irvine sub.

TOTAL \$ 27.00

ZONE 4 FIRE DIST. 2 GROUP 33 TYPE 5

extend dining area install barber shop, sauna
bath, storage area

VAR. No.

U. P. No.

Building Inspections	Insp.	O.K. Date	Sub-Contractors	PERMITS	
				Date	No. Sic
Pr. P. <input type="checkbox"/> Un. Gr. <input type="checkbox"/>			Elect. Newman	12-1-64	49319
Soil Ground	PTC	1-15-65	Plmbrg. Sooner Kelly	10-29-64	48944 ylb
Trench Ground			Sewer		
Sewer Ground	PTC	1-15-65	Heating		
Heating Ground			Chimney		
Waterpipe Ground	PTC	1-15-65	Lath Frick	12-22-64	49599
Gas Pipe Ground	PTC	1-15-65	Plaster "	"	"
Elect. Ground	DER	1-19-65	Sprinkler		
Steel Reinf.			Elec. Newman	1-26-65	50112
Foundation					
Underpinning					
			Cert. of Occup.		

plumb

APPENDIX C
ENVIRONMENTAL DATABASE REPORT

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property:

**1600 EAST COAST HWY
NEWPORT BEACH CA 92660**

Job Number: 207575001

PREPARED FOR:

Ninyo & Moore

475 Goodard

Irvine, CA 92618

11-18-08



Tel: (866) 664-9981

Fax: (818) 249-4227

Environmental FirstSearch Search Summary Report

Target Site: 1600 EAST COAST HWY

NEWPORT BEACH CA 92660

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	10-08-08	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	10-08-08	0.50	0	0	0	0	-	0	0
CERCLIS	Y	10-08-08	0.50	0	0	0	0	-	0	0
NFRAP	Y	10-08-08	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	09-08-08	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	09-08-08	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	09-08-08	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	09-08-08	0.12	0	0	-	-	-	0	0
Federal IC / EC	Y	10-01-08	0.25	0	0	0	-	-	0	0
ERNS	Y	11-17-08	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	10-03-08	1.00	0	0	0	0	0	0	0
State Spills 90	Y	10-20-08	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	09-02-08	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	10-20-08	0.50	0	1	0	2	-	0	3
State/Tribal UST/AST	Y	11-04-08	0.25	2	0	3	-	-	0	5
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	09-03-08	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	10-03-08	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	08-08-07	0.50	0	0	0	0	-	0	0
State Permits	Y	04-16-08	0.25	0	0	1	-	-	0	1
State Other	Y	10-03-08	0.25	1	0	0	-	-	0	1
FI Map Coverage	Y	07-31-08	0.12	0	0	-	-	-	0	0
- TOTALS -				3	1	4	2	0	0	10

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch
Site Information Report**

Request Date: 11-18-08
Requestor Name: beth padgett
Standard: ASTM-05

Search Type: COORD
Job Number: 207575001
Filtered Report

Target Site: 1600 EAST COAST HWY
 NEWPORT BEACH CA 92660

Demographics

Sites: 10	Non-Geocoded: 0	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-117.881056	-117:52:52	Easting: 418263.046
Latitude:	33.609664	33:36:35	Northing: 3719032.37
			Zone: 11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)	Services:
--------------------------------------	------------------

<u>ZIP Code</u>	<u>City Name</u>	<u>ST</u>	<u>Dist/Dir</u>	<u>Sel</u>	<u>Requested?</u>	<u>Date</u>
92625	CORONA DEL MAR	CA	0.02 SW	Y	Sanborns	No
92661	NEWPORT BEACH	CA	0.70 SW	Y	Aerial Photographs	Yes 11-18-08
92662	NEWPORT BEACH	CA	0.29 SW	Y	Historical Topos	No
92617	Irvine	CA	0	Y	City Directories	No
92660	NEWPORT BEACH	CA		Y	Title Search/Env Liens	No
92612	IRVINE	CA		Y	Municipal Reports	No
92697	IRVINE	CA		Y	Online Topos	No

Environmental FirstSearch

Sites Summary Report

Target Property: 1600 EAST COAST HWY
NEWPORT BEACH CA 92660

JOB: 207575001

TOTAL: 10 **GEOCODED:** 10 **NON GEOCODED:** 0 **SELECTED:** 0

Page No.	ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	7	UST	NEWPORT BEACH COUNTRY CLUB TISID4ORCO690/NOT REPORTED	1600 E COAST HWY NEWPORT BEACH CA	0.00 --	1
1	6	UST	NEWPORT BEACH COUNTRY CLUB TISID-STATE33839/ACTIVE	1600 COAST NEWPORT BEACH CA 92660	0.00 --	1
2	2	OTHER	NEWPORT BCH COUNTRY CLUB ORCO_GW_87UT28/NOT REPORTED	1600 COAST HWY NEWPORT BEACH CA 92660	0.00 --	1
3	8	LUST	NEWPORT BCH COUNTRY CLUB T0605952237/COMPLETED - CASE CLO	1600 COAST NEWPORT BEACH CA 92660	0.08 NW	2
4	3	UST	BEACON BAY CAR WASH ORCOCOMP08596	150 NEWPORT CENTER DR NEWPORT BEACH CA 92660	0.18 SE	3
4	1	PERMITS	JM HOLLISTER DBA HOLLISTER CO CAL000327971/ACTIVE	1103 NEWPORT CENTER DR STE NEWPORT BEACH CA 92660	0.20 SE	4
5	5	UST	BEACON BAY CAR WASH TISID4ORCO673/NOT REPORTED	150 NEWPORT CENTER DR NEWPORT BEACH CA	0.22 SE	5
5	4	UST	BEACON BAY CAR WASH TISID-STATE33398/ACTIVE	150 NEWPORT CENTER NEWPORT BEACH CA 92660	0.22 SE	5
6	10	LUST	UNOCAL STATION 3797 T0605901700/COMPLETED - CASE CLO	2201 COAST CORONA DEL MAR CA 92625	0.44 SE	6
7	9	LUST	NORTH BEACH COASTAL T0605999097/COMPLETED - CASE CLO	1901 BAYSIDE DR CORONA DEL MAR CA 92662	0.46 SW	7

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. 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.

DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP – No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN – Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at

properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (STATE).

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER). Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CAL SITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

State Spills 90: *CA EPA* SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: *CA IWMB/SWRCB/COUNTY* SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field..

Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: *CA SWRCB/COUNTY* LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: *CA EPA/COUNTY/CITY* ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a

groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNDERGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information.

INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.

CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type VC. Each Category contains information on properties based upon the type of work taking place at the site. The VC category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

RADON: NTIS NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Permits: CA COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field.

SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: US DOJ NATIONAL CLANDESTINE LABORATORY REGISTER - Database of 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 U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

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5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log.

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.

RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.

SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.

SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

FI Map Coverage: PROPRIETARY FIRE INSURANCE MAP AVAILABILITY - Database of historical fire insurance map availability.

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: 1600 EAST COAST HWY
NEWPORT BEACH CA 92660

JOB: 207575001

Street Name	Dist/Dir	Street Name	Dist/Dir
Bayadere Ter	0.19 SW		
Bayside Dr	0.24 SW		
Bonnie Doone Ter	0.02 SW		
Chubasco Dr	0.22 SE		
Clubhouse Dr	0.01 SE		
Dolphin Ter	0.21 SW		
E Coast Hwy	0.00 --		
El Paseo Dr	0.14 SW		
Evita Dr	0.22 SE		
Farallon Dr	0.10 NE		
Galatea Ter	0.19 SW		
Granville Dr	0.23 NE		
Kewamee Dr	0.24 SE		
Malabar Dr	0.07 SE		
Marapata Dr	0.22 SW		
Nata	0.23 SE		
Newport Center Dr	0.22 SE		
Ramona Dr	0.01 NW		
Sabrina Ter	0.15 SE		
Santanella Ter	0.10 SW		
Seadrift Dr	0.14 SW		
Serenade Ter	0.15 SW		
Tahuna Ter	0.23 SE		
Villa Point Dr	0.14 NW		



Environmental FirstSearch

1 Mile Radius
Single Map:



1600 EAST COAST HWY, NEWPORT BEACH CA 92660



Source: U.S. Census TIGER Files

- Target Site (Latitude: 33.609664 Longitude: -117.881056)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





Environmental FirstSearch

1 Mile Radius
ASTM-05: NPL, RCACOR, STATE

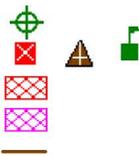


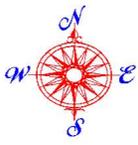
1600 EAST COAST HWY, NEWPORT BEACH CA 92660



Source: U.S. Census TIGER Files

- Target Site (Latitude: 33.609664 Longitude: -117.881056)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





Environmental FirstSearch

.5 Mile Radius
ASTM-05: Multiple Databases

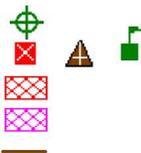


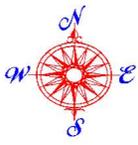
1600 EAST COAST HWY, NEWPORT BEACH CA 92660



Source: U.S. Census TIGER Files

- Target Site (Latitude: 33.609664 Longitude: -117.881056)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



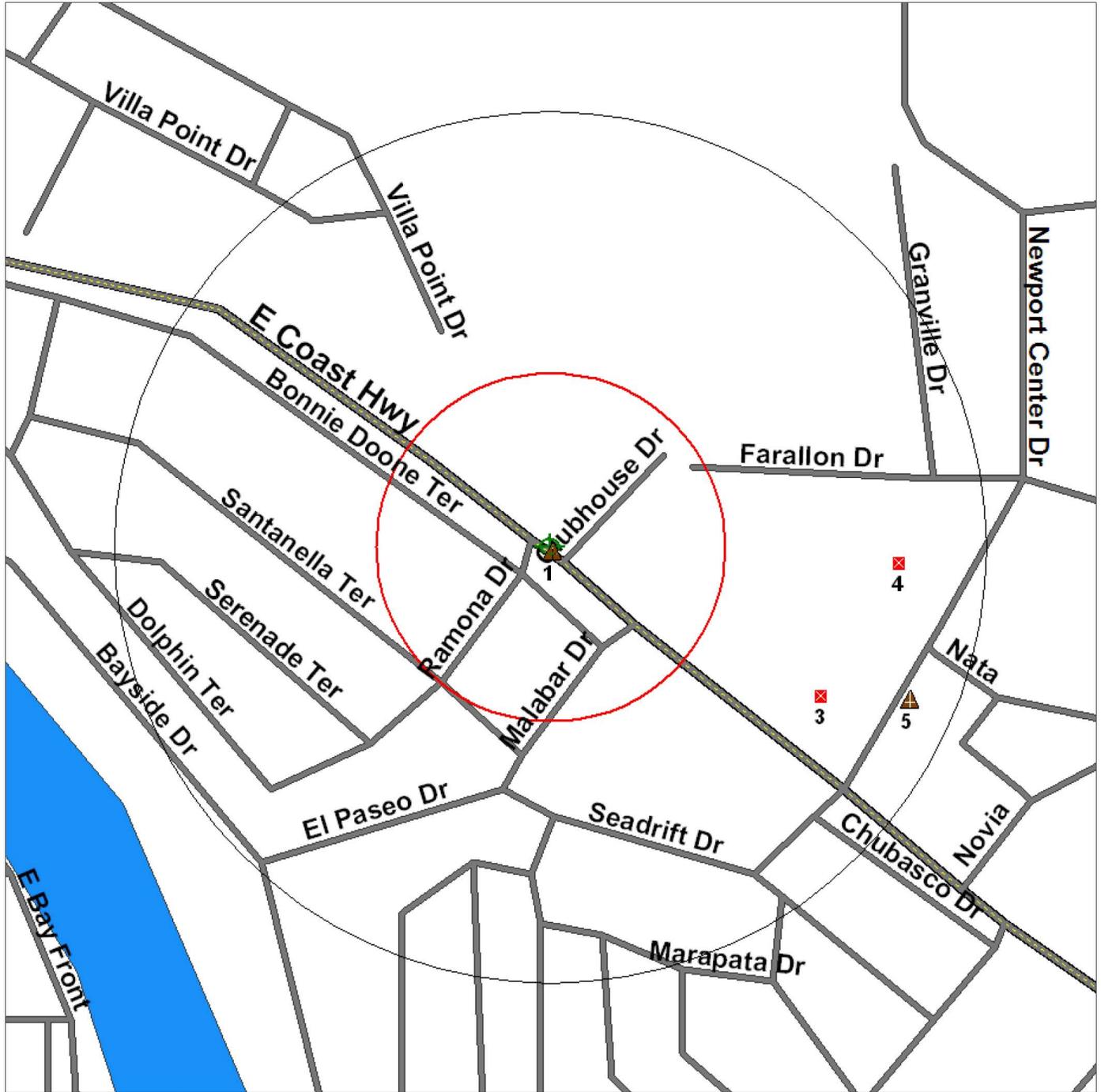


Environmental FirstSearch

.25 Mile Radius
ASTM-05: RCRA GEN, UST, PERMITS, OTHER

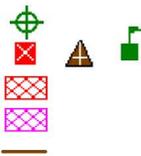


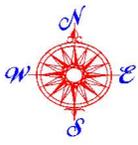
1600 EAST COAST HWY, NEWPORT BEACH CA 92660



Source: U.S. Census TIGER Files

- Target Site (Latitude: 33.609664 Longitude: -117.881056)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

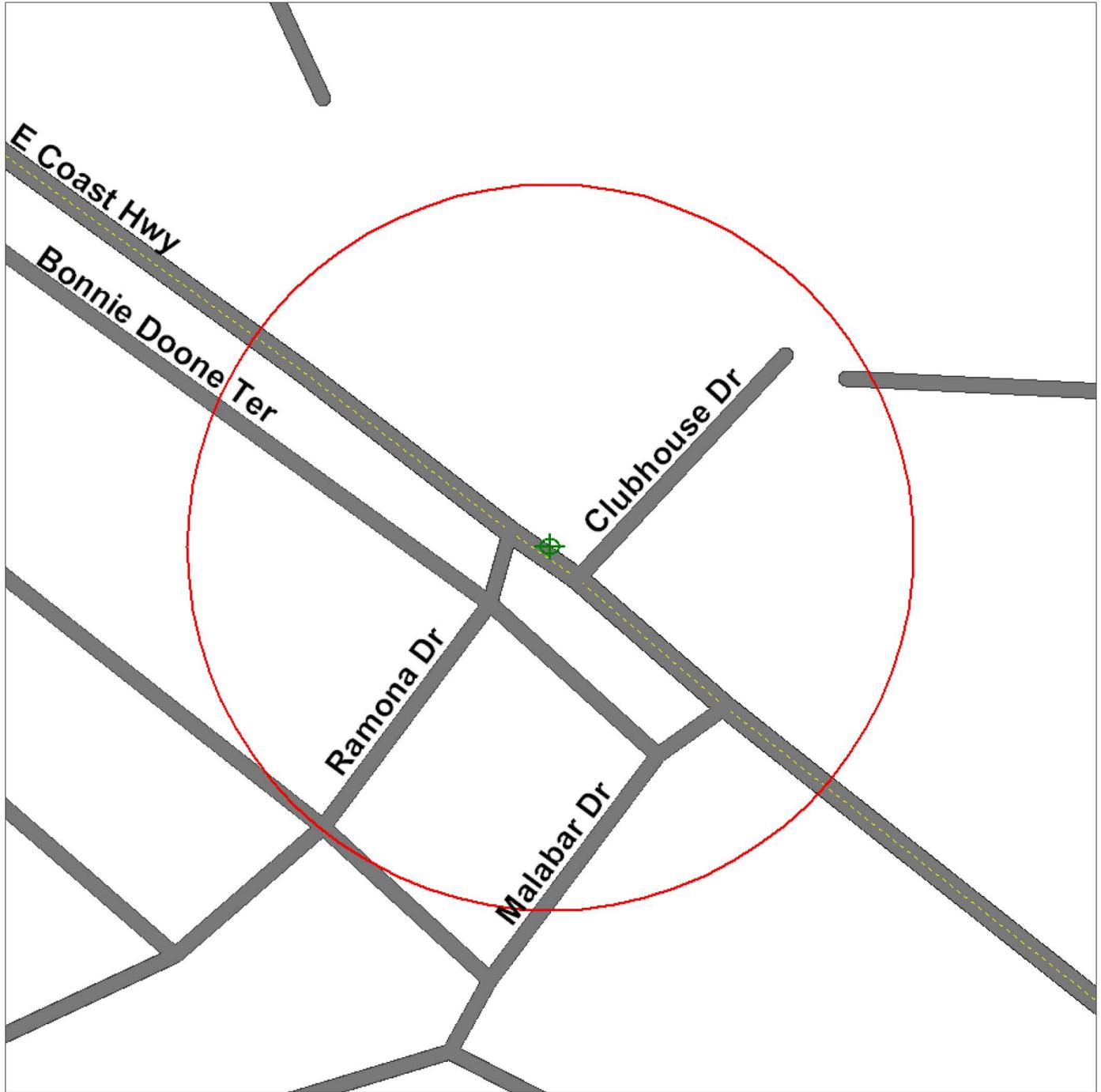




Environmental FirstSearch
 .12 Mile Radius
 ASTM-05: SPILLS90, ERNS, RCRANLR, FIMAP

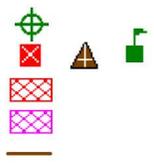


1600 EAST COAST HWY, NEWPORT BEACH CA 92660



Source: U.S. Census TIGER Files

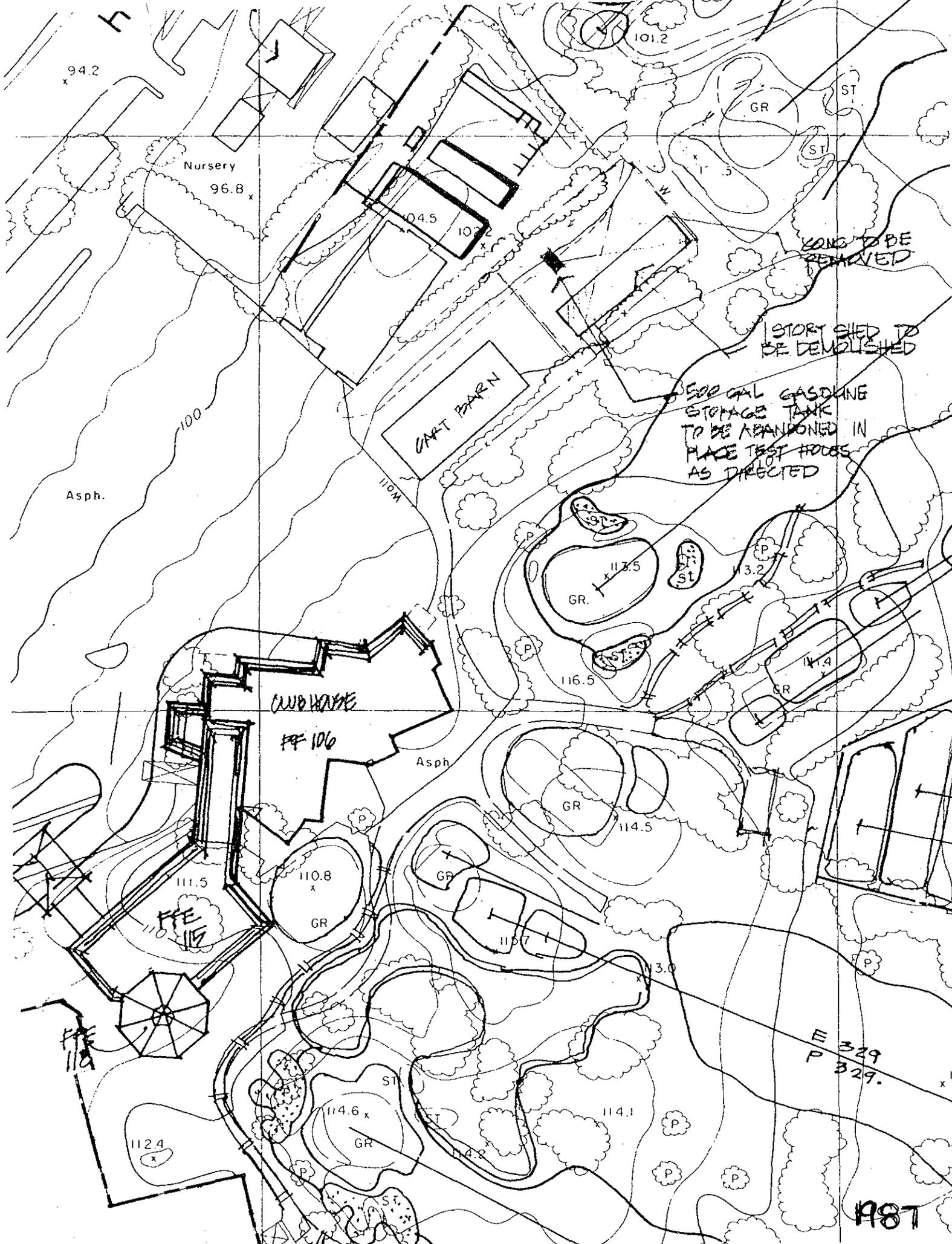
- Target Site (Latitude: 33.609664 Longitude: -117.881056)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads



Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

APPENDIX D

REGULATORY AGENCY DOCUMENTATION



94.2

Nursery

96.8

104.5

107.2

101.2

ST

GR

ST

LONG TO BE REMOVED

STORY SHED TO BE DEMOLISHED

FED GAL STORAGE TANK TO BE ABANDONED IN PLACE TEST HOUSES AS DIRECTED

100

GART BARN

110M

Asph.

113.5

113.2

114.4

116.5

CUB HOUSE

FF 106

Asph

114.5

111.5

110.8

117.7

114.1

114.6

112.4

E 329
P 329.

1987

FIELD ACTIVITY DESCRIPTION

LUST # 87-228
I.R. #
URR #

FACILITY NAME: NB Country Club
ADDRESS:

DATE: 1-21-87
INSPECTOR:

Field Activity: Hole observed in bottom of tank (~1" diam), some rust on sides + bottom - Soil appears to be clean - hard clay.

S1 - Bottom of tank pit ~ 12' down - 150ppm - ^{chunky} clay soil

S2 - Spoils pile - 350 ppm - broken up clay

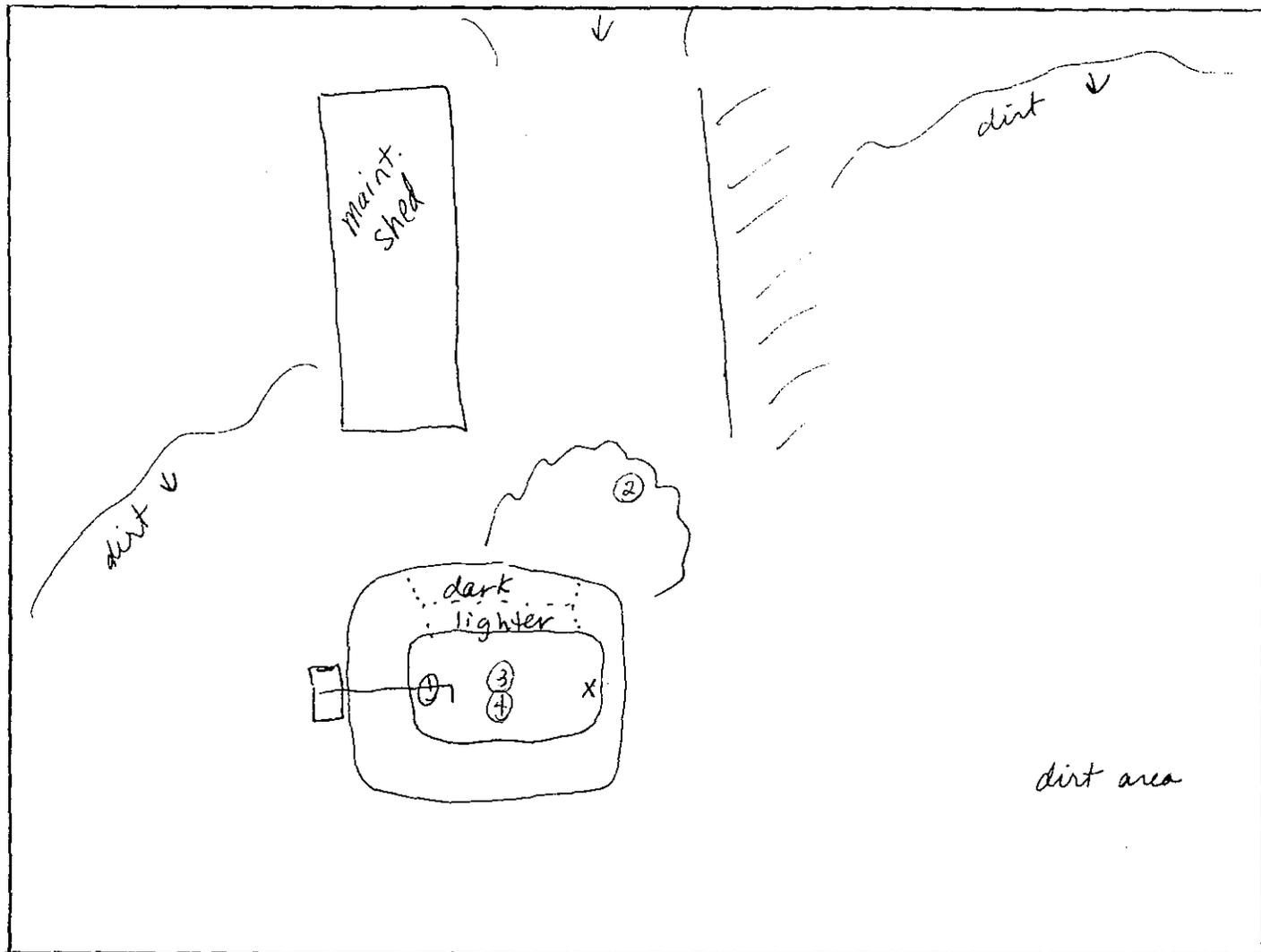
1/28/87 S3 - 18' down under tank - rocky soil

S4 - 15' " " " - dense siltstone

Some odor on site but very mild.

Tank was cleaned before pulling - get copy of manif. - tank taken to Craco's

Used Hydrocheck's chain of custody



ORANGE COUNTY ENVIRONMENTAL HEALTH
UNDERGROUND TANK CLEANUP FORM

Inspector LM
Date 1-21-87
Time 3:45

Facility Name N. B. Country Club Address 1600 E. Coast Hwy, Newport Bch

Cross Streets Oper. Robert Bucci Tom Brown 644-9550 Site Phone Number 644-6883

Owner _____ Address _____

Contact Person _____ Phone Number _____

Operator (If different than owner) _____ Phone Number _____

→ Hydrotech - Anthony Sapnara 951-8686
CraCo - Don Craddock 714-632-9852

Consultant (Contractor) _____ Contact Name _____ Phone Number _____

Tank	Size	Const. Mat.	Mat. Stored	Tank	Size	Const. Mat.	Mat. Stored
1	500 gal	steel	gasoline	4			
2				5			
3				6			

Depth To Groundwater _____

REPORT

TRUESDAIL LABORATORIES, INC.



CHEMISTS - MICROBIOLOGISTS - ENGINEERS
RESEARCH - DEVELOPMENT - TESTING

14201 FRANKLIN AVENUE
TUSTIN, CALIFORNIA 92680
AREA CODE 714 • 730-6239
AREA CODE 213 • 225-1564
CABLE: TRU ELAB S

Hydrotech Consultants, Inc.
15 Mason
CLIENT Irvine, CA 92718
Attention: Anthony Saponara

DATE Jan. 29, 1987
RECEIVED Jan. 22, 1987

SAMPLE Soils from Newport Beach C.C.
Project #13-6906-001-00-00

LABORATORY NO. 14686

INVESTIGATION

Petroleum Contamination (EPA 8015, 8020)

RESULTS

<u>Parameter</u>	<u>#1</u>	<u>#2</u>
Total Petroleum Hydrocarbons	25.	<10.
Benzene	0.82	0.17
Toluene	5.5	1.2
Xylene	14.	3.6
Ethylbenzene	2.2	0.51

Total Petroleum Hydrocarbons (Modified EPA 8015): The petroleum hydrocarbons analysis for this sample was analyzed by GC-FID (Modified EPA 8015) using the procedure listed in the revised analytical method (11/5/85), Attachment 2. The limit of detection is 10 mg/kg.

BTXE Analysis (Modified EPA 8020): The BTXE content in soils is determined using methanol extraction followed by the Purge & Trap (EPA 5030)/Photoionization Detector (EPA 8020) Method. The method detection limits are 0.01 mg/kg for each species. However, high levels of any one of the species may require a higher detection limit in the others because of sample dilution. All results are blank corrected.

-2-

Laboratory No. 14686
Hydrotech Consultants, Inc.

Soils were sampled and sealed according to the Orange County Health Care Agency on January 22, 1987. The soils were received by Truesdail personnel on the same date, chilled and sealed. The soils were frozen until January 23, 1987, at which time they were prepared for analysis while still partially frozen to minimize volatilization.

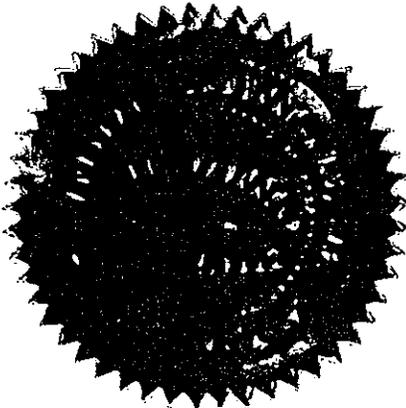
Truesdail Laboratories is a State of California DOHS hazardous waste certified laboratory (Certificate #147).

Respectfully submitted,

TRUESDAIL LABORATORIES, INC.

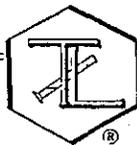


Richard D. Reid
Chief Water Chemist



REPORT

TRUESDAIL LABORATORIES, INC.



CHEMISTS - MICROBIOLOGISTS - ENGINEERS
RESEARCH - DEVELOPMENT - TESTING

14201 FRANKLIN AVENUE
TUSTIN, CALIFORNIA 92680
AREA CODE 714 • 730-6239
AREA CODE 213 • 225-1564
CABLE: TRU ELA B S

CLIENT
Hydrotech Consultants, Inc.
15 Mason
Irvine, CA 92718
Attention: Mary Huper

DATE Feb. 4, 1987
RECEIVED Jan. 28, 1987
LABORATORY NO. 14723

SAMPLE
Soils from Newport Beach C.C.
Project #13-6906-001-00-00

INVESTIGATION

Petroleum Contamination (EPA 8015, 8020)

RESULTS

<u>Parameter</u>	<u>#3-18'</u>	<u>#4-15'</u>
Total Petroleum Hydrocarbons	79.	920.
Benzene	<0.05	15.
Toluene	0.04	93.
Xylene	0.01	144.
Ethylbenzene	<0.01	17.

Total Petroleum Hydrocarbons (Modified EPA 8015): The petroleum hydrocarbons analysis for this sample was analyzed by GC-FID (Modified EPA 8015) using the procedure listed in the revised analytical method (11/5/85), Attachment 2. The limit of detection is 10 mg/kg.

BTXE Analysis (Modified EPA 8020): The BTXE content in soils is determined using methanol extraction followed by the Purge & Trap (EPA 5030)/Photoionization Detector (EPA 8020) Method. The method detection limits are 0.01 mg/kg for each species. However, high levels of any one of the species may require a higher detection limit in the others because of sample dilution. All results are blank corrected.

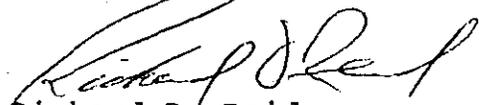
Laboratory No. 14723
Hydrotech Consultants, Inc.

Soils were sampled and sealed according to the Orange County Health Care Agency on January 28, 1987. The soils were received by Truesdail personnel on the same date, chilled and sealed. The soils were frozen until January 29, 1987, at which time they were prepared for analysis while still partially frozen to minimize volatilization.

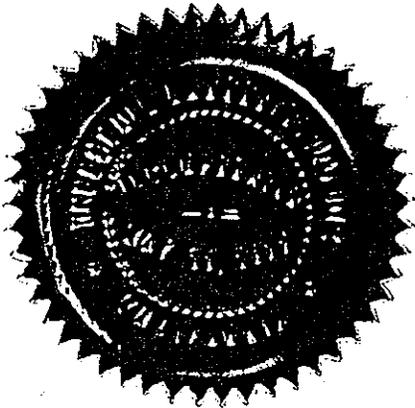
Truesdail Laboratories is a State of California DOHS hazardous waste certified laboratory (Certificate #147).

Respectfully submitted,

TRUESDAIL LABORATORIES, INC.



Richard D. Reid
Chief Water Chemist



COUNTY OF ORANGE/HEALTH CARE AGENCY
 ENVIRONMENTAL HEALTH (714) 834-8020
 1725 WEST 17TH STREET, P.O. BOX 355
 SANTA ANA, CA 92702
 WASTE MANAGEMENT SECTION

CHAIN OF CUSTODY

- ALL SAMPLES ARE TO BE HANDLED AS COURT EVIDENCE, AND ARE TO BE PROPERLY STORED IN A SECURE LOCATION.
- PLEASE WRITE LEGIBLY. 13-6906-001-00-00

3. ★ LABORATORY

LAB NO.:	14723
DATE RECEIVED:	1-29-87
SAMPLE(S) CONDITION (PLEASE CHECK):	
CHILLED:	<input checked="" type="checkbox"/> COUNTY SEAL(S) INTACT: <input checked="" type="checkbox"/>
CONTAINER IN GOOD CONDITION:	<input checked="" type="checkbox"/>
DATE ANALYSIS COMPLETED:	2-3-87
ANALYST:	Torron

4. SAMPLING

SAMPLE LOCATION:	NB Country Club
	1600 E Coast Hwy
	Newport Beach
DATE OF COLLECTION:	1-28-87
SAMPLE COLLECTOR:	Mason
TELEPHONE NO.:	834-6648

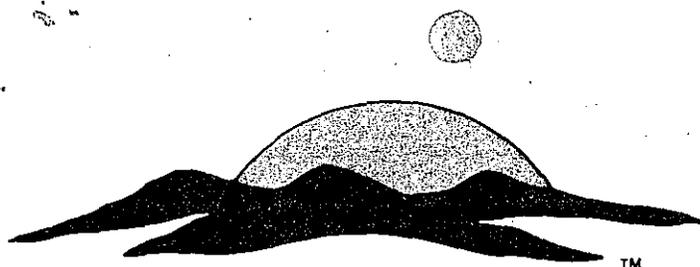
5. SAMPLE INFORMATION

SAMPLE NUMBER	DETERMINATION REQUESTED	SAMPLE DESCRIPTION/COMMENTS
③	8015/8020	18' down
④	8015/8020	15' down

5. SAMPLE INFORMATION

1.	Julia H. Mason	Hwy. Waste Specialist	1/28/87 - 1/28/87
	SIGNATURE	TITLE	INCLUSIVE DATES
2.	[Signature]	Staff Geologist	1/28/87 -
	SIGNATURE	TITLE	INCLUSIVE DATES
3.	Mary [Signature]	Rat Tech	1-28-87 -
	SIGNATURE	TITLE	INCLUSIVE DATES
4.	[Signature]	Chemist	1-28-87 -
	SIGNATURE	TITLE	INCLUSIVE DATES
5.			-
	SIGNATURE	TITLE	INCLUSIVE DATES
6.			-
	SIGNATURE	TITLE	INCLUSIVE DATES

ATTACH THIS FORM TO THE ORIGINAL REPORT OF THE ANALYTICAL RESULTS AND RETURN THEM TO THIS OFFICE. LABORATORY RESULTS RECEIVED WITHOUT PROPER CHAIN OF CUSTODY DOCUMENTATION WILL NOT BE ACCEPTED.



HYDROTECH CONSULTANTS, INC.
GROUNDWATER AND HAZARDOUS WASTE MANAGEMENT

February 17, 1987

Robert Bucci Associates
220 Newport Center Drive, Suite 20
Newport Beach, California 92660

JOB NO: 13-6906-001-02-00
LOG NO: H7-1095

Attention: Mr. Robert Bucci

SUBJECT: REMEDIAL ACTION PLAN FOR THE TANK
EXCAVATION PROJECT AT THE NEWPORT
BEACH COUNTRY CLUB
Newport Beach, California

Dear Mr. Bucci:

In accordance with your verbal request of February 4, 1987, Hydrotech Consultants herewith presents the Remedial Action Plan proposed for the tank excavation project at the Newport Beach Country Club, Newport Beach, California. This plan should be submitted to the Orange County Health Care Agency for approval, and the Agency will establish soil cleanup standards for the site.

1.0 BACKGROUND

On January 21, 1986, a 550 gallon unleaded gasoline tank was excavated and removed from the site. The tank had been in use for approximately 35 years according to Country Club personnel. A dime-sized hole was observed in the northern end of the tank during tank removal operations.

hole in tank

Subsequent sampling and laboratory analyses of the tank cavity soils indicated that elevated levels of hydrocarbons, including the aromatic constituent benzene, were present in the subsurface beneath the tank. The hydrocarbon con-

centrations were highest in a sample collected from a depth of 15 feet and were substantially lower in a sample collected from approximately 18 feet.

2.0 SUMMARY OF PROPOSED REMEDIAL OPERATIONS

The proposed operations to mitigate on-site soil contamination include the following actions.

- 2.1 The contaminated soil around the tank location will be excavated. The soil will be monitored for hydrocarbons with a "Gastechtor" organic vapor detector. The excavation will be to an estimated depth of 18 feet and will extend approximately 2 to 3 feet laterally from the initial excavation.
- 2.2 The contaminated soil will be segregated from the clean soil on the basis of organic vapor detector readings and other field observations. The estimated volume of contaminated soil is 70 to 100 cubic yards.
- 2.3 The contaminated soil will be placed on impermeable geofabric for treatment by aeration. The soil will be spread to a thickness of 0.5 to 1 feet to allow sufficient surface area for aeration. The soil will be turned every two to three days.
- 2.4 Verification samples will be collected of the excavated soil not to be aerated and of the soil from the newly excavated limits of the tank cavity. This sampling will be conducted under the observation of Orange County Health Care Agency personnel.
- 2.5 The excavation will be backfilled if laboratory analyses of the verification samples indicate that all con-

Robert Bucci Associates
February 6, 1987

JOB NO: 13-6906-001-02-00
LOG NO: H7-1095
Page 3

taminated soils have been removed from the tank cavity.

- 2.6 The aeration operation will take an estimated two to three weeks to complete. Verification sampling of the soil will be performed at the completion of the aeration operation to assure that soil cleanup standards are achieved. The results of the sample analyses will be submitted to Orange County Health Care Agency for permission to close this incident.

We expect that the information presented herein will be sufficient to provide for commencement of cleanup activities.

Please call if you have any questions regarding this plan.

Respectfully submitted,

HYDROTECH CONSULTANTS, INC.


Anthony Saponara
Staff Geologist


Craig A. Stewart, C.E.G. 1277
Senior Hydrogeologist
Registration expires 06/30/88

REVIEWED BY:


Dr. John H. Foster, C.E.G. 1134
Vice President
Registration expires 06/30/88

AS:CAS:JHF/cle

IRVINE CONSULTING GROUP, INC.

15 MASON, IRVINE, CALIFORNIA 92714

(714) 951-8686 (213) 630-8032

- IRVINE SOILS ENGINEERING, INC.
- IRVINE TESTING LABORATORY, INC.
- CONSTRUCTION TECHNOLOGY CONSULTANTS, INC.
- SAN DIEGO SOILS ENGINEERING, INC.
- AMERICAN INDEPENDENT LABORATORIES, INC.
dba CONSTRUCTION LABORATORIES
- HIGHLAND GEOTECHNICAL CONSULTANTS, INC.
- HIGHLAND SOILS ENGINEERING, INC.
- HIGHLAND TESTING LABORATORY, INC.
- IRVINE LEASING GROUP
- GEOTECHNICAL INSTRUMENTATION SERVICES
- COASTAL VALLEY SOILS ENGINEERING, INC.
- COASTAL VALLEY CONSTRUCTION LABORATORIES, INC.
- COASTAL VALLEY GEOTECHNICAL CONSULTANTS, INC.

ATTN. ORANGE COUNTY HEALTH CARE AGENCY
SYLVIA G. MARSON

P.O. BOX 355

SANTA ANA, CA 92702

LETTER OF TRANSMITTAL

DATE <u>2-17-87</u>	JOB NO. <u>13-6906-001-02-00</u>
ATTENTION <u>SYLVIA MARSON</u>	
RE: <u>NEWPORT BEACH COUNTRY CLUB JOB.</u>	

GENTLEMEN:

WE ARE SENDING YOU Attached Under separate cover via U.S. MAIL the following items:

Reports Prints Plans Samples Specifications

Copy of letter Change order REMEDIAL ACTION PLAN

COPIES	DATE	NO.	DESCRIPTION
<u>1</u>	<u>2/17/87</u>		<u>REMEDIAL ACTION PLAN FOR THE TANK EXCAVATION PROJECT AT THE NEWPORT BEACH COUNTRY CLUB.</u>

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS THIS IS THE REMEDIAL ACTION PLAN YOU REQUESTED.

When are the laboratory reports available? 2/17 - In the mail - 2/18' - bottom -

COPY TO ROBERT BUCCI ASSOCIATES

SIGNED: [Signature]

FIELD ACTIVITY DESCRIPTION

LUST # _____

FACILITY NAME: NB Country Club

DATE: 4-27-8

I.R. # _____

ADDRESS: _____

INSPECTOR: _____

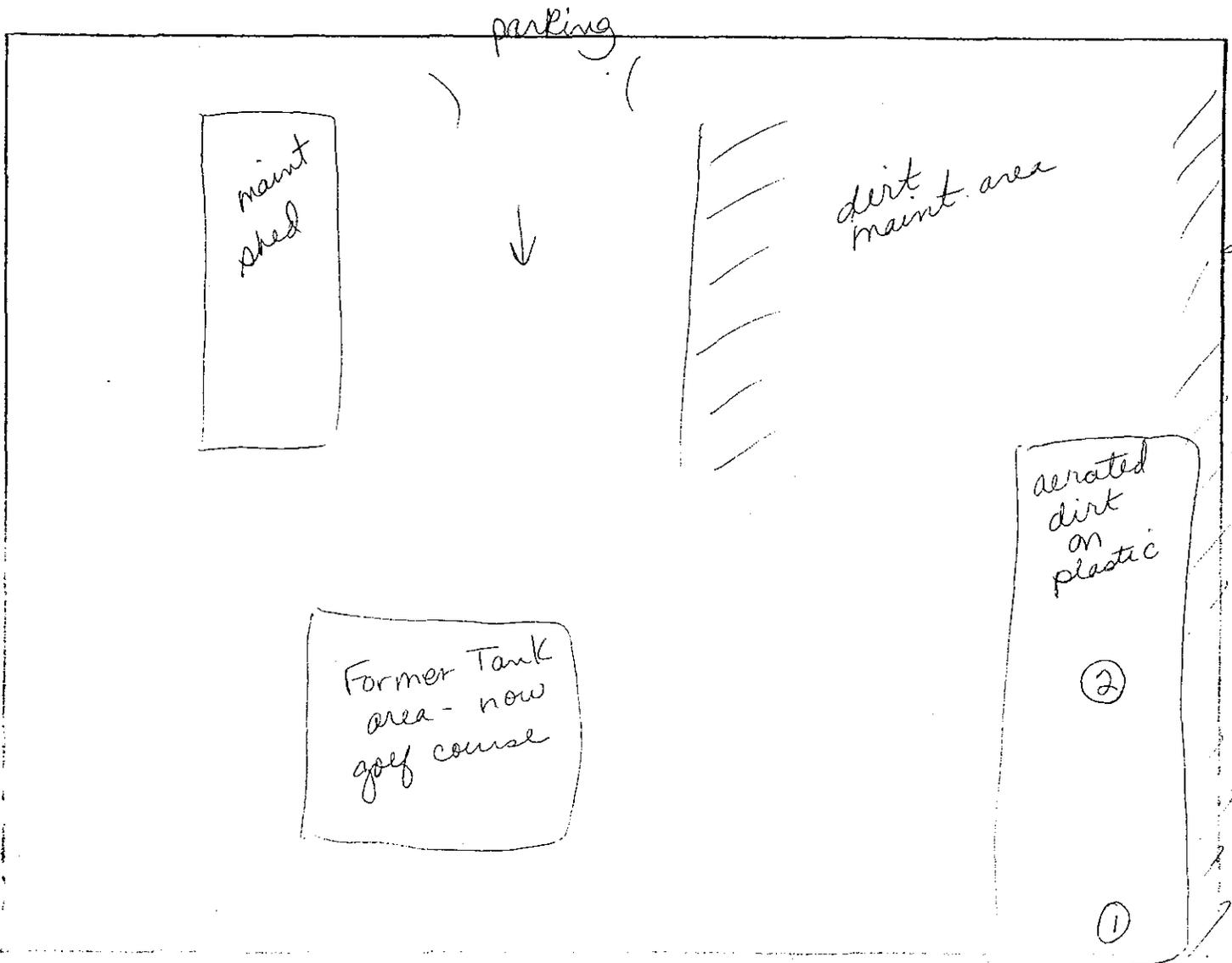
URR # _____

Field Activity: Took 2 verif. samples of aerated soil

S1 - N. end 50ppm -

S2 - S end 90 ppm -

Soil appears clean, no odor, hard rocky clay type, light white color.



~~Handwritten scribble~~

CHAIN OF CUSTODY

- ALL SAMPLES ARE TO BE HANDLED AS COURT EVIDENCE, AND ARE TO BE PROPERLY STORED IN A SECURE LOCATION.
- PLEASE WRITE LEGIBLY.
- ATTACH THIS FORM TO THE ORIGINAL REPORT OF THE ANALYTICAL RESULTS AND RETURN THEM TO THIS OFFICE. LABORATORY RESULTS RECEIVED WITHOUT PROPER CHAIN OF CUSTODY DOCUMENTATION WILL NOT BE ACCEPTED.

4. TO BE COMPLETED BY LABORATORY ANALYST

LAB NO.: 20503
 DATE RECEIVED: April 28, 1987
 SAMPLE(S) CONDITION (PLEASE CHECK):
 CHILLED: COUNTY SEAL(S) INTACT:
 CONTAINER IN GOOD CONDITION:
 DATE ANALYSIS COMPLETED: 4/29/87
 ANALYST: Melanie

5. TO BE COMPLETED BY SAMPLE COLLECTOR

SAMPLE LOCATION: NB Country Club
1600 East Coast Hwy
Newport Beach
 DATE OF COLLECTION: 4-27-87
 SAMPLE COLLECTOR: Sapinara
 TELEPHONE NO.: 768-2265
 Contact: Marsm 834-6648

6. SAMPLE INFORMATION

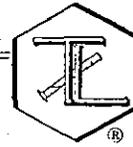
SAMPLE NUMBER	DETERMINATION REQUESTED	SAMPLE DESCRIPTION/COMMENTS
①	8015/8020	Test gasoline contaminated soil
②	8015/8020	" " " "

7. CHAIN OF CUSTODY

1.	SIGNATURE	TITLE	INCLUSIVE DATES
1.	<u>Sapinara</u>	<u>Env. Spec</u>	<u>4/27/87 4/27/87</u>
2.	<u>Sapinara</u>	<u>STAFF GEOLOGIST</u>	<u>4/27/87 4/27/87</u>
3.	<u>Melanie Marsm</u>		<u>4/27/87</u>
4.			
5.			
6.			

REPORT

TRUESDAIL LABORATORIES, INC.



CHEMISTS - MICROBIOLOGISTS - ENGINEERS
RESEARCH - DEVELOPMENT - TESTING

14201 FRANKLIN AVENUE
TUSTIN, CALIFORNIA 92680
AREA CODE 714 • 730-6239
AREA CODE 213 • 225-1564
CABLE: TRU ELA B S

CLIENT Hydrotech Consultants, Inc.
15 Mason
Irvine, CA 92718
Attention: Anthony

RECEIVED
MAY 14 1987
HYDROTECH

DATE May 7, 1987
RECEIVED April 28, 1987

SAMPLE Soils from NB Country Club, 1600 E. Coast Highway
Project #13-6909

LABORATORY NO. 20503

INVESTIGATION

As required by the Orange County Health Care Agency

RESULTS

Milligrams per Kilogram

<u>Parameter</u>	<u>1</u>	<u>2</u>
Total Petroleum Hydrocarbons	<10	<10
Benzene	<0.01	<0.01
Toluene	0.03	<0.01
Xylene	0.07	<0.01
Ethylbenzene	<0.01	<0.01

Total Petroleum Hydrocarbons (Modified EPA 8015): The petroleum hydrocarbons analysis for this sample was analyzed by GC-FID (Modified EPA 8015) using the procedure listed in the revised analytical method (11/5/85), Attachment 2. The limit of detection is 10 mg/kg.

BTXE Analysis (Modified EPA 8020): The BTXE content in soils is determined using methanol extraction followed by the Purge & Trap (EPA 5030)/Photoionization Detector (EPA 8020) Method. The method detection limits are 0.01 mg/kg for each species. However, high levels of any one of the species may require a higher detection limit in the others because of sample dilution. All results are blank corrected.

This report applies only to the sample, or samples, investigated and is not necessarily indicative of the quality or condition of apparently identical or similar products. As a mutual protection to clients, the public and these Laboratories, this report is submitted and accepted for the exclusive use of the client to whom it is addressed and upon the condition that it is not to be used, in whole or in part, in any advertising or publicity matter without prior written authorization from these Laboratories.

Laboratory Number 20503
Hydrotech

Soils were sampled and sealed according to the Orange County Health Care Agency on April 28, 1987. The soils were received and sampled the same day.

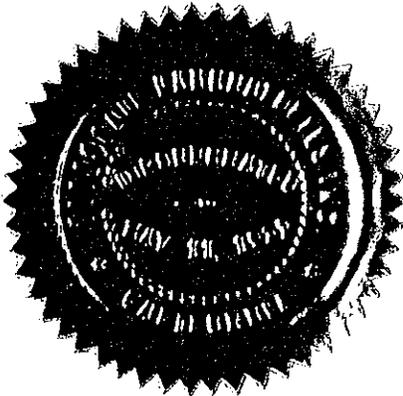
Truesdail Laboratories is a State of California DOHS hazardous waste certified laboratory (Certificate #147).

Respectfully submitted,

TRUESDAIL LABORATORIES, INC.



Richard D. Reid
Chief Water Chemist



COUNTY OF ORANGE
 HEALTH CARE AGENCY
 ENVIRONMENTAL HEALTH
 WASTE MANAGEMENT SECTION

UST Cleanup
 H.W. Site Clea

CLEANUP ACTIVITIES REPORT

Just 87K-28

Company Name N.B. Country Club
 Address 1600 East Coast Hwy
 Contact Person Newport Beach Phone _____

Date	Time Spent	Inspector	ACTIVITIES/COMMENTS
7/27		DHT	received lab results of verification sampling - clean
27/87		JK	Received file. file is closed. Called Bob Barci and informed him's owner will install new tank at site. Will submit plans through HEA in soon.
1/87			ANTHONY SAPONARA OF HYDROTECH CALLED TO EXPLAIN THAT ACCORDING TO FILE'S LAST ENTRY THE CASE IS CLOSED

U.S.T. - FA002447



COUNTY OF ORANGE
HEALTH CARE AGENCY

JULIETTE A. POULSON, RN, MN
DIRECTOR

MIKE SPURGEON
DEPUTY AGENCY DIRECTOR
REGULATORY HEALTH SERVICES

REGULATORY HEALTH SERVICES
ENVIRONMENTAL HEALTH

STEVEN K. WONG, REHS, MPH
DIRECTOR
ENVIRONMENTAL HEALTH

Excellence
Integrity
Service

FA00 24477

MAILING ADDRESS:
2009 EAST EDINGER AVENUE
SANTA ANA, CA 92705-4720

TELEPHONE: (714) 667-3600
FAX: (714) 972-0749
E-MAIL: environhealth@hca.co.orange.ca.us

July 3, 2003

07/03/03

Ron Benedict
Newport Beach Country Club
1600 East Coast Hwy.
Newport Beach, CA 92660

Subject: **Completion of Tank Removal Project / One 1,000 Gallon Gasoline Underground Storage Tank and One 500 Gallon Diesel Underground Storage Tank**

Re: Newport Beach Country Club
1600 East Coast Hwy.
Newport Beach, CA 92660
OCHCA Plan Check #SR 0103559

Dear Mr. Benedict:

This letter confirms the completion of the tank removal project conducted at the above referenced location. With the provision that the results for the soil samples obtained during the tank removal on May 19, 2003 were accurate and representative of existing conditions; it is the position of this office that no significant soil contamination had occurred at the location of the removed tank systems from their operation.

It should be pointed out that this letter does not relieve you of any responsibilities mandated under the California Health and Safety Code if additional or previously unidentified contamination is discovered at the subject site.

If you have any questions regarding this matter, please contact Joyce Krall at (714) 667-3714.

Very truly yours,

William J. Diekmann, REHS, M.S.
Supervising Hazardous Waste Specialist
Hazardous Materials Management Section
Environmental Health Division

WJD: jlk

cc: John Farelas Jr., Foss Environmental Services Co.

J. Lopez



COUNTY OF ORANGE CERTIFIED UNIFIED PROGRAM AGENCY - CUPA

HEALTH CARE AGENCY / ENVIRONMENTAL HEALTH
2009 E. EDINGER AVENUE, SANTA ANA, CA 92705-4720

Telephone: (714) 667-3600 / FAX: (714) 568-5116

UST FACILITY MODIFICATION APPLICATION

SUBMIT A SEPARATE FORM FOR EACH TYPE OF CONSTRUCTION ACTIVITY

(e.g. Installations, Removals, System Modifications, Repairs, etc.)

SITE INFORMATION

FACILITY NAME: NEW PORT BEACH COUNTY CLUB GOLF COURSE SUBMITTAL DATE: _____
 ADDRESS: 1600 EAST PACIFIC COAST HWY
 CITY: NEW PORT BEACH CITY CODE _____ TELEPHONE NO: (949) 644-8845
 ZIP CODE: 92660 CONTACT NAME: RON BENEDICT

APPLICANT REQUESTOR

APPLICANTS NAME: JOHN FARELAS JR COMPANY NAME: FOSS ENVIR. SERVICES Co.
 ADDRESS: PIER D BERTH D47
 CITY: LONG BEACH
 STATE: CA ZIP: 90802
 TELEPHONE NO: (562) 432-1304
 ALTERNATE # (CELL, PAGER) (310) 505-0345

[Signature]
 APPLICANTS SIGNATURE (TANK OWNER OR DESIGNEE)

UPC UST Forms are required to be submitted prior to pick up of approved UST plans. Forms provided at Plan Check Counter or at <http://www.oc.ca.gov/hca/regulatory/cupa/forms.htm>

TYPE OF CONSTRUCTION

UST PLAN TYPE: _____ CODE _____

INSTALLATION (S) # _____ T01

CLOSURE (S) - REMOVAL (S) # 2 TANKS T02

SYSTEM MODIFICATION (REPIPE, REPAIR TO PIPING) T03

REPAIR (S) OR RELINE (S) USTs T04

OTHER (SPECIFY) _____ T05

CONTRACTOR INFORMATION

(Persons performing work on USTs must meet specific State Contractors Licensing Board requirements)

CONTACT PERSON: JOHN FARELAS JR
 BUSINESS NAME: FOSS ENVIRONMENTAL SERVICES Co
 ADDRESS: PIER D BERTH D47
 CITY: LONG BEACH
 STATE: CA ZIP: 90802
 TELEPHONE NO: (562) 432-1304
 CONTRACTORS LICENSE TYPE: A-HAZ
 CONTRACTORS STATE LICENSE #: 714581

NOTES: NEW INSTALLATIONS, CLOSURES, REPAIRS AND SYSTEM MODIFICATIONS OF UNDERGROUND STORAGE TANKS REQUIRE THE SUBMITTAL OF (4) SETS OF PLANS TO THIS DIVISION. THESE PLANS MUST BE APPROVED PRIOR TO THE INITIATION OF ANY CONSTRUCTION OR MODIFICATION. ALL PLANS OR REPORTS REQUIRED MUST ACCOMPANY THIS FORM AT THE TIME OF SUBMITTAL.

PAID

PLAN APPROVAL AND FEES ARE VALID FOR ONE YEAR. IF TANKS HAVE NOT BEEN REMOVED, INSTALLED OR MODIFIED WITHIN ONE YEAR OF THE APPROVAL DATE, NEW PLANS AND FEES MUST BE SUBMITTED.

OFFICE USE ONLY

SR # 0103559 PE: 2023 FEES PAID: 312- CHECK # 3229 RCVD BY: [Signature]

PLAN APPROVAL DATE: 2-26-03 BY: [Signature] FA # _____

HSD 180563 2-24-03



COUNTY OF ORANGE/HEALTH CARE AGENCY
ENVIRONMENTAL HEALTH DIVISION
 2009 E. Edinger Avenue, Santa Ana, CA 92705
 (714) 667-3600

UST REMOVAL CHECK LIST

FACILITY NAME: OB Country Club Golf Course PLAN CHECK NO: SR# 010355
 ADDRESS: 1600 E Coast Hwy OB
 CONTRACTOR NAME: John Farelastri COMPANY: Foss Env Service
 CONTRACTOR PHONE NUMBER: (949) 644-8845

CHECK ONE: TANKS & LINES REMOVED LINES ONLY REMOVED FOR REPLACEMENT
 TANKS REMOVED AND LINES ABANDONED

*One 1,000 K gasoline
 One 500 G diesel*

	DATE COMPLETED	INITIAL
TANK PLANS REVIEWED AND APPROVED	2-26-03	[Signature]
COPY OF PRIMARY CONTRACTOR AND SUBCONTRACTOR LICENSE AND HAZ. SUBSTANCE CERTIFICATION RECEIVED <i>2-26 will fax</i>	3-4-03	[Signature]
DATE OF TANK REMOVAL & SAMPLING	5-19-03	[Signature]
DATE OF PIPELINE REMOVAL AND SAMPLING	5-19-03	[Signature]
MANIFEST OF RINSEATE RECEIVED	5-27-03	[Signature]
TANK CERTIFICATE OF DESTRUCTION RECEIVED	5-27-03	[Signature]
HARD COPY OF LAB RESULTS RECEIVED	7-2-03	[Signature]
CHAIN OF CUSTODY (WHITE COPY) RECEIVED	7-2-03	[Signature]
URR RECEIVED/"PROP 65" FORM/"REASON FOR NOT SUBMITTING" FORM COMPLETED (IF APPLICABLE)	—	[Signature]
INSPECTION REPORT COMPLETED AND SUBMITTED TO SUPERVISOR WITH UPDATED TANK PAGE	7-3-03	[Signature]
MANIFEST FOR CONTAMINATED SOILS RECEIVED (IF APPLICABLE)	—	[Signature]
MANIFESTS FOR UST DISPOSAL RECEIVED (IF APPLICABLE)	—	[Signature]
FMA, FIELD NOTES, LAB ANALYSIS, ETC., AND A COPY OF ALL INFORMATION GIVEN TO SUPERVISOR FOR REVIEW	7-3-03	[Signature]
FIELD NOTES, LABORATORY ANALYSIS, AND COPIES OF OTHER INFORMATION TRANSFERRED TO CLEANUP GROUP (IF APPLICABLE). INDICATE N/A IF NO REFERRAL NEEDED.		[Signature]

INSPECTOR ON-SITE FOR REMOVAL [Signature]
 (PRINT NAME)

APPROVED for UST removals

ORANGE COUNTY HEALTH CARE AGENCY
ENVIRONMENTAL HEALTH DIVISION

RECEIVED
FEB 27 2003

HAZARDOUS MATERIALS MANAGEMENT SECTION
THIS APPROVAL IS VALID FOR 12 MONTHS FROM THE APPROVAL DATE

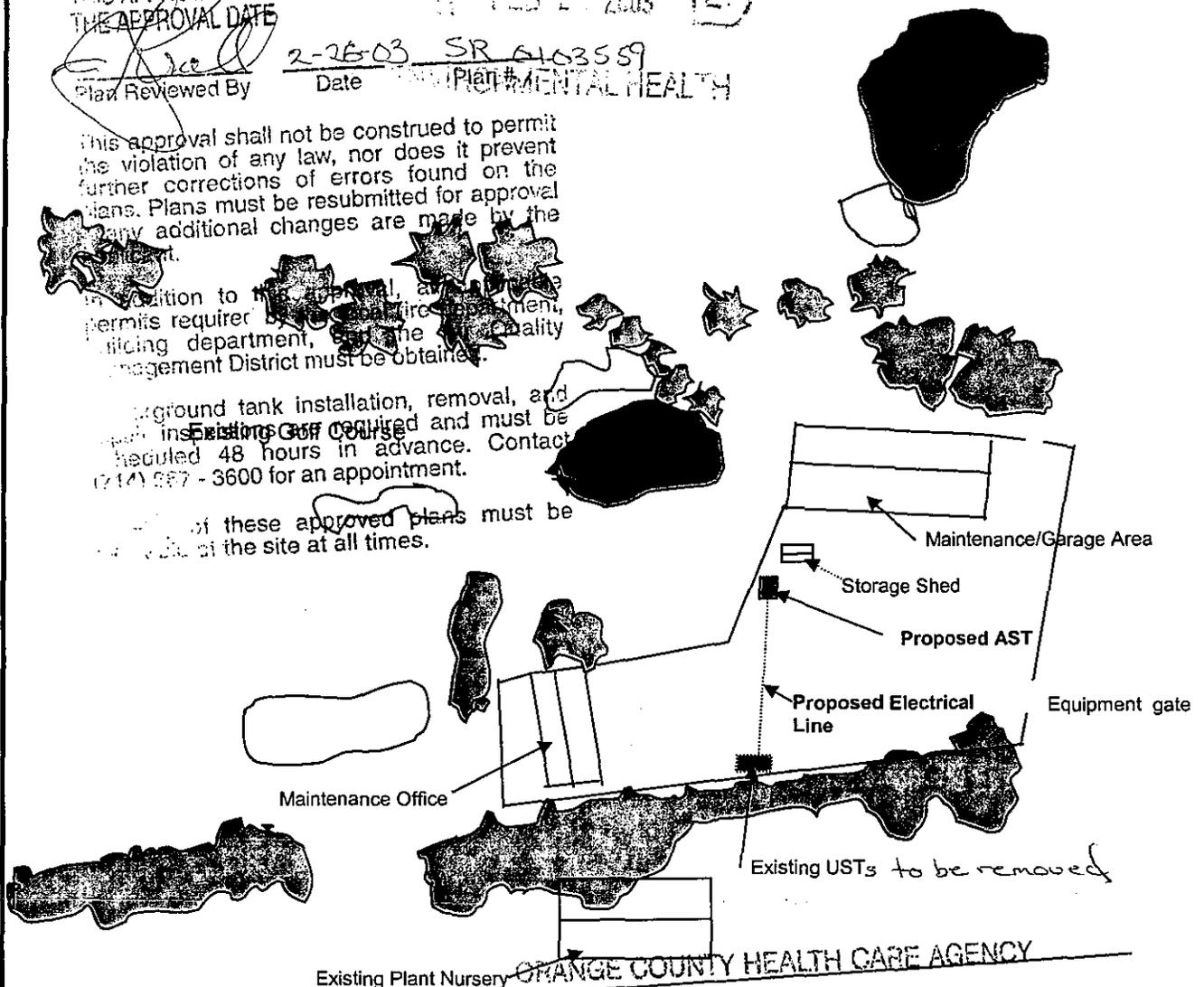
Plan Reviewed By: *[Signature]* Date: 2-26-03 SR # 2103559
ENVIRONMENTAL HEALTH

This approval shall not be construed to permit the violation of any law, nor does it prevent further corrections of errors found on the plans. Plans must be resubmitted for approval if any additional changes are made by the applicant.

In addition to this approval, all other permits required by the fire department, building department, and the Health Management District must be obtained.

Background tank installation, removal, and repair inspections are required and must be scheduled 48 hours in advance. Contact (714) 967-3600 for an appointment.

One copy of these approved plans must be maintained at the site at all times.



HAZARDOUS MATERIALS MANAGEMENT SECTION

All tanks, piping and associated equipment must be exposed/cleared of overburden and left in place. An Environmental Health Specialist must inspect the exposed tank, piping and associated equipment prior to continuing with the removal/modification project. Contact this office at (714) 667-3600 to schedule an inspection at least 48 hours in advance.

THE REMOVAL OF TWO (2) UNDERGROUND STORAGE TANKS (UST) and INSTALLATION OF ONE (1) ABOVEGROUND STORAGE TANK

Source: Bryant Taylor Gordon
An Irrigation Design Corporation
City of Newport Beach, CA
Year: 2000

All piping associated with underground storage tanks shall be removed and properly disposed

FOSS ENVIRONMENTAL SERVICES
Pier D, Berth D-47
Long Beach, CA 90802

NEWPORT BEACH COUNTRY CLUB GOLF COURSE
1600 East Pacific Coast Highway
Newport Beach, California

Drawn By: Tom Hale	Date: January 30, 2003	Project Number: LB2003-3063	Rev.
File:	Checked by:		

Orange County Health Care Agency
Environmental Health Division
Underground Tank Removal Form

Facility Name Deerport Beach County Club ~~1600 E. Coast Hwy, 92660~~

PC # SR 0103559 TI # _____ LUST # _____ IR # _____

Inspector: Traill Date: 5-19-03 Time: 11:00am

Cross Street _____ Site Telephone Number _____

Owner Kon Benedict Address _____

Contact Person _____ Telephone Number _____

Operator (if different than owner) _____ Telephone Number _____

Consultant or Contractor Company Environmental Contact Person _____ Telephone Number _____

Tank #1: 1K Size _____ Const. Mat. _____ Mat. Stored gasoline Tank #4: _____
Size _____ Const. Mat. _____ Mat. Stored _____

Tank #2: 500 G Size _____ Const. Mat. _____ Mat. Stored diesel Tank #5: _____
Size _____ Const. Mat. _____ Mat. Stored _____

Tank #3: _____ Size _____ Const. Mat. _____ Mat. Stored _____ Tank #6: _____
Size _____ Const. Mat. _____ Mat. Stored _____

Depth to Groundwater: ? Fate of Piping: removed

Proposition 65 Required? _____ Prop. 65 Form Submitted on: _____

Fire Dept. Personnel On-site: Madine Harris

Ambient Air Readings on Field Instrument: _____

Other Information: _____

FIELD ACTIVITY DESCRIPTION

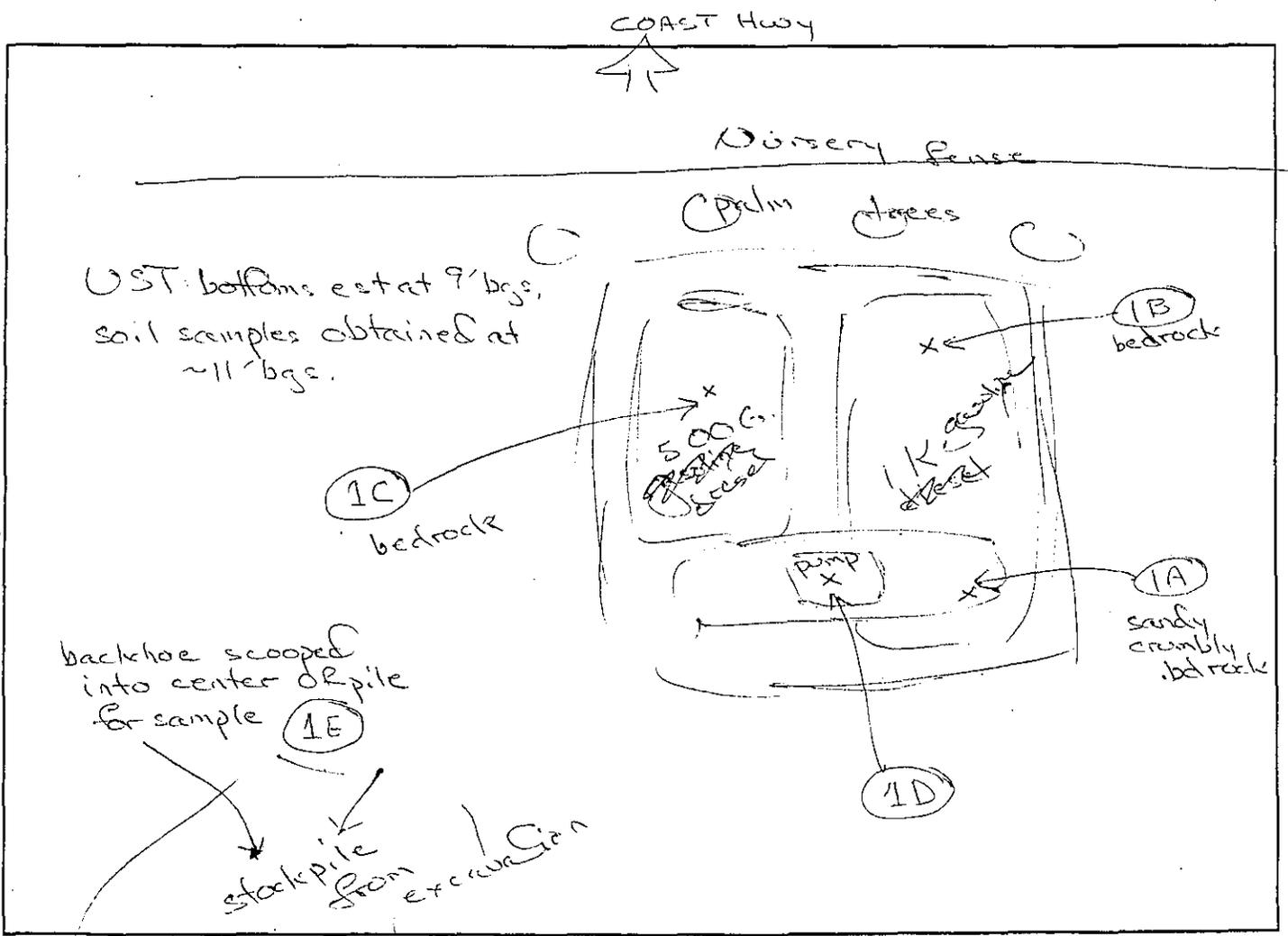
Facility Name Desport Beach Country Club
1600 E. Coast Hwy 92660

PC # _____ TI # _____ LUST # _____ IR # _____

Inspector: T. Tall Date: 5-19-03 Time: 11:00am on

Field Activity: UST removal. Ambient ^{gasline} odors not detected
No indications of a U.R. observed. Fragrant
backfill was present. Native soil was bedrock
cut floor of excavation
D.R.P. Horwin, C.T.H. Env., was consultant on-site
COC completed.

UST rinsebe → Domenack
USTs → AMR Ontario



CHAIN OF CUSTODY
 Orange County Health Care Agency
 Environmental Health Division
 2009 E. Edinger Ave., Santa Ana, CA 92705
 Telephone: (714) 667-3700

- ALL SAMPLES ARE TO BE HANDLED AS COURT EVIDENCE, AND ARE TO BE PROPERLY STORED IN A SECURE LOCATION.
- PLEASE WRITE LEGIBLY.
- ATTACH THIS FORM TO THE ORIGINAL REPORT OF THE ANALYTICAL RESULTS AND RETURN THEM TO THIS OFFICE. LABORATORY RESULTS RECEIVED WITHOUT PROPER CHAIN OF CUSTODY DOCUMENTATION WILL NOT BE ACCEPTED.

4. TO BE COMPLETED BY LABORATORY ANALYST

LAB NO.: _____

DATE RECEIVED: _____

SAMPLE(S) CONDITION (PLEASE CHECK):

CHILLED: _____ COUNTY SEAL(S) INTACT: _____

CONTAINER IN GOOD CONDITION: _____

DATE ANALYSIS COMPLETED: _____

ANALYST: _____

5. TO BE COMPLETED BY SAMPLE COLLECTOR

SITE NAME/ADDRESS: 1120 S. ...

DATE OF COLLECTION: 5-17-02

SAMPLE COLLECTOR/COMPANY: D. ...

TELEPHONE NO.: 949-270-1500

HCA REPRESENTATIVE: ...

SAMPLE NUMBER	DETERMINATION REQUESTED	SAMPLE DESCRIPTION/COMMENTS	TIME OF COLLECTION
1B	TPH	...	12:45p
1C	TPH	...	12:55p
1D	TPH	...	12:55p
1E	TPH	...	1:00p

7. CHAIN OF CUSTODY

1.	SIGNATURE	COMPANY/AGENCY	INCLUSIVE DATES/TIMES
2.	SIGNATURE	COMPANY/AGENCY	INCLUSIVE DATES/TIMES
3.	SIGNATURE	COMPANY/AGENCY	INCLUSIVE DATES/TIMES
4.	SIGNATURE	COMPANY/AGENCY	INCLUSIVE DATES/TIMES
5.	SIGNATURE	COMPANY/AGENCY	INCLUSIVE DATES/TIMES
6.	SIGNATURE	COMPANY/AGENCY	INCLUSIVE DATES/TIMES



Foss Environmental Services Company
Pier D, Berth 47
Long Beach, CA 90802
(562) 432-1304
Fax (562) 432-1826

Foss Proposal No. LB2002-1113

Mr. Ron Benedict
Superintendent
1600 East Pacific Coast Hwy.
Newport Beach, CA 9260

November 26, 2002

**Re: Remove Two Underground Storage Tanks and
Install One Above Ground Storage Tank
Newport Beach County Club Golf Course, Newport Beach, California**

Dear Mr. Benedict:

Foss Environmental Services Company (Foss) prepared the following cost estimate for: the removal of one (1) 1,000-gallon unleaded gasoline underground storage tank, one (1) 500-gallon diesel underground storage tank, and the installation of one (1) 2,000-Gallon combination unleaded gasoline and diesel aboveground storage tank at the referenced site.

Scope of Work

Foss will perform the following UST (underground storage tank) removal tasks.

- Obtain required underground storage tank removal permits.
- Make required agency notifications and comply with all federal, state, and local regulations governing the proposed work.
- Mark site and notify Underground Services Alert (USA).
- Mobilize equipment and 40 Hour HAZWOPER trained personnel to site.
- Perform SCAQMD Rule 1166 notification and site air monitoring.
- Conduct a pre-construction meeting with all concerned parties to review: (1) project activities and goals; (2) Health and Safety Plan; and (3) facility guidelines and regulations.
- Demolish and remove tank pads and pavement over product and vent lines.
- Dispose of concrete debris at an offsite concrete recycler.
- Excavate and uncover all UST and associated piping
- Degas the gasoline tank in accordance with SCAQMD Rule 1149.
- Triple rinse USTs and flush product lines.
- Utilize a vacuum truck to remove, transport and dispose of residual liquids and rinsates at a permitted facility.
- Arrange for a marine chemist, industrial hygienist, or other qualified individual to certify the tanks as clean.
- Inert UST, as required with dry ice.
- Remove UST piping.
- Utilize a crane to lift and load the USTs onto trucks or flatbed trailer.

- Transport USTs and piping to a metal recycler.
- Obtain the required soil samples and submit to a state certified laboratory for analysis by EPA Method 8015 M. and EPA Method 8260
- Backfill and compact excavation.
- Prepare and submit closure report to the appropriate agencies.

Foss will provide the following AST (aboveground storage tank) installation tasks:

- Obtain required permits
- Grade and compact area for AST.
- Set pre-cast concrete pad at designated location.
- Offload AST and set on concrete pad.
- Anchor and secure AST on concrete pad.
- Excavate approximately 100-feet of trench for electrical conduits.
- Install two conduits: one for power and one for future monitoring system
- Install tank equipment and gasoline/diesel dispensers.
- Check dispensers for correct operation
- Arrange for regulatory agency inspections.
- Perform gasoline testing per AQMD specifications.

Price Quotation

Foss will perform the described work for the lump sum price of \$.

Conditions and Assumptions

The following conditions and assumptions were made in the preparation of this proposal:

- UST registrations are current.
- USTs are constructed of steel.
- Pavement is not more than 6 inches thick.
- USTs are not buried deeper than four (4) feet below grade.
- Sufficient water is available at the site, at no cost.
- All spoils are clean and free of any contamination and may be used as backfill.
- Pea gravel may be used as a backfill material.
- USTs are assumed to be empty (less than 1-inch of product remaining).
- Quoted price includes the disposal of up to 250 gallons of liquids. Additional liquids will be invoiced at \$1.25 per gallon and solids in excess of 10 gallons will be invoiced at \$3.00 per gallon.
- Work area is free of unknown overhead, surface, and underground obstructions, including but not limited to gas, water, phone, electric and any type of utility line; fiber-optic or telecommunications cables; sewer, fire mains; oil and gas pipelines; rocks, boulders, or any type of natural occurring formation; and any type of known or unknown subsurface improvement(s).

The quoted cost does not include the following:

- Shoring installation and/or design.
- Geological testing or investigations.
- Removal of tank anchor pads, deadmen, or anchors.
- Delays due to underground utilities or obstructions.
- Dewatering.
- Delays due to regulatory agencies, site activities, or Acts of God.
- Additional concrete paving in excess of 130 square feet.
- Additional soil sampling and analysis.

Schedule

Estimated project duration is 2 weeks.

If you have any questions, please call Tom Hale at (562) 432-1304.

Sincerely,

Foss Environmental Services Company



Tom Hale, REA-I, RME
Project Manager

Accepted by,
The Newport Beach Country Club

Date: _____

Title: _____

Petroleum Marketing Equipment (714) 577-7878
 740 Monroe Way, Placentia, CA 92870 Fax (714) 577-7979

QUOTATION

Customer: FOSS ENVIRONMENTAL
Project: NEWPORT GOLF COURSE
Date: 1/28/03

SALESMAN: JOHN
QUOTE #: FOSS60A

#	QTY.	PART #	DESCRIPTION	PRICE EACH	TOTAL
1	1	HOVTANK	2,000 Hoover Vault aboveground storage tank, U.L. 2085, multi-compartment split 1000/1000, standard fittings and emergency vents.		
2	1	HOVTANK	Pre-cast tank pad with curb		
3	1	CSPS/C	Tank and pre-cast pad freight to jobsite, customer to unload.		
4	2	OPW61FSTOP-2000	OPW 2" Overfill prevention valve		
5	2	MOR305C-2000AC	Morrison 2" Cap		
6	1	OPW1611AV-1620	OPW - Vapor recovery adapter		
7	1	OPW1711T-7085	OPW - Vapor recovery cap		
8	1	HUS4885	Husky - Pressure vacuum vent		
9	1	EBW800-207-02	EBW 2" Tank vent		
10	2	KRUH2-XX	Krueger Product level gauge		
11	2	EBW616-300-03	EBW 1-1/2" Anti-siphon valve Gas		
12	1	GAS9122	Gasboy Compact commercial suction pump 1/2 HP motor.		
13	1	GAS048502	Gasboy Vapor recovery nozzle boot and hanger		
14	1	CIM50181	Cimtek - Filter adapter		
15	1	CIM70010	Cimtek - Spin-on filter		
16	1	EMCA4041-002	Emco - V/R Splitter		
17	1	GYS3236544000400	Goodyear - Whip hose (4 ft)		
18	1	HUS3360VR	Husky Coaxial hose breakaway		
19	1	GYS3236544108031	Goodyear - Coaxial fuel hose w/venturi (8 ft)		
20	1	EMCA4005-002	Emco - nozzle		
21	1	POM6100-AGBR	Pomeco - Hose retractor - Gas		
22	1	SPE122	Hose clamp coaxial Diesel		
23	1	GAS9123	Gasboy Compact commercial suction pump 3/4 HP motor.		
24	1	CIM50032	Cimtek - Filter adapter		
25	1	CIM70065	Cimtek - Spin-on filter		
26	5	DAY7280-1002	Dayco 1" x 7' MxMS Diesel fuel hose		
27	1	DIX850811	Dixon 1" Rigid hose coupling		
28	1	DIXH611	Dixon 1" Swivel hose coupling		
29	1	HUS2276	Husky 1" Diesel hose breakaway		
30	8	DAY7280-1002	Dayco 1" x 8' MxMS Diesel fuel hose		
31	1	DIX850811	Dixon 1" Rigid hose coupling		
32	1	DIXH611	Dixon 1" Swivel hose coupling		
33	1	HUS4860	Husky - 1"m x 1" f high flow swivel		
34	1	HUS173310	Husky 1" Truckstop diesel nozzle		
35	1	POM6100-4000	Pomeco - Hose retractor 1" x 12'-14' - Diesel		
36	1	SPE121	1" Hose clamp		



Always Ready

Pier D, Berth D-47
Long Beach, CA 90802

Phone: (562) 432-1304
Fax: (562) 432-1826

**FACSIMILE
MESSAGE**

**EMERGENCY SPILL NUMBER
(800) 337-7455**

DATE: 5/21/03
TO: JOYCE KRALL
COMPANY: CUPA
FAX NUMBER: (714) 568-5114
FROM: JOHN

Total Number of Pages (including this cover)

8

NOTES: HERE IS THE INFO. I SAID THAT
I WOULD SEND YOU. IF YOU HAVE ANY
QUESTION PLEASE CALL (310) 505-0365

Thank you
- JOHN





FOSS ENVIRONMENTAL
PIER D, BERTHD47, LONG BEACH, CA 90802

NO.011639

NON-HAZARDOUS WASTE DATA FORM

TO BE COMPLETED BY GENERATOR

NAME Newport Beach County Club Golf EPA I.D. NO. CA 6912073405
ADDRESS 1400 E Pacific Coast Hwy
CITY, STATE, ZIP Newport Beach, CA 92660 PHONE NO. 949 444-5941

DESIGNATED TSD FACILITY: Domenno Kerdoon EPA I.D. NO. CA T 08 0013352
WEIGHT OR VOLUME 200 UNITS G

CONTAINERS: 1 TYPE: TANK TRUCK DRUMS DUMP TRUCK CARTONS OTHER _____
WASTE DESCRIPTION Non-hazardous waste liquid GENERATING PROCESS washing
COMPONENTS OF WASTE PPM COMPONENTS OF WASTE PPM %
1. water 99%
2. diesel 5%
3. Gasoline 5%

PROPERTIES: SOLID LIQUID SLUDGE SLURRY OTHER _____
HANDLING INSTRUCTIONS: Wear proper PPE when handling. In case of spill call (562) 432-1304

GENERATOR CERTIFICATION: This is to certify that the above named waste materials are 100% non-hazardous and are not regulated according to either 40 CFR (USEPA) or applicable state regulations. In addition the above named waste materials are properly described, packaged, marked, labeled and are in proper condition for transportation according to all applicable regulations.
Ronald Lee Benedict 5/19/03
TYPED OR PRINTED FULL NAME & SIGNATURE DATE

TRANSPORTER

NAME Foss Environmental EPA I.D. NO. CA D 082699567
ADDRESS Pier D Berth 47 SERVICE ORDER NO. L3063
CITY, STATE, ZIP Long Beach, CA 90802 PICK UP DATE 5/19/03
PHONE NO. (562) 432-1304
TRUCK UNIT I.D. NO. 2500 MAHARAJA SHARMA Q.P. Seha 5/19/03
TYPED OR PRINTED FULL NAME & SIGNATURE DATE

TSD FACILITY

NAME Domenno Kerdoon EPA I.D. NO. CA T 08 0013352
ADDRESS 2000 N. Alameda DISPOSAL METHOD LANDFILL OTHER _____
CITY, STATE, ZIP Compton, CA 90222
PHONE NO. (310) 577-7100
QUANTITY: _____ Adrian 05 2003
TYPED OR PRINTED FULL NAME & SIGNATURE DATE

DISCREPANCY

TO TRANSPORTER



Foss Environmental Services Company
Pier D, Berth 47
Long Beach, CA 90802
(562) 432-1304
Fax (562) 432-1826

Foss Proposal No. LB2003-TH

Mr. Adams
Adams Recycling
Los Angeles, CA

May 16, 2003

Re: **Underground Storage Tank Removal**

Subject: **Tank Certification**
Newport Beach Country Club Golf Course

Dear Mr. Adams:

Foss Environmental Services Company (Foss) prepared the following tank certification for the removal of one (1) 1,000-Gallon diesel, and one (1) 500-gallon gasoline, underground storage tank at the referenced site.

Scope of Work

Foss will perform the following tasks.

- Obtain required underground storage tank removals permits.
- Make required agency notifications and comply with all federal, state, and local regulations governing the proposed work.
- Mark site and notify Underground Services Alert (USA).
- Mobilize equipment and 40 Hour HAZWOPER trained personnel to site.
- Perform SCAQMD Rule 1166 notification and site air monitoring.
- Conduct a pre-construction meeting with all concerned parties to review: (1) project activities and goals; (2) Health and Safety Plan; and (3) facility guidelines and regulations.
- Saw cut concrete pavement over UST, product lines, and vent lines to facilitate demolition.
- Demolish and remove tank pad and pavement over product and vent lines.
- Dispose of concrete debris at an offsite concrete recycler.
- Excavate and uncover all UST and associated piping
- Degas the gasoline tank in accordance with SCAQMD Rule 1149.
- Triple rinse USTs and flush product lines.
- Utilize a vacuum truck to remove, transport and dispose of residual liquids and rinsates at a permitted facility.
- Arrange for a marine chemist, industrial hygienist, or other qualified individual to certify the tanks as clean.
- Place the required 20 pounds of dry ice into the UST.
- Remove piping.

- Utilize a crane to lift and load the tank onto to truck or flatbed trailer.
- Properly dispose of the tank and associated piping
- Obtain the required soil samples and submit to a state certified laboratory for analysis using EPA Method 8015 M
- Backfill and compact excavation to 90%.
- Resurface affected areas to match original concrete.
- Demobilize personnel and equipment.
- Prepare and submit UST closure report to the appropriate agencies.

If you have any questions please call Tom Hale at (562) 432-1304

Sincerely,

Foss Environmental Services Company

Tom Hale, REA-1, RME



FOSS ENVIRONMENTAL
PIER D, BERTHD47, LONG BEACH, CA 90802

NO. 011639

NON-HAZARDOUS WASTE DATA FORM

TO BE COMPLETED BY GENERATOR	NAME <u>Newport Beach County Club Golf Course</u>		EPA I.D. NO. <u>CA 4912073405</u>
	ADDRESS <u>1400 E Pacific Coast Hwy.</u>		
	CITY, STATE, ZIP <u>Newport Beach, CA 92660</u>		PHONE NO. <u>949 444-8845</u>
	DESIGNATED TSD FACILITY: <u>Demunno Kerdoon</u>		EPA I.D. NO. <u>CA T 08 0013352</u>
		WEIGHT OR VOLUME	UNITS
		<u>200</u>	<u>G</u>
CONTAINERS: <u>1</u> TYPE: <input checked="" type="checkbox"/> TANK TRUCK <input type="checkbox"/> DRUMS <input type="checkbox"/> DUMP TRUCK <input type="checkbox"/> CARTONS <input type="checkbox"/> OTHER <u>--</u>			
WASTE DESCRIPTION <u>Non-Hazardous Waste Liquid</u>		GENERATING PROCESS <u>Washing</u>	
COMPONENTS OF WASTE		COMPONENTS OF WASTE	
1. <u>water</u>	PPM <u>99%</u>	5. _____	PPM _____
2. <u>Diesel</u>	PPM <u>5%</u>	6. _____	PPM _____
3. <u>Gasoline</u>	PPM <u>5%</u>	7. _____	PPM _____
4. _____	PPM _____	8. _____	PPM _____
PROPERTIES: pH <u>7</u> <input type="checkbox"/> SOLID <input checked="" type="checkbox"/> LIQUID <input type="checkbox"/> SLUDGE <input type="checkbox"/> SLURRY <input type="checkbox"/> OTHER _____			
HANDLING INSTRUCTIONS: <u>Wear proper PPE when handling. In case of spill call (562) 432-1304</u>			
GENERATOR CERTIFICATION: This is to certify that the above named waste materials are 100% non-hazardous and are not regulated according to either 40 CFR (USEPA) or applicable state regulations. In addition the above named waste materials are properly described, packaged, marked, labeled and are in proper condition for transportation according to all applicable regulations.			
<u>Ronald E. Benedic</u>			<u>5/19/03</u>
TYPED OR PRINTED FULL NAME & SIGNATURE			DATE
TRANSPORTER	NAME <u>FOSS Environmental</u>		EPA I.D. NO. <u>CA D 082699562</u>
	ADDRESS <u>Pier D Berth 47</u>		SERVICE ORDER NO. <u>LS063</u>
	CITY, STATE, ZIP <u>Long Beach, CA 90802</u>		PICK UP DATE <u>5/19/03</u>
	PHONE NO. <u>(562) 432-1304</u>		
TRUCK UNIT I.D. NO. <u>2500</u>		<u>M. P. S. J. B. 5/19/03</u>	
		TYPED OR PRINTED FULL NAME & SIGNATURE	
TSD FACILITY	NAME <u>Demunno Kerdoon</u>		EPA I.D. NO. <u>CA T 08 0013352</u>
	ADDRESS <u>2000 N. Alameda</u>		DISPOSAL METHOD
	CITY, STATE, ZIP <u>Compton, CA 90222</u>		<input type="checkbox"/> LANDFILL <input type="checkbox"/> OTHER _____
	PHONE NO. <u>(310) 537-7100</u>		
QUANTITY: _____		TYPED OR PRINTED FULL NAME & SIGNATURE	
		DATE	
DISCREPANCY _____			

TO GENERATOR



2202 S. MILLIKEN AVE. • ONTARIO, CA 91761
(909) 988-8000

Nº 52336

TANK DISPOSAL FORM

Date: 5/19/03
 Job# _____
 P.O.# _____

CONTRACTOR: Foss Environmental Services Company
 ADDRESS: Poa D, Bldg 47 Long Beach CA 90802
 JOB SITE: Newport Beach Country Club
 ADDRESS: 11000 E. Pacific Coast Highway Newport Beach CA 92660
 DESTINATION: A.M.F. 2202 S MILLIKEN AVE., ONTARIO, CA 91761

DATE	TIME	PROJECTED TANKS	ORDERED BY	LIC. NO.

SPECIAL INSTRUCTIONS: _____
 TIME IN: _____
 TIME OUT: _____

Services Rendered	Cost	TANKS RECEIVED				TOTAL
✓		QTY	GALLONS	TYPE F* S*	NET TONS	
Disposal Fee						.14
Extensive Loading Time						.24
Disposal Fee with Permit						.81
Fiberglass Tank Disposal Fee Per Tank						.97
Fiberglass Delivered						1.34
Bobtail Disposal						1.32
Cancellation Fee						2.42
TOTAL CHARGES	\$					6.25
All fees incurred are per load unless specified. Terms are net 30 days from date of invoice. Contractor's signature represents acceptance of terms for payment, and confirms that tank removal complies with State laws.						6.25
CONTRACTOR'S SIGNATURE: <u>[Signature]</u>		NO. OF TANKS	TOTAL	NET TONS		
		9				6.25

CERTIFICATE OF TANK DISPOSAL / DESTRUCTION
 THIS IS TO CERTIFY THE RECEIPT AND ACCEPTANCE OF THE TANK(S) AS SPECIFIED ABOVE. ALL MATERIALS SPECIFIED HAVE BEEN COMPLETELY DESTROYED FOR SCRAP PURPOSES ONLY.

AUTHORIZED REP. [Signature] DATE 5/19/03

Remit to:

ECOSTAR ENVIRONMENTAL

13552 Olympus Drive
Westminster, CA 92683
Phone: (714) 895 - 2293
Fax: (714) 890 - 0160

Invoice

1009

CUSTOMER ORDER NO.	DATE	PAGE
104	5/18/2003	1

CUSTOMER
Foss Environmental Pier D Berth D47 Long Beach, CA 90802

JOB SITE
Newport Country Club 1600 E. Pacific Coast Hwy. Newport Beach, CA 92660

P.O. / JOB #	TECHNICIAN	DATE OF SERVICE	TERMS
	L. Tjaden	5/18/2003	Net 30 days

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Tank Degassing Service - 1,000 Gallon Tank	1.00	\$700.00	\$700.00

L 3063

DESCRIPTION OF WORK
Tank Degassing Service

SUBTOTAL	\$700.00
FREIGHT	\$0.00
TAX	\$0.00
TOTAL AMOUNT	\$700.00
BALANCE DUE	\$700.00

ALIGAS SPECIALITY GAS 281-333-4300/800-630

www.aligas.com

ITEM COUNT	FILED	REVIEWED	STAGING AREA	TOTAL PKGS	TOTAL CYLINDERS EMR	DEF.	FREIGHT CHARGES	SHIPPED: DELIVERED VIA					
								ON	BL #	PCS	ZONE	GR WEIGHT	DECL VALUE \$
BY													

SOLD TO: FOSS ENVIRONMENTAL
 SHIP TO: _____

SFO

CUST. NO: _____
 ORDER NO: **076945**
 ORD DATE: **5-19-03**
 PAGE NO: _____

SLSM	TERR	ROUTE	BRANCH	CUSTOMER PO. NUMBER	SHIP VIA	SCHEDULED SHIP DATE	ENTERED BY

CASH CHARGE VISA/MC/DISC/AMEX Exp. Date / / AUTH. CODE CHECK#

H/N	QTY SHIP	UNIT	DESCRIPTION	HAZARD CLASS	UN	USP/NF	PART NUMBER	SHIP	RET.	C/O T-N	VOLUME	UNIT PRICE	EXTENDED PRICE
X			Refrigerated Liquid	2.2	UN								
X		CYL	Oxygen, Compressed	2.2	UN1072								
X		CYL	Oxygen, Compressed	2.2	UN1072								
X					UN								
X		CYL	Nitrogen, Compressed	2.2	UN1066								
X		CYL	Argon, Compressed	2.2	UN1066								
X		CYL	Hellum, Compressed	2.2	UN1046								
X		CYL	Carbon Dioxide	2.2	UN1013								
X					UN								
X					UN								
X		CYL	Compressed Gas N.O.S. (Argon, Carbon Dioxide)	2.2	UN1956								
X		CYL	Compressed Gas N.O.S. () ()	2.2	UN1956								
X		CYL	Compressed Gas, Flammable N.O.S. () ()	2.1	UN1954								
X		CYL	Acetylene, Dissolved	2.1	UN1001								
X		CYL	Acetylene, Dissolved	2.1	UN1001								
X					UN								
X			<u>1/2 PAH OF 17W</u>				<u>40#</u>						
X					UN								
X		CYL	Nitrous Oxide	2.2	UN1070								
X		CYL	Air, Compressed	2.2	UN1002								
X		CYL	Carbon Dioxide and Oxygen Mixtures, Compressed	2.2	UN1014								
X		CYL	Rare Gases and Oxygen Mixtures, Compressed	2.2	UN1060		<u>PO# L3063</u>						
X		CYL	Compressed Gas, Oxidizing, N.O.S. () ()	2.2	UN3158								

H/M	QUANTITY				SUP	PART NUMBER	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
	SHIPPED	ORDERED	S/O	U/S					

This agreement subject to Aligas' standard terms and conditions. See reverse side for important safety information.
 ACCEPTED FOR THE ABOVE CUSTOMER X JR Luoma
 NAME PLEASE PRINT _____

PLACARDS OFFERED
 ACCEPT REJECT
 CUSTOMER MUST INITIAL CHOICE

CERTIFICATE UNDER AGRICULTURAL PRODUCING EXEMPTION
 The undersigned hereby certifies that all items, except as indicated hereon, are purchased for use or consumption in connection with the production of horticultural or agricultural products as a business enterprise, and agree to reimburse the seller the sales tax if used or consumed otherwise.
 Date _____ State _____
 Address _____
 unlawful use of this certificate subjects persons to the penalties of the sales tax act.

SUBTOTAL	
DEL CHG	
FREIGHT	
HAZ MAT	
SALES TAX	
TOTAL	

This is to certify that the above named materials are properly classified, described, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation.
Henry Carina Jr. M.D.
 Aligas Personnel Date _____

ANY VEHICLE CARRYING IN EXCESS OF 1000 LBS. OF CYLINDERS INCLUDING CONTENTS REQUIRES PLACARDS. USE NO OIL OR LUBRICANT OF ANY KIND ON OXYGEN CYLINDER VALVES, REGULATORS, FITTINGS, ETC.

Page _____ of _____

CUSTOMER COPY For Emergency Response Information Call: 800-949-7937 (International - call: 423-479-0295)

CAL TECH Environmental Laboratories



6814 Rosecrans Avenue, Paramount, CA 90723-3146
 Telephone: (562) 272-2700 Fax: (562) 272-2789

RECEIVED HCA/RH

JUN 27 2003

ENVIRONMENTAL HLTH

ANALYTICAL RESULTS*

CTEL Project No: CT174-0305105
Client Name: CTL Environmental Services
 2440 S. Vermont Ave., Suite 307
 Harbor City, CA 90710
Attention: Mr. Casey Kerwin

Phone: (310) 530-5006
Fax: (310) 530-0792

Project ID:
Project Name: NB Country Club Golf Course
 1600 E. Coast Hwy.

Date Sampled: 05/19/03 @ 12:45 p.m.
Date Received: 05/19/03 @ 14:10 p.m.
Date Analyzed: 05/21/03

Matrix: Soil

Laboratory ID:	0305-105-1	0305-105-2	0305-105-3	Method	Units:	Detection Limit
Client Sample ID:	1B	1A	1C			
Dilution	1	1	1			
Dichlorodifluoromethane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Chloromethane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Vinyl Chloride	ND	ND	ND	EPA 8260B	ng/Kg	0.005
Bromomethane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Chloroethane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Trichlorofluoromethane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Iodomethane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Acetone	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,1-Dichloroethene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
t-Butyl Alcohol (TBA)	ND	ND	ND	EPA 8260B	mg/Kg	0.01
Methylene Chloride	ND	ND	ND	EPA 8260B	mg/Kg	0.02
Freon 113	ND	ND	ND	EPA 8260B	mg/Kg	0.01
Carbon disulfide	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Trans,1,2-Dichloroethene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Methyl-tert-butyl-ether(MtBE)	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,1-Dichloroethane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Vinyl acetate	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Diisopropyl Ether (DIPE)	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Methyl Ethyl Ketone	ND	ND	ND	EPA 8260B	mg/Kg	0.01
Cis,1,2-Dichloroethene	ND	ND	ND	EPA 8260B	ng/Kg	0.005
Bromochloromethane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Chloroform	ND	ND	ND	EPA 8260B	mg/Kg	0.005
2,2-Dichloropropane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Ethyl-t-butyl ether (ETBE)	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,1,1-Trichloroethane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,2-Dichloroethane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,1-Dichloropropene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Carbon Tetrachloride	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Benzene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
t-Amyl Methyl Ether (TAM)	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,2-Dichloropropane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Trichloroethene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Dibromomethane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Bromodichloromethane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
2-Chloroethylvinylether	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Cis, 1,3-Dichloropropene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
4-Methyl-2-pentanone(MI)	ND	ND	ND	EPA 8260B	mg/Kg	0.01
Trans,1,3-Dichloropropene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Toluene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,1,2-Trichloroethane	ND	ND	ND	EPA 8260B	mg/Kg	0.005

CTEL Project No: CT174-0305105

Project ID:

Project Name: NB Country Club Golf Course

Laboratory ID: Client Sample ID:	0305-105-1 1B	0305-105-2 1A	0305-105-3 1C	Method	Units	Detection Limit
1,2-Dibromoethane(EDB)	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,3-Dichloropropane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Dibromochloromethane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
2-Hexanone	ND	ND	ND	EPA 8260B	mg/Kg	0.01
Tetrachloroethene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Chlorobenzene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,1,1,2-Tetrachloroethane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Ethylbenzene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
m.p-Xylene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Bromoform	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Styrene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
o-Xylene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,1,2,2-Tetrachloroethane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,2,3-Trichloropropane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Isopropylbenzene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Bromobenzene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
2-Chlorotoluene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
n-Propylbenzene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
4-Chlorotoluene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,3,5-Trimethylbenzene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Tert-Butylbenzene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,2,4-Trimethylbenzene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Sec-Butylbenzene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,3-Dichlorobenzene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,4-Dichlorobenzene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
p-Isopropyltoluene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,2-Dichlorobenzene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
n-Butylbenzene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,2 Dibromo-3-Chloropropane	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,2,4-Trichlorobenzene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Naphthalene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
1,2,3-Trichlorobenzene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
Hexachlorobutadiene	ND	ND	ND	EPA 8260B	mg/Kg	0.005
TPH - Gasoline	ND	ND		EPA 8015M	mg/Kg	0.1
TPH - Diesel			ND	EPA 8015M	mg/Kg	10

ND = Not Detected at the indicated Detection Limit

SURROGATE SPIKE	% SURROGATE RECOVERY			Control Limit
Dibromofluoromethane	98	97	98	70-130
1,2 Dichloromethaned4	106	109	103	70-130
Toluene-d8	103	98	101	70-130
Bromofluorobenzene	95	94	96	70-130

CTEL Project No: CT174-0305105
Client Name: CTL Environmental Services
 2440 S. Vermont Ave., Suite 307
 Harbor City, CA 90710
Attention: Mr. Casey Kerwin

Phone:(310) 530-5006
Fax: (310) 530-0792

Project ID:
Project Name: NB Country Club Golf Course
 1600 E. Coast Hwy.
Date Sampled: 05/19/03 @ 12:35 p.m.
Date Received: 05/19/03 @ 14:10 p.m.
Date Analyzed 05/21/03

Matrix: Soil

Laboratory ID:	0305-105-4	0305-105-5	Method	Units:	Detection Limit
Client Sample ID:	1D	1E			
Dilution	1	1			
Dichlorodifluoromethane	ND	ND	EPA 8260B	mg/Kg	0.005
Chloromethane	ND	ND	EPA 8260B	mg/Kg	0.005
Vinyl Chloride	ND	ND	EPA 8260B	mg/Kg	0.005
Bromomethane	ND	ND	EPA 8260B	mg/Kg	0.005
Chloroethane	ND	ND	EPA 8260B	mg/Kg	0.005
Trichlorofluoromethane	ND	ND	EPA 8260B	mg/Kg	0.005
Iodomethane	ND	ND	EPA 8260B	mg/Kg	0.005
Acetone	ND	ND	EPA 8260B	mg/Kg	0.005
1,1-Dichloroethene	ND	ND	EPA 8260B	mg/Kg	0.005
t-Butyl Alcohol (TBA)	ND	ND	EPA 8260B	mg/Kg	0.20
Methylene Chloride	ND	ND	EPA 8260B	mg/Kg	0.02
Freon 113	ND	ND	EPA 8260B	mg/Kg	0.01
Carbon disulfide	ND	ND	EPA 8260B	mg/Kg	0.005
Trans,1,2-Dichloroethene	ND	ND	EPA 8260B	mg/Kg	0.005
Methyl-tert-butyl-ether(MtBE)	ND	ND	EPA 8260B	mg/Kg	0.005
1,1-Dichloroethane	ND	ND	EPA 8260B	mg/Kg	0.005
Vinyl acetate	ND	ND	EPA 8260B	mg/Kg	0.005
Diisopropyl Ether (DIPE)	ND	ND	EPA 8260B	mg/Kg	0.005
Methyl Ethyl Ketone	ND	ND	EPA 8260B	mg/Kg	0.01
Cis,1,2-Dichloroethene	ND	ND	EPA 8260B	mg/Kg	0.005
Bromochloromethane	ND	ND	EPA 8260B	mg/Kg	0.005
Chloroform	ND	ND	EPA 8260B	mg/Kg	0.005
2,2-Dichloropropane	ND	ND	EPA 8260B	mg/Kg	0.005
Ethyl-t-butyl ether (ETBE)	ND	ND	EPA 8260B	mg/Kg	0.005
1,1,1-Trichloroethane	ND	ND	EPA 8260B	mg/Kg	0.005
1,2-Dichloroethane	ND	ND	EPA 8260B	mg/Kg	0.005
1,1-Dichloropropene	ND	ND	EPA 8260B	mg/Kg	0.005
Carbon Tetrachloride	ND	ND	EPA 8260B	mg/Kg	0.005
Benzene	ND	ND	EPA 8260B	mg/Kg	0.005
t-Amyl Methyl Ether (TAM)	ND	ND	EPA 8260B	mg/Kg	0.005
1,2-Dichloropropane	ND	ND	EPA 8260B	mg/Kg	0.005
Trichloroethene	ND	ND	EPA 8260B	mg/Kg	0.005
Dibromomethane	ND	ND	EPA 8260B	mg/Kg	0.005
Bromodichloromethane	ND	ND	EPA 8260B	mg/Kg	0.005
2-Chloroethylvinylether	ND	ND	EPA 8260B	mg/Kg	0.005
Cis, 1,3-Dichloropropene	ND	ND	EPA 8260B	mg/Kg	0.005
4-Methyl-2-pentanone(MI)	ND	ND	EPA 8260B	mg/Kg	0.01
Trans,1,3-Dichloropropene	ND	ND	EPA 8260B	mg/Kg	0.005
Toluene	ND	ND	EPA 8260B	mg/Kg	0.005
1,1,2-Trichloroethane	ND	ND	EPA 8260B	mg/Kg	0.005

CTEL Project No: CT174-0305105

Project ID:

Project Name: NB Country Club Golf Course

Laboratory ID:	0305-105-4	0305-105-5	Method	Units	Detection Limit
Client Sample ID:	ID	IE			
1,2-Dibromoethane(EDB)	ND	ND	EPA 8260B	mg/Kg	0.005
1,3-Dichloropropane	ND	ND	EPA 8260B	mg/Kg	0.005
Dibromochloromethane	ND	ND	EPA 8260B	mg/Kg	0.005
2-Hexanone	ND	ND	EPA 8260B	mg/Kg	0.01
Tetrachloroethene	ND	ND	EPA 8260B	mg/Kg	0.005
Chlorobenzene	ND	ND	EPA 8260B	mg/Kg	0.005
1,1,1,2-Tetrachloroethane	ND	ND	EPA 8260B	mg/Kg	0.005
Ethylbenzene	ND	ND	EPA 8260B	mg/Kg	0.005
m.p-Xylene	ND	ND	EPA 8260B	mg/Kg	0.005
Bromoform	ND	ND	EPA 8260B	mg/Kg	0.005
Styrene	ND	ND	EPA 8260B	mg/Kg	0.005
o-Xylene	ND	ND	EPA 8260B	mg/Kg	0.005
1,1,1,2-Tetrachloroethane	ND	ND	EPA 8260B	mg/Kg	0.005
1,2,3-Trichloropropane	ND	ND	EPA 8260B	mg/Kg	0.005
Isopropylbenzene	ND	ND	EPA 8260B	mg/Kg	0.005
Bromobenzene	ND	ND	EPA 8260B	mg/Kg	0.005
2-Chlorotoluene	ND	ND	EPA 8260B	mg/Kg	0.005
n-Propylbenzene	ND	ND	EPA 8260B	mg/Kg	0.005
4-Chlorotoluene	ND	ND	EPA 8260B	mg/Kg	0.005
1,3,5-Trimethylbenzene	ND	ND	EPA 8260B	mg/Kg	0.005
Tert-Butylbenzene	ND	ND	EPA 8260B	mg/Kg	0.005
1,2,4-Trimethylbenzene	ND	ND	EPA 8260B	mg/Kg	0.005
Sec-Butylbenzene	ND	ND	EPA 8260B	mg/Kg	0.005
1,3-Dichlorobenzene	ND	ND	EPA 8260B	mg/Kg	0.005
1,4-Dichlorobenzene	ND	ND	EPA 8260B	mg/Kg	0.005
p-Isopropyltoluene	ND	ND	EPA 8260B	mg/Kg	0.005
1,2-Dichlorobenzene	ND	ND	EPA 8260B	mg/Kg	0.005
n-Butylbenzene	ND	ND	EPA 8260B	mg/Kg	0.005
1,2 Dibromo-3-Chloropropane	ND	ND	EPA 8260B	mg/Kg	0.005
1,2,4-Trichlorobenzene	ND	ND	EPA 8260B	mg/Kg	0.005
Naphthalene	ND	ND	EPA 8260B	mg/Kg	0.005
1,2,3-Trichlorobenzene	ND	ND	EPA 8260B	mg/Kg	0.005
Hexachlorobutadiene	ND	ND	EPA 8260B	mg/Kg	0.005
TPH - Gasoline	ND	ND	EPA 8015M	mg/Kg	0.1
TPH - Diesel	ND	ND	EPA 8015M	mg/Kg	10

ND = Not Detected at the indicated Detection Limit

SURROGATE SPIKE	% SURROGATE RECOVERY		Control Limit
Dibromofluoromethane	101	103	70-130
1,2 Dichloromethaned4	105	112	70-130
Toluene-d8	106	110	70-130
Bromofluorobenzene	91	93	70-130



Greg Tejirian
Laboratory Director

*The results are base upon the samples received. Samples are not homogeneous.

Cal Tech Environmental Laboratories, Inc. ELAP ID #: 2424

05-105

CHAIN OF CUSTODY
Orange County Health Care Agency
Environmental Health Division
2009 E. Edinger Ave., Santa Ana, CA 92705
Telephone: (714) 667-3700

- ALL SAMPLES ARE TO BE HANDLED AS COURT EVIDENCE, AND ARE TO BE PROPERLY STORED IN A SECURE LOCATION.
- PLEASE WRITE LEGIBLY.
- ATTACH THIS FORM TO THE ORIGINAL REPORT OF THE ANALYTICAL RESULTS AND RETURN THEM TO THIS OFFICE. LABORATORY RESULTS RECEIVED WITHOUT PROPER CHAIN OF CUSTODY DOCUMENTATION WILL NOT BE ACCEPTED.

4. TO BE COMPLETED BY LABORATORY ANALYST

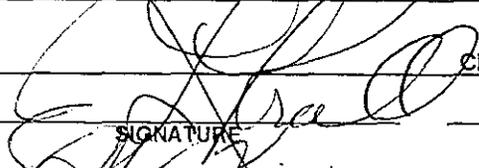
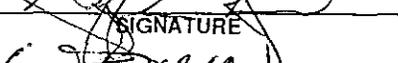
LAB NO.: 2424 / Cal Tech Env.
 DATE RECEIVED: 5/19/03
 SAMPLE(S) CONDITION (PLEASE CHECK):
 CHILLED: COUNTY SEAL(S) INTACT:
 CONTAINER IN GOOD CONDITION: Yes
 DATE ANALYSIS COMPLETED: 5/21/03
 ANALYST: SL

5. TO BE COMPLETED BY SAMPLE COLLECTOR

SITE NAME/ADDRESS: UB Country Club Golf Course
1600 E. Coast Hwy
 DATE OF COLLECTION: 5-19-03
 SAMPLE COLLECTOR/COMPANY: Duff Herwin
CTL Env. Services
 TELEPHONE NO.: 310-530-5006
 HCA REPRESENTATIVE: Trall
714-667-3714

SAMPLE NUMBER	DETERMINATION REQUESTED	SAMPLE DESCRIPTION/COMMENTS	TIME OF COLLECTION
IB	TPH-gasoline / 8260	ID BTXE & all fuel oxygenates	12:45 pm
IA	↓		12:55 pm
IC	TPH-diesel / 8260	ID BTXE & all fuel oxy	12:25 pm
ID	TPH-gasoline & diesel / 8260	ID BTXE & all fuel oxy	12:35 pm
IE	↓		1:00 pm

7. CHAIN OF CUSTODY

1.		<u>HCA</u>	<u>5-19-03 - 5-19-03</u>
	SIGNATURE	COMPANY/AGENCY	INCLUSIVE DATES/TIMES
2.		<u>CTL</u>	<u>5/19/03 - 5/19/03</u>
	SIGNATURE	COMPANY/AGENCY	INCLUSIVE DATES/TIMES
3.		<u>CALTECH ENV. LAB</u>	<u>5/19/03 - 14:10</u>
	SIGNATURE	COMPANY/AGENCY	INCLUSIVE DATES/TIMES
4.	_____	_____	_____
	SIGNATURE	COMPANY/AGENCY	INCLUSIVE DATES/TIMES
5.	_____	_____	_____
	SIGNATURE	COMPANY/AGENCY	INCLUSIVE DATES/TIMES
6.	_____	_____	_____
	SIGNATURE	COMPANY/AGENCY	INCLUSIVE DATES/TIMES

STATE OF CALIFORNIA

Contractors State License Board

Pursuant to Chapter 9 of Division 3 of the Business and Professions Code and the Rules and Regulations of the Contractors State License Board, the Registrar of Contractors does hereby issue this license to:

FOSS ENVIRONMENTAL SERVICES COMPANY



to engage in the business or act in the capacity of a contractor in the following classification(s):

- A - GENERAL ENGINEERING CONTRACTOR
- HAZ - HAZARDOUS SUBSTANCES REMOVAL
- HIC - HOME IMPROVEMENT CERTIFICATION
- ASB - ASBESTOS

Witness my hand and seal this day, January 13, 2003

Issued December 20, 1995

[Handwritten Signature]
SIGNATURE OF LICENSEE

Charles Thomas Hale
SIGNATURE OF LICENSE QUALIFIER

Stephen P. Sands
Stephen P. Sands
Registrar of Contractors

716581

License Number

This license is the property of the Registrar of Contractors, is not transferable, and shall be returned to the Registrar upon demand when suspended, revoked, or invalidated for any reason. It becomes void if not renewed.



CERTIFIED UNIFIED PROGRAM AGENCY INSPECTION REPORT
 County of Orange, Environmental Health Hazardous Materials Management Section
 2009 E. Edinger Ave., Santa Ana, CA 92705
 (714) 667-3600

FA Number: 0024477 PR#: 00 25108
00 24412 UST
 Facility: NB Country Club
 Street: 1600 E. Coast Suite No. _____
 City: Newport Beach, CA Zip: 92660

Programs Inspected: HW TP UST AST-SPCC CalARP
 RCRA (LQG) HHW Recycler

Type of Inspection: HW AOI TP _____ UST AOI AST-SPCC _____ CalARP _____
 RCRA (LQG) _____ Recycler _____ HHW _____

Number of Employees _____ EPA # _____

SIC _____ Exempt tanks _____

Business Owner: _____ Phone: () _____

Address: _____

Contact: _____ Phone: () _____

Bill to Address (if different than facility address)	Tank Owner
_____	_____
_____	_____
_____	_____

Emergency Contact: _____ Phone: () _____

Inspector #: 233 Name: Brenda Lopez Date: 10/31/02



CURA INSPECTION REPORT – HAZARDOUS WASTE (CONTINUED)
County of Orange, Environmental Health, Hazardous Materials Management Section
 2009 E. Edinger Ave., Santa Ana, CA 92705 (714) 667-3600

FA # _____

DBA/Name NB Country Club Address 1600 E. Coast, NB

Y	N	N/A	#	C	Description	Citation
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Waste Determination [Chapter 12, Article 1]

W01 _____ Hazardous waste determination made for all wastes §66262.11 CCR

Identification Numbers [Chapter 12, Article 1]

W05 _____ Generator has obtained proper identification number **(800) 61-TOXIC** §66262.12(a) CCR

Waste Transport & Disposal

W10 _____ Hazardous waste is transported by a valid DTSC registered transporter §25163 H&SC

W11 _____ Hazardous waste is disposed at a point authorized per H&SC Chapter 6.5 §25189.2(c) H&SC

Manifest Requirements [Chapter 12, Article 2]

W20 _____ Manifests are used For Transporting Hazardous Waste Unless Exempted §66262.20(a) CCR
 Milk Run Waste Variance Waste Hauler Bill of Lading

W21 _____ Designated TSDF Is Permitted To Handle The Waste §66262.20(b) CCR

W22 _____ Manifests Are Properly Completed by Generator & Copy Sent To DTSC Within 30 Days §66262.23(a) CCR

Accumulation Times: A generator who accumulates waste for periods greater than indicated is an operator of a storage facility

W30 _____ Generator Stores Waste Within Approved Accumulation Times:
 LQG: 90 days or less §66262.34(c)(2) CCR

SQG: 180 days or 270 days if transported more than 200 miles §66262.34(d) CCR

CESQG: 90 days after first 100 kg. is generated §66262.34(c)(1) CCR

Satellite Accumulation §66262.34(a) CCR

W31 _____ Each container and portable tank is clearly marked with beginning accumulation date §66262.34(f)(1)&(2) CCR

W32 _____ Each container and portable tank is marked Hazardous Waste including: §66262.34(f)(3) CCR

composition and physical state of waste

hazardous properties (i.e., flammable, toxic)

generators name and address

Use and Management of Containers [Chapter 15, Article 9]

W40 _____ Containers in good condition (no severe rusting, structural defects) and are not leaking §66265.171 CCR

W41 _____ Containers or inner liners are compatible with the hazardous waste being stored/transferred §66265.172 CCR



CCPA INSPECTION REPORT – HAZARDOUS WASTE (CONTINUED)

County of Orange, Environmental Health, Hazardous Materials Management Section

2009 E. Edinger Ave., Santa Ana, CA 92705 (714) 667-3600

FA #

DBA/Name

NB Country Club

Address

1600 E. Coast Hwy, NB

Y	N	N/A	#	C	Description	Citation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	W42	___	Containers are stored closed during transfer and storage	§66265.173(a) CCR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	W43	___	Containers are handled or managed in a manner to prevent ruptures or leaks	§66265.173(b) CCR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	W44	___	Container storage areas are inspected weekly for deterioration and leaks	§66265.174 CCR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	W45	___	Containers storing ignitable wastes are stored 15 meters from property line	§66265.176 CCR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	W46	___	Incompatible wastes are properly stored and segregated	§66265.177 CCR

Tank Systems [Chapter 15, Article 10]

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	W50	___	Generator complies with requirements of Article 10 (tank management standards) except sections 66265.197 & 66265.200	§66262.34(a)(1) CCR
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Preparedness & Prevention [Chapter 15, Article 3]

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	W60	___	Facility is maintained & operated to minimize possibility of fire, explosion or release of hazardous waste or hazardous waste constituents to air, soil, or water; including	§66265.31 CCR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	W61	___	Required Equipment	§66265.32 CCR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	W62	___	Testing and Maintenance of Equipment	§66265.33 CCR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	W63	___	Access to Communication or Alarm System	§66265.34 CCR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	W64	___	Required Aisle Space	§66265.35 CCR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	W65	___	Arrangements with Local Authorities	§66265.37 CCR

Contingency Plan and Emergency Procedures [Chapter 15, Article 4]

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	W70	___	Facility has a contingency plan to minimize fires, explosions, or releases of hazardous waste or hazardous constituents to air, soil or water; including	§66265.51, 52, 53, 54 CCR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	W71	___	Emergency Coordinator	§66265.55 CCR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	W72	___	Emergency Procedures	§66265.56 CCR

Personnel Training [Chapter 15, Article 2]

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	W80	___	Personnel have completed classroom or on-the-job training in hazardous waste management	§66265.16(a)(1) CCR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	W81	___	Training conducted by a person trained in hazardous waste management procedures	§66265.16(a)(2) CCR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	W82	___	Personnel are trained within six months of employment or assignment and an annual review	§66265.16(b) & (c) CCR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	W83	___	Adequate training records are maintained and kept onsite	§66265.16(d) & (e) CCR



COPA INSPECTION REPORT - HAZARDOUS WASTE (CONTINUED)

County of Orange, Environmental Health, Hazardous Materials Management Section

2009 E. Edinger Ave., Santa Ana, CA 92705 (714) 667-3600

DBA/Name NB Country Club Address 11000 E. Coast, NB FA # _____

Y N N/A # C Description Citation

Reporting and Record Keeping

W90 Manifests, exception/biennial reports and test results/waste analysis maintained for 3 years §66262.40 CCR

W91 Biennial report submitted by RCRA LQG §66262.41 CCR

W92 Records, receipts, or recycling contract for excluded "silver-only" water §261.5/266.70 40 CFR

Facility Closure [Chapter 15, Article 7]

W93 Facility closed in a manner necessary to protect human health and the environment §66265.111 CCR

W94 All equipment, structures and soil have been decontaminated or properly disposed of §66265.114 CCR

Source Reduction Review, Plans & Performance Reports

W95 Facility has developed & submitted required SB-14 Plans & Reports §25244.19, §25244.20, §25244.21 H&SC

Universal Wastes

W96 Universal wastes are managed in compliance with Chapter 23 §66261.9 CCR

Certificate of Return to Compliance (CRC) issued

- On site for a routine inspection.

- Reviewed invoices from waste haulers which are kept onsite as required.

- Containers are properly labeled & stored closed.

- Emergency numbers are posted.

- No violations observed this date.

I declare that I have examined and received a copy of this 476 page inspection report.

Print Name and Title: Signed on page # 6

Signature: _____ Date: 10-31-02

COUNTY OF ORANGE, ENVIRONMENTAL HEALTH

2009 E. EDINGER AVE., SANTA ANA, CA 92705

Hazardous Waste Stream

NEWPORT BEACH COUNTRY CLUB

Waste ID	Specific Waste	Location	Max Vol. Stored	Units	Form	How Stored	One Time Only	Annual Volume Generated	Annual Volume Disposed	How Disposed	Hauler Code
PR0025108 NEWPORT BEACH COUNTRY CLUB 1600 E COAST HWY CONTACT: RON BENEDICT/MIKE			NEWPORT BEACH 9496448845			OWNER NAME: BALBOA BAY CLUB 92660 NUMBER OF EMPLOYEES: 15			EPA ID NUMBER CAL912073405		
2070.W XD0018113	==WASTE (OR SLOP) OIL (T) WASTE OIL	IN MAINTENANCE WORK AREA-TWO 55	110 GALLONS	1 GALLONS	2 LIQUID	5 DRUM >= 55G-PLASTIC	N	150	150	79 RECYCLED OFF-SITE - OTHER-INSI	145 STONE, JACK DRAINAGE OIL *O
2070.W XD0018114	==WASTE (OR SLOP) OIL (T) USED OIL FILTERS-HAULED BY JACK STONE	MAINTENANCE WORK AREA (BY OIL DRUMS)	150 ITEMS	10 ITEMS	6 FILTERS	1 DRUM >= 55G-METAL	N	100	100	79 RECYCLED OFF-SITE - OTHER-INSI	9991 HAULED WITH BILL OF LADING
2117.W XD0018115	== NON - HALOGENATED SOLVENTS AQUEOUS PARTS CLEANERS	IN SHOP 1-30 BLUE MACHINE	30 GALLONS	1 GALLONS	2 LIQUID	13 TANK - PROCESS CONTAINER	N	50	50	78 RECYCLED OFF-SITE - SAFETY KLE	1406 SAFETY-KLEEN *S

NO. OF WASTE STREAMS:3



INSPECTION REPORT
County of Orange, Health Care Agency, Environmental Health
 2009 E. Edinger Ave., Santa Ana, CA 92705
 (714) 667-3600

v 2.05

Page 1 of 1

NEWPORT BEACH COUNTRY CLUB
1600 E COAST HWY
NEWPORT BEACH, CA 92660

Record ID: FA0024477 PR0025108
 Inspection Date: 07/07/2004
 Type of Facility: HAZARDOUS WASTE GENERATOR 11-25 E
 Service: A01-ROUTINE INSPECTION (INVENTORIED)
 Reinspection Date: 8/6/2004

Billing Address:
 BALBOA BAY CLUB
 1600 E COAST HY
 NEWPORT BEACH, CA 92660

Mike O'Donnell, REHS
 (714) 667-3728
 7:00-9:00 a.m.

THE FOLLOWING VIOLATION(S) WERE OBSERVED DURING THE INSPECTION AND MUST BE CORRECTED

W40M - USE AND MANAGEMENT OF CONTAINERS Containers not in good condition (severe rusting, structural defects) and/or leaking. (CA Code of Regulations 66265.171)

The three waste oil tanks are covered with plywood boards. Discontinue using containers that do not have tight fitting lids for accumulating hazardous waste.

Correct the violation immediately. A CRC was issued. Return the CRC within 30 days.

A routine inspection was conducted.

Drums of hazardous waste were labeled.
 Receipts for hazardous waste disposal were on site.
 A business emergency plan was on site.

ENTERED AUG 19 2004

I declare that I have examined and received a copy of this inspection report.

Print Name and Title Michael Nough Ass't Golf Course Super

Signature Michael Nough Date 7/7/04

COUNTY OF ORANGE, ENVIRONMENTAL HEALTH

2009 E. EDINGER AVE., SANTA ANA, CA 92705

Hazardous Waste Stream

NEWPORT BEACH COUNTRY CLUB

Waste ID	Specific Waste	Location	Max Vol. Stored	Units	Form	How Stored	One Time Only	Annual Volume Generated	Annual Volume Disposed	How Disposed	Hauler
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PR0025108	NEWPORT BEACH COUNTRY CLUB										
FA0024477	1600 E COAST HWY	NEWPORT BEACH									
	CONTACT: RON BENEDICT/MIKE	9496448845									
						OWNER NAME: BALBOA BAY CLUB					EPA ID NUMBER
						92660					CAL912073405
						NUMBER OF EMPLOYEES: 15					
						RCRA-LQG	<input checked="" type="checkbox"/>				

2070.W	==WASTE (OR SLOP) OIL (T)	WASTE OIL	IN MAINTENANCE WORK AREA-TWO 55	110 165 GALLONS	1 GALLONS	2 LIQUID	5 DRUM >= 55G-PLASTIC	N	150 260	150 260	79 RECYCLED OFF-SITE - OTHER-INSI	145 STONE, JAI DRAINAGE
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2070.W	==WASTE (OR SLOP) OIL (T)	USED OIL FILTERS-HAULED BY JACK STONE	MAINTENANCE WORK AREA (BY OIL DRLMS)	150 ITEMS	10 ITEMS	6 FILTERS	1 DRUM >= 55G-METAL	N	100	100	79 RECYCLED OFF-SITE - OTHER-INSI	9991 HAULED W OF LADING
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2117.W	== NON - HALOGENATED SOLVENTS	AQUEOUS PARTS CLEANERS	IN SHOP 1-30 BLUE MACHINE	20 15 GALLONS	1 GALLONS	2 LIQUID	13 TANK - PROCESS CONTAINER	N	50 90	50 90	78 RECYCLED OFF-SITE - SAFETY KLE	1406 SAFETY-KL
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NO. OF WASTE STREAMS:3



INSPECTION REPORT
County of Orange, Health Care Agency, Environmental Health
1241 EAST DYER ROAD, SUITE 120 SANTA ANA, CA 92705-5611
(714) 433-6000

NEWPORT BEACH COUNTRY CLUB
1600 E COAST HWY
NEWPORT BEACH, CA 92660

Record ID: FA0024477 **PR0025108**

Inspection Date: 08/26/2005

Type of Facility: 5112-HAZARDOUS WASTE GENERATOR
11-25 EMPLOYEES

Service: A01-ROUTINE INSPECTION

Mailing Address:
BALBOA BAY CLUB
1600 E COAST HY
NEWPORT BEACH, CA 92660

Reinspection Date:

Mike O'Donnell, REHS
HAZARDOUS WASTE SPECIALIST III
(714) 433-6234
7:00-9:00 a.m.

A routine inspection was conducted.

Drums of hazardous waste were closed and labeled.

Receipts for disposal of hazardous waste were on site for review.

Emergency phone numbers were posted and spill response equipment was on site.

I declare that I have examined and received a copy of this inspection report.

Print Name and Title Ron Benedict SUPERINTENDENT

Signature Ron Benedict Date 8/26/05

ENTERED SEP 07 2005

Hazardous Waste Stream

PR0025108 NEWPORT BEACH COUNTRY CLUB
 FA0024477 1600 E COAST HWY NEWPORT BEACH 92660
 CONTACT: RON BENEDICT 9496448845 Ext
 Ext

OWNER NAME: BALBOA BAY CLUB
 EPA ID NUMBER
 CAL912073405 ✓
 NUMBER OF EMPLOYEES: 15 PE: 5112
 RCRA-LQG N Thomas Guide: 798-D6

Waste ID	Specific Waste	Location	Max Vol. Stored	Units	Form	How Stored	One Time Only	Annual Volume Generated	Annual Volume Disposed	How Disposed	Hauler Code
2070.W XD0018113	==WASTE (OR SLOP) OIL (T) WASTE OIL	IN MAINTENANCE WORK AREA-TWO 55 GAL DRUMS (PLASTIC)	165 GALLONS	1 GALLONS	2 LIQUID	5 DRUM >= 55G-PLASTIC	N	200 200	200 200	79 RECYCLED OFF-SITE -	145 STONE, JACK DRAINAGE
2070.W XD0018114	==WASTE (OR SLOP) OIL (T) USED OIL FILTERS-HAULED BY JACK STONE	MAINTENANCE WORK AREA (BY OIL DRUMS)	55 100 ITEMS gal	1 10 ITEMS gal	6 FILTERS	1 DRUM >= 55G-METAL	N	55 100	55 100	79 RECYCLED OFF-SITE -	9991 HAULED WITH BILL OF LADING
2117.W XD0018115	== NON - HALOGENATED SOLVENTS AQUEOUS PARTS CLEANERS	IN SHOP 1-30 BLUE MACHINE	15 GALLONS	1 GALLONS	2 LIQUID	13 TANK - PROCESS CONTAINER	N	90	90	78 RECYCLED OFF-SITE - SAFETY	1406 SAFETY-KLEEN *S

PROCESS:

NO. OF WASTE STREAMS: 3



INSPECTION REPORT

PR0025108

NEWPORT BEACH COUNTRY CLUB
1600 E COAST HWY
NEWPORT BEACH, CA 92660

Record ID: FA0024477
Inspection Date: 08/16/2007
Reinspection Date:

Type of Facility: 5112-HAZARDOUS WASTE GENERATOR
11-25 EMPLOYEES

Service: A01-ROUTINE INSPECTION
Mike O'Donnell, REHS
HAZARDOUS WASTE SPECIALIST III
(714) 433-6234
7:00-9:00 a.m.

Mailing Address:
BALBOA BAY CLUB
1600 E COAST HY
NEWPORT BEACH, CA 92660

A routine inspection was conducted.

The drums of waste oil and waste oil filters were closed and labeled.
Receipts for hazardous waste disposal were on site for review.
A business emergency plan was on site and spill response material (sand) was on site.

Signature

Date

8-16-07

Date printed 8/16/2007

RECEIVED SEP 19 2007

Hazardous Waste Stream

PR0025108 NEWPORT BEACH COUNTRY CLUB
 FA0024477 1600 E COAST HWY NEWPORT BEACH 92660

OWNER NAME: BALBOA BAY CLUB

EPA ID NUMBER:
 CAL912073405 ✓

CONTACT: RON BENEDICT 9496448845 Ext
 Ext

NUMBER OF EMPLOYEES: 15 PE: 5112

RCRA-LQG N 8/28/2007 01 Thomas Guide: 798-D6

Waste ID	Specific Waste	Location	Max Vol. Stored	Units	Form	How Stored	One Time Only	Annual Volume Generated	Annual Volume Disposed	How Disposed	Hauler Code
2117.W XD0018115	== NON - HALOGENATED SOLVENTS AQUEOUS PARTS CLEANERS	IN SHOP 1-30 BLUE MACHINE	15 GALLONS	1 GALLONS	2 LIQUID	13 TANK - PROCESS CONTAINER	N	90	90	78 RECYCLED OFF-SITE - SAFETY	1406 SAFETY-KLEP ✓
2070.W XD0018113	==WASTE (OR SLOP) OIL (T) WASTE OIL	IN MAINTENANCE WORK AREA-TWO 55 GAL DRUMS (PLASTIC)	165 GALLONS	1 GALLONS	2 LIQUID	5 DRUM >= 55G-PLASTIC	N	200 160	200 160	79 RECYCLED OFF-SITE -	145 STONE, JACK DRAINAGE OIL *O ✓
2070.W XD0018114	==WASTE (OR SLOP) OIL (T) USED OIL FILTERS-HAULED BY JACK STONE	MAINTENANCE WORK AREA (BY OIL DRUMS)	55 GALLONS	1 GALLONS	6 FILTERS	1 DRUM >= 55G-METAL	N	55	55	79 RECYCLED OFF-SITE -	9991 HAULED WITH BILL OF LADING ✓

PROCESS:

NO. OF WASTE STREAMS
3

FAXED



COUNTY OF ORANGE
HEALTH CARE AGENCY

FINANCIAL AND ADMINISTRATIVE
SERVICES
CUSTODIAN OF RECORDS
<http://ohealthinfo.com/custrecords.htm>

JULIETTE POULSON, RN, MN
DIRECTOR

ALICE L. MANNING
INTERIM DEPUTY AGENCY DIRECTOR
FINANCIAL & ADMINISTRATIVE SERVICES

MAILING ADDRESS:
P.O. BOX 355
SANTA ANA, CA 92702

TELEPHONE: (714) 834-3536
FAX: (714) 835-9312

REQUEST FOR HAZARDOUS WASTE RECORDS

The undersigned hereby requests a copy of the records prepared and maintained by the Health Care Agency in the ordinary course of business, at or near the time of the act, condition, or event which they depict.

The records requested are maintained under the Public Records Act Government Code § 6250 – 6270. Some information held in the documents may be exempt from release pursuant to the Public Records Act.

The undersigned understands that the Health Care Agency will charge \$0.15 per page copied. In the case of a request for a large number of copies, the Health Care Agency may provide the requestor an estimate of copy costs prior to making said copies. If any request is to be canceled, this office must be notified at the above number within ten (10) days of receipt of request, otherwise cost incurred will be charged to the undersigned.

Specific records are: **10 SITES PER REQUEST ONLY** ADDRESS REQUIRED

11000 East Coast Hwy
Newport Beach CA 92660

REVIEW ONLY/OR REVIEW FIRST BEFORE ASKING FOR COPIES: CHECK HERE

Records are required for the purpose of: Phase I ESA

Beth Padgett 11/18/08
SIGNATURE of Requester and DATE

Beth Padgett Ninyo & Moore
PRINT Name of Requester (and Company Name - if applicable)

475 Goddard Ste 200 949 753 7070
PRINT Street Address Daytime Area Code & Phone Number

Irvine CA 92618
PRINT City, State & Zip Code

Return this form to the Custodian of Records office for processing at 511 N. Sycamore, Santa Ana, Ca 92701
Fax (714) 835-9312 Phone (714) 834-3536



COUNTY OF ORANGE
HEALTH CARE AGENCY

FINANCIAL AND ADMINISTRATIVE
SERVICES
CUSTODIAN OF RECORDS

<http://ochealthinfo.com/custrecords.htm>

JULIETTE POULSON, RN, MN
DIRECTOR

ALICE L. MANNING
INTERIM DEPUTY AGENCY DIRECTOR
FINANCIAL & ADMINISTRATIVE SERVICES

MAILING ADDRESS:
P.O. BOX 355
SANTA ANA, CA 92702

TELEPHONE: (714) 834-3536
FAX: (714) 835-9312

HAZARDOUS WASTE INFORMATION CHECKLIST

Please check the appropriate items below. This will enable us to search the actual files that you need, therefore, cutting down the time spent searching for records that you may not want.

SITE SPECIFIC INFORMATION	<input checked="" type="checkbox"/>	Hazardous Waste Generator files (complete file)
	<input type="checkbox"/>	Tiered Permitting
	<input checked="" type="checkbox"/>	Underground Storage Tank files (complete file)
	<input checked="" type="checkbox"/>	Leaking Underground Storage Tank cleanup
	<input checked="" type="checkbox"/>	Hazardous Waste site cleanup (industry cleanup)
	<input checked="" type="checkbox"/>	Solid Waste Facility File (large files – need to be specific)
	<input checked="" type="checkbox"/>	Hazardous Waste Spill Response Logs (emergency incidents)
	<input checked="" type="checkbox"/>	Hazardous Waste Underground Storage Tank and Infectious Waste Investigation request files (complaints regarding the above)
	<input type="checkbox"/>	Proposition 65 reports
	<input type="checkbox"/>	Certified Unified Program Agency (CUPA)
<input type="checkbox"/>	Infectious Waste (Medical Waste)	

LISTS INFORMATION	Lists are available for immediate purchase or review at the Custodian of records Office located at 511 N. Sycamore, Santa Ana, Ca 92701. Lists are updated regularly. Cost is \$.15 per page.
	<input type="checkbox"/> List of Underground Storage Tank facilities for Orange County (USTFACILITIES.SRW)
	<input type="checkbox"/> List of Underground Storage Tank cleanups (computer printout for all of Orange County)
	<input type="checkbox"/> List of Hazardous Waste Generator facilities for Orange County (HWFACILITIES.SRW)
	<input type="checkbox"/> List of Industrial Cleanup Sites (ICS) (Current listing from 10/00)
Solid Waste Landfill Inventory Report (includes old solid landfills) (SEE California website:www.ciwmb.ca.gov.swis/)	

OTHER INFORMATION: _____

Return this form for processing to the Custodian of Records office at 511 N. Sycamore, Santa Ana, Ca 92701

Fax (714) 835-9312 Phone (714) 834-3536



Facility Information Detail (FI

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Facility Details

Facility ID 34144
Company Name IRVINE COAST COUNTRY CLUB
Address 1600 E COAST HWY
 NEWPORT BEACH, CA 92660

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Status OUT OF BUSINESS

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Facility Information Detail (FI

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Equipment List

Facility ID 34144
Company Name IRVINE COAST COUNTRY CLUB
Address 1600 E COAST HWY
 NEWPORT BEACH, CA 92660

Appl_Nbr	Permit_Nbr	Issued_Date	Permit_Status	Eq_Type	Equip_Description	Appl_Date	Appl_Sta
11112X	909581		INACTIVE	Basic	SERV STAT STORAGE & DISPENSING GASOLINE		PERMIT T OPERATE
11112X	909581		INACTIVE	Control	ETHYLENE OXIDE STERILIZATION CTL (HOSP)		PERMIT T OPERATE

First	Prev	Page 1 of 1 (2 records)	Next	Last	Page <input type="text" value="1"/>	Export To Excel
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Application Details

Application/Tracking Number 11112X

Facility Information

Business Name

Facility ID 34144 Facility Status

Application Information

Application Type Application Received

Application Status Application Deemed Complete

Equipment Desc SERV STAT STORAGE & DISPENSING GASOLINE; ETHYLENE OXIDE STERILIZATION CTL (HOSP)

Permit Number Permit Status INACTIVE

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Engineer Information

Engineer Assigned

Engineer Phone Team Assigned

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Application Details

Application/Tracking Number 11112X

Facility Information

Business Name

Facility ID 34144

Facility Status

Application Information

Application Type

Application Received

Application Status

Application Deemed Complete

Equipment Desc SERV STAT STORAGE & DISPENSING GASOLINE; ETHYLENE OXIDE STERILIZATION CTL (HOSP)

Permit Number

Permit Status

INACTIVE

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Engineer Information

Engineer Assigned

Engineer Phone

Team Assigned

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Compliance

Facility ID 34144
Company Name IRVINE COAST COUNTRY CLUB
Address 1600 E COAST HWY
 NEWPORT BEACH, CA 92660

Notices Of Violation: NONE

Notices To Comply: NONE

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FAXED

To: Annette Subriar

Date: November 18, 2008

Firm: Water Quality Control Board - Santa Ana Region

Fax No: 951/781-6288

Address: 3737 Main Street, Suite 500
Riverside, CA 92501

Telephone No: 951/782-4130

From: Beth Padgett

Total Pages Including Transmittal: 1

Subject: Request for File Review

Project No: 207575001

Urgent **For Approval** **For Your Use** **Please Reply** **As Requested**
Original Document: **Will Not Follow** **Will Follow** **By U.S. Mail** **By Other**

Dear Ms. Subriar:

I would like to review any available files for the following address:

- **1600 East Coast Highway, Newport Beach, CA 92660**

Please call (949) 753-7070 to set up an appointment. Thank you for your help.

Thank you,

Beth Padgett
Senior Staff Environmental Geologist

- Geotechnical Engineering
- Engineering Geology
- Materials Testing and Inspection
- Construction Management
- Engineering Design
- Environmental Engineering
- Environmental Site Assessments
- Regulatory Compliance and Permitting
- Water Quality and Resource Evaluations
- Hazardous Waste Management
- Soil and Groundwater Remediation
- Asbestos and Lead-Based Paint Surveys
- Geophysical Studies
- Mineral Resource Evaluations
- Value Engineering
- Forensic Studies
- Expert Witness Testimony

N&M TELEPHONE CONVERSATION RECORD

AUTHOR BAP DATE 11/19/08 TIME 11:51 (a.m./p.m.)
DISTRIBUTION _____ PAGE 1 OF 1
PROJECT NAME N.B. Country Club PROJECT NUMBER _____
CALL TO/FROM August
FIRM/ASSOCIATION Santa Ana RWQCB PHONE NUMBER (951) 782.7961

PREVIOUS CALLS:

RESPONSE:

SUMMARY OF CONVERSATION:

* 1600 E Coast Hwy
- No Records.

ACTION ITEMS:



NEWPORT BEACH FIRE DEPARTMENT
HAZARDOUS MATERIALS DISCLOSURE
Business Owner/Operator Identification Page

IDENTIFICATION		
(1) CALENDAR YEAR – BEGINNING 01/01/08	(2) ENDING 12/31/08	(3) PAGE 1 OF 1
(4) BUSINESS NAME The Newport Beach Country Club		(5) BUSINESS PHONE 949.644.9550
(6) SITE ADDRESS 1600 E. Coast Hwy		
(7) CITY Newport Beach	(8) STATE CA	(9) ZIP CODE 92660
(10) DUN & BRADSTREET 14-837-8847	(11) SIC CODE 7997	
(12) OPERATOR NAME The Newport Beach Country Club		(13) OPERATOR PHONE 949.644.9550
BUSINESS OWNER		
(14) OWNER NAME International Bay Clubs inc.		(15) OWNER PHONE 949.645.5000
(16) OWNER MAILING ADDRESS 1221 W. Coast Hwy		
(17) CITY Newport Beach	(18) STATE CA	(19) ZIP CODE 92663
BILLING INFORMATION		
(20) CONTACT NAME Melanie Stacklie		(21) CONTACT PHONE 949.644.9550
(22) CONTACT MAILING ADDRESS 1600 E. Coast Hwy		
(23) CITY Newport Beach	(24) STATE CA	(25) ZIP CODE 92660
PRIMARY	EMERGENCY CONTACTS	SECONDARY
(26) NAME Ron Benedict	(31) NAME Perry Dickey	
(27) TITLE Golf Course Superintendent	(32) TITLE President	
(28) BUSINESS PHONE 949.644.8845	(33) BUSINESS PHONE 949.644.9550	
(29) 24-HOUR PHONE 949.645.3420	(34) 24-HOUR PHONE 661.917.4833	
(30) CELLULAR or PAGER	(35) CELLULAR or PAGER	
ADDITIONAL LOCALLY COLLECTED INFORMATION		
(36) Additional Locally Collected Information: (a) Please describe the main operation of your business: <u>Private Golf Club</u> (b) Do you have a license to purchase commercial grade pesticides? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide number: <u>QC16632</u>		
CERTIFICATION		
Based on my inquiry of those individuals responsible for obtaining the information, I certify under penalty of law that I have personally examined and am familiar with the information submitted and believe the information is true, accurate, and complete.		
(37) PRINT NAME OF DOCUMENT PREPARER Ron Benedict	(38) PHONE # OF PREPARER 949.644.8845	(39) DATE 2/21/08
(40) SIGNATURE OF OWNER/OPERATOR OR DESIGNATED REP. 	(41) PRINT NAME OF SIGNER Ron Benedict	(42) TITLE OF SIGNER Golf Course Superintendent



NEWPORT BEACH FIRE DEPARTMENT
Hazardous Materials Inventory Statement

This form may be reproduced or downloaded from our website at www.city.newport-beach.ca.us/FMD/Default.htm
 For line-by-line instructions, refer to the green colored pages of the disclosure packet.
 For assistance, call Fire Prevention at (949) 844-3106.

(1) Page 1 of (2) 3

FACILITY INFORMATION

(3) BUSINESS NAME
 The Newport Beach Country Club

CHEMICAL INFORMATION

(7) CHEMICAL NAME (11) TRADE SECRET Yes No

(8) COMMON NAME **Chevron Mid-Grade Gasoline** (12) *EHS Yes No

(9) CAS # **CAS 110543** (10) FIRE CODE HAZARD CLASSES **1-B** *If EHS is "Yes" all amounts below

(13) TYPE PURE MIXTURE (14) RADIOACTIVE Yes No (15) CURIES

(16) PHYSICAL STATE (Check one item only) SOLID LIQUID GAS (17) FEDERAL HAZARD FIRE REACTIVE PRESSURE RELEASE ACUTE HEALTH CHRONIC HEALTH

(18) AVERAGE DAILY AMT **500 gallons** (19) MAXIMUM DAILY AMT **1000 gallons** (20) EHS - MAXIMUM AMT IN POUNDS

(23) UNITS* GALLONS CUBIC FEET (24) LARGEST CONTAINER **1000 gallons** (25) # OF DAYS ON SITE **365**
 POUNDS TONS
 *If EHS, amount must be in pounds.

(26) STORAGE (Check all that apply) ABOVEGROUND TANK PLASTIC CONTAINER BAG RAIL CAR CAN
 UNDERGROUND TANK METAL CONTAINER BOX SILO TANK WAGON
 PRESSURIZED TANK VAT CYLINDER TANK INSIDE OTHER:
 MAGAZINE IN MACHINERY GLASS CONTAINER CARBOY TOTE BIN
 DRUM ON TRUCK VARIOUS BIN

(27) STORAGE PRESSURE AMBIENT ABOVE AMBIENT BELOW AMBIENT

(28) STORAGE TEMPERATURE AMBIENT ABOVE AMBIENT BELOW AMBIENT CRYOGENIC

(29) WEIGHT %	(30) HAZARDOUS COMPONENT (Structure or waste type)	(31) EHS	(32) CAS #
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

If more hazardous components are present at greater than 1% by weight if non-carcinogenic or 0.1% by weight if carcinogenic, attach additional sheets with the required information.

(33) Additional locally collected information:
 (a) Is this material or any of its components a carcinogen (Refer to Attachment C)? Yes No
 (b) Is this material prepackaged for retail sale? Yes No
 (c) Is this material a commercial grade pesticide? Yes No
 (d) If this material is radioactive, what type of emitter is it? Alpha Beta Gamma
 (e) How is the material disposed of? (Refer to Table #2, page 25 of the green pages) _____
 (f) Is a waste produced or left over after processing? Yes No
 (g) How is the material used/What is the material used for? _____

(34) If EPCRA, please sign here:



NEWPORT BEACH FIRE DEPARTMENT
Hazardous Materials Inventory Statement

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(1) Page 2 of (2) 3

FACILITY INFORMATION

(3) BUSINESS NAME

The Newport Beach Country Club

CHEMICAL INFORMATION

(7) CHEMICAL NAME **#2 Diesel Fuel** (11) TRADE SECRET Yes No

(8) COMMON NAME **Diesel** (12) *EHS Yes No

(9) CAS # **68476-34-6** (10) FIRE CODE HAZARD CLASSES **1-B** *If EHS is "Yes" all amounts below

(13) TYPE (Check one item only) PURE MIXTURE (14) RADIOACTIVE Yes No (15) CURIES

(16) PHYSICAL STATE (Check one item only) SOLID LIQUID GAS (17) FEDERAL HAZARD FIRE REACTIVE PRESSURE RELEASE ACUTE HEALTH CHRONIC HEALTH

(18) AVERAGE DAILY AMT **500 gallons** (19) MAXIMUM DAILY AMT **1000 gallons** (20) EHS - MAXIMUM AMT IN POUNDS **NA** (21) EPCRA SECTION 302 CODE **NA**

(23) UNITS* GALLONS CUBIC FEET POUNDS TONS (24) LARGEST CONTAINER **1000 gallons** (25) # OF DAYS ON SITE **365**
 *If EHS, amount must be in pounds.

(26) STORAGE (Check all that apply) ABOVEGROUND TANK PLASTIC CONTAINER BAG RAIL CAR CAN UNDERGROUND TANK METAL CONTAINER BOX SILO TANK WAGON PRESSURIZED TANK VAT CYLINDER TANK INSIDE CARBOY OTHER: MAGAZINE IN MACHINERY GLASS CONTAINER TOTE BIN DRUM ON TRUCK VARIOUS BIN

(27) STORAGE PRESSURE AMBIENT ABOVE AMBIENT BELOW AMBIENT

(28) STORAGE TEMPERATURE AMBIENT ABOVE AMBIENT BELOW AMBIENT CRYOGENIC

(29) WEIGHT %	(30) HAZARDOUS COMPONENT (For mixture of 302's 2%)	(31) EHS	(32) CAS #
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

If more hazardous components are present at greater than 1% by weight if non-carcinogenic or 0.1% by weight if carcinogenic, attach additional sheets with the required information.

(33) Additional locally collected information:
 (a) Is this material or any of its components a carcinogen (Refer to Attachment C)? Yes No
 (b) Is this material prepackaged for retail sale? Yes No
 (c) Is this material a commercial grade pesticide? Yes No
 (d) If this material is radioactive, what type of emitter is it? Alpha Beta Gamma
 (e) How is the material disposed of? (Refer to Table #2, page 25 of the green pages)
 (f) Is a waste produced or left over after processing? Yes No
 (g) How is the material used/What is the material used for? _____

(34) If EPCRA, please sign here: _____



NEWPORT BEACH FIRE DEPARTMENT
Hazardous Materials Inventory Statement

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(1) Page 3 of (2) 3

FACILITY INFORMATION

(3) BUSINESS NAME
 The Newport Beach Country Club

(4) ADDRESS
 [Redacted]

CHEMICAL INFORMATION

(7) CHEMICAL NAME
 (11) TRADE SECRET Yes No

(8) COMMON NAME
 Motor Oil
 (12) *EHS Yes No

(9) CAS # 64741884
 (10) FIRE CODE HAZARD CLASSES
 *If EHS is "Yes" all amounts below

(13) TYPE (Check one item only) PURE MIXTURE
 (14) RADIOACTIVE Yes No
 (15) CURIES

(16) PHYSICAL STATE (Check one item only) SOLID LIQUID GAS
 (17) FEDERAL HAZARD FIRE REACTIVE PRESSURE RELEASE
 ACUTE HEALTH CHRONIC HEALTH

(18) AVERAGE DAILY AMT 20 gallons
 (19) MAXIMUM DAILY AMT 55 gallons
 (20) EHS - MAXIMUM AMT IN POUNDS

(23) UNITS* GALLONS CUBIC FEET
 POUNDS TONS
 *If EHS amount must be in pounds.
 (24) LARGEST CONTAINER 55 gallons
 (25) # OF DAYS ON SITE 365

(26) STORAGE (Check all that apply)
 ABOVEGROUND TANK PLASTIC CONTAINER BAG RAIL CAR CAN
 UNDERGROUND TANK METAL CONTAINER BOX SILO TANK WAGON
 PRESSURIZED TANK VAT CYLINDER TANK INSIDE OTHER:
 MAGAZINE IN MACHINERY GLASS CONTAINER CARBOY TOTE BIN
 DRUM ON TRUCK VARIOUS BIN

(27) STORAGE PRESSURE AMBIENT ABOVE AMBIENT BELOW AMBIENT

(28) STORAGE TEMPERATURE AMBIENT ABOVE AMBIENT BELOW AMBIENT CRYOGENIC

(29) WEIGHT %	(30) HAZARDOUS COMPONENT (For liquids or gases only)	(31) EHS	(32) CAS #
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

If more hazardous components are present at greater than 1% by weight if non-carcinogenic or 0.1% by weight if carcinogenic, attach additional sheets with the required information.

(33) Additional locally collected information:
 (a) Is this material or any of its components a carcinogen (Refer to Attachment C)? Yes No
 (b) Is this material prepackaged for retail sale? Yes No
 (c) Is this material a commercial grade pesticide? Yes No
 (d) If this material is radioactive, what type of emitter is it? Alpha Beta Gamma
 (e) How is the material disposed of? (Refer to Table #2, page 25 of the green pages)
 (f) Is a waste produced or left over after processing? Yes No
 (g) How is the material used/What is the material used for?

(34) If EPCRA, please sign here:



NEWPORT BEACH FIRE DEPARTMENT
Hazardous Materials Inventory Statement

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(1) Page 1 of (2) 1

FACILITY INFORMATION

(3) BUSINESS NAME
The Newport Beach Country Club

CHEMICAL INFORMATION

(7) CHEMICAL NAME **Motor Oil** (11) TRADE SECRET Yes No

(8) COMMON NAME **Motor Oil** (12) *EHS Yes No

(9) CAS # **64741884** (10) FIRE CODE HAZARD CLASSES (15) *EHS all amounts below must be reported in their physical state as well as pounds

(13) TYPE (Check one item only) PURE MIXTURE WASTE (14) RADIOACTIVE Yes No (15) CURIES

(16) PHYSICAL STATE (Check one item only) SOLID LIQUID GAS (17) FEDERAL HAZARD CATEGORIES FIRE REACTIVE PRESSURE RELEASE ACUTE HEALTH CHRONIC HEALTH

(18) AVERAGE DAILY AMT **25 gallons** (19) MAXIMUM DAILY AMT **55 gallons** (20) EHS - MAXIMUM AMT IN POUNDS (21) ANNUAL WASTE AMOUNT **100 gallons** (22) STATE WASTE CODE **343**

(23) UNITS* GALLONS CUBIC FEET POUNDS TONS (24) LARGEST CONTAINER **55 gallons** (25) # OF DAYS ON SITE **365**
 *If EHS amount must be in pounds.

(26) STORAGE CONTAINER (Check all that apply) ABOVEGROUND TANK PLASTIC CONTAINER BAG RAIL CAR CAN UNDERGROUND TANK METAL CONTAINER BOX SILO TANK WAGON PRESSURIZED TANK VAT CYLINDER TANK INSIDE OTHER: MAGAZINE IN MACHINERY GLASS CONTAINER CARBOY TOTE BIN DRUM ON TRUCK VARIOUS BIN

(27) STORAGE PRESSURE AMBIENT ABOVE AMBIENT BELOW AMBIENT

(28) STORAGE TEMPERATURE AMBIENT ABOVE AMBIENT BELOW AMBIENT CRYOGENIC

(29) %WT	(30) HAZARDOUS COMPONENT (If mixture of waste only)	(31) EHS	(32) CAS #
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

If more hazardous components are present at greater than 1% by weight if non-carcinogenic or 0.1% by weight if carcinogenic, attach additional sheets with the required information.

(33) Additional locally collected information:
 (a) Is this material or any of its components a carcinogen (Refer to Attachment C)? Yes No
 (b) Is this material prepackaged for retail sale? Yes No
 (c) Is this material a commercial grade pesticide? Yes No
 (d) If this material is radioactive, what type of emitter is it? Alpha Beta Gamma
 (e) How is the material disposed of? (Refer to Table #2, page 25 of the green pages)
 (f) Is a waste produced or left over after processing? Yes No
 (g) How is the material used/What is the material used for?

(34) If EPCRA, please sign here:



HAZARDOUS MATERIALS DISCLOSURE
Chemical Inventory and Business Emergency Plan

PART III – BUSINESS EMERGENCY PLAN (BEP)

Business Name: The Newport Beach Country Club		
Site Address: 1600 E. Coast Hwy	City: Newport Beach	State: Zip: CA 92660
<i>I certify under penalty of law that I have personally examined and am familiar with the Business Emergency Plan submitted and believe the information is true, accurate, and complete.</i>		
Owner/Operator Name (Print): Ron Benedict	Signature: 	Date: 2/21/08
BEP Prepared By (Print): Ron Benedict	Signature: 	Date: 2/21/08

NOTIFICATION

A **Hazardous Materials Emergency** requires emergency responders, causes danger to employees requiring immediate medical attention, can require response from different regulating agencies, and/or results in an actual or potential uncontrolled release. Dial 9-1-1.

A **Hazardous Materials Incident** is a spill or release that can be absorbed, neutralized, or otherwise controlled at the time of the release. Generally, the substance can be controlled by the employees in the immediate area or by maintenance personnel and there are no immediate safety or health hazards.

Your business is required by State law to provide immediate notification of any release or threatened release of a hazardous material to (1) local fire department and (2) OES. Below are the appropriate phone numbers:

State Office of Emergency Services (OES): (800) 852-7550
(916) 845-8911
Newport Beach Fire Department Dispatch: (949) 644-3611

Individual responsible for calling OES:	
Ron Benedict	Golf Course Superintendent
<i>Print Name</i>	<i>Title</i>
Individual responsible for calling 911 if the incident is also an emergency:	
Ron Benedict	Golf Course Superintendent
<i>Print Name</i>	<i>Title</i>



HAZARDOUS MATERIALS DISCLOSURE
Chemical Inventory and Business Emergency Plan

State law requires your business to complete all sections of the Emergency Response Procedure listed below. Those items left blank or complete with an "N/A" are not acceptable and in violation of Health & Safety Code (HSC) § 25505.

Do not submit business policies or procedure manual in lieu of completing these sections.

TRAINING

EMPLOYEE TRAINING PROGRAM – By law, all employees shall be trained in the methods for safe handling of hazardous materials and safety procedures in the event of a release or threatened release of hazardous materials.

Describe the training new employees receive regarding hazardous materials safety.

All new employees are trained in proper handling, clothing, protective equipment, storage and disposal of any hazardous materials handled

Describe the training employees receive on an annual basis regarding hazardous materials safety.

Refresher courses are provided annually by chemical distribution companies representatives.

Describe when an employee would receive refresher training in hazardous materials safety.

Any time an employee handles a new product or if there is a change in use procedures according to the label.

MITIGATION

How does your business prevent spills from occurring?

Through training employees in proper handling and use procedures.

What methods does your business have to prevent a spill from spreading?

Fuel tanks have containment. Absorbent tubes for smaller spills.



HAZARDOUS MATERIALS DISCLOSURE
Chemical Inventory and Business Emergency Plan

ABATEMENT

List the types of releases that can occur at your business and how each type of release will be stopped.

Fuel spills or leaks at the pumps are handled by built in concrete containment. Use emergency shut off switch to stop pumps

How do you handle the clean-up and disposal of released materials at your facility?

Call Newport Beach haz-mat team for clean up.

What aspects of an incident (release) are beyond your ability and need to be handled by others?

Large scale fuel spill or explosion.

EVACUATION

How will you immediately notify and evacuate your facility? If the method of notification requires electrical power, how will it be operated during a power failure?

Hand held radios are available in all areas of the club.

Do you have a pre-arranged employee staging area? If yes, where do employees meet after being evacuated? Who is responsible to account for the evacuated employees?

Employees are to meet in the parking lot and head counts are performed by department heads.



HAZARDOUS MATERIALS DISCLOSURE
Chemical Inventory and Business Emergency Plan

If you do not have an employee staging area, how will you account for the employees to make sure that everyone has been evacuated?

ADDITIONAL INFORMATION

Your business is required by State Law to keep a copy of this Business Emergency Plan, including the chemical inventory and site map. Describe where copies of this plan as well as other records required by this plan (i.e. employee training, release reports, safety drills, maintenance records) will be located at your business.

All training records are kept in the Golf Course Superintendents office. Copies of this plan are also in superintendents office

Additional copies are in the Club Presidents office and one set at Ron Benedict's home.

Identify the local emergency medical facility that will be used by your business in the event of an accident or injury caused by a release or threatened release of hazardous materials:

<i>Hospital/Clinic:</i> US Health Works			
<i>Address:</i> 2362 Morse Ave.	<i>City:</i> Irvine	<i>Zip:</i> 92614	<i>Phone Number:</i> 949.863.1337

Does your business have a private on-site emergency response team? Yes No

If yes, describe what policies and procedures your business will follow to notify your on-site emergency response team in the event of an emergency:

Newport Beach Fire Department

All Inspection Data

P.O. Box 1768 Newport Beach, CA 92658-8915 (949) 644-3106

July 29, 08

Inspection Data					
<i>Address:</i> 1600 COAST HWY E		<i>Grid:</i> 4728W	<i>Assigned To:</i> NE64C	<i>Data ID:</i> 5170	<i>Inspection Cycle:</i> 12 Months
<i>Building Type:</i> TYPE V - N	<i>Inspection Type:</i> Building - Single'	<i>Sq Ft:</i> 21330	<i>Occ Type:</i> A-3	<i>Occ Load:</i> 271	<i>Next Inspection:</i> Apr 1, 2009
<i>Business Name:</i> NEWPORT BEACH COUNTRY CLUB		<i>Business Phone:</i> (949) 644-9550	<i>Preplan Hazmat:</i> Yes Yes	<i>Last Action:</i> Action: Inspect Date: Jul 29, 2008 By: Terry Hoiland	
<i>Building Name:</i> Newport Beach Country Club		<i>Owner / Responsible Party:</i> Perry Dickey mgr, Hugo Sylva		<i>Owner / Responsible Party Phone:</i> (949) 644-9550	
		<i>E-Mail:</i> N/A		<i>Mobile Phone:</i> N/A	
<i>Hood:</i> Yes	<i>Dry Chem:</i> No	<i>CO2:</i> No	<i>Other System(s):</i> N/A	<i>Knox Box Loc:</i> N/A	
<i>Notes:</i> N/A					
<i>Reqd Permits:</i> Issued: 6/2005 Expires: 6/2006 Place of Assembly - 50-299 Occupants Issued: 6/2005 Expires: 6/2006 Article 1 - Motor Vehicle Fuel-dispensing Stations Issued: 6/2005 Expires: 6/2006 Article 1 - Liquefied Petroleum Gases Issued: 6/2005 Expires: 6/2006 Article 1 - Compressed Gases Issued: 5/2006 Expires: 6/2007 Article 1 - Motor Vehicle Fuel-dispensing Stations Issued: 5/2006 Expires: 6/2007 Article 1 - Hot-work Operations Issued: 5/2006 Expires: 6/2007 Article 1 - Hazardous Materials Issued: 5/2006 Expires: 6/2007 Article 1 - Flammable or Combustible Liquids Issued: 5/2006 Expires: 6/2007 Article 1 - Compressed Gases Issued: 5/2006 Expires: 6/2007 Place of Assembly - 50-299 Occupants Issued: 6/2007 Expires: 6/2008 Place of Assembly - 50-299 Occupants Issued: 6/2007 Expires: 6/2008 Article 1 - Compressed Gases Issued: 6/2007 Expires: 6/2008 Article 1 - Flammable or Combustible Liquids Issued: 6/2007 Expires: 6/2008 Article 1 - Hazardous Materials Issued: 6/2007 Expires: 6/2008 Article 1 - Hot-work Operations Issued: 6/2007 Expires: 6/2008 Article 1 - Motor Vehicle Fuel-dispensing Stations Issued: 6/2008 Expires: 6/2009 Place of Assembly - 50-299 Occupants Issued: 6/2008 Expires: 6/2009 Article 1 - Compressed Gases Issued: 6/2008 Expires: 6/2009 Article 1 - Flammable/Combustible Liquids & Fuel Dispensing Stations Issued: 6/2008 Expires: 6/2009 Article 1 - Hazardous Materials					

Systems Data		
<i>Sprinkler System:</i> Full	<i>Standpipe System:</i> N/A	<i>Alarm System:</i> Full - Monitored
<i>Sprinkler 5 Year Date:</i> Aug 1, 2003	<i>Standpipe 5 Year Date:</i>	<i>Alarm Panel Location:</i> Next to sprinkler riser in shed
<i>Riser Location:</i> Behind Kitchen	<i>Standpipe Location:</i> N/A	<i>Highrise: Fire Pump: Fire Lanes:</i> No No No
<i>Insp Test Valve Location:</i> In Bag Room	<i>FDC Location:</i> Front of building	<i>Emergency Generator: Archive:</i> No No

Violations

Issued	Status	Inspector	Description
6/1/01	Cleared	Smith, Randy	Provide extinguisher(s) with a minimum rating of 2-A:10-B:C.
6/1/01	Cleared	Smith, Randy	Maintain wiring in good condition and protect from damage.
6/1/01	Cleared	Smith, Randy	Provide cover plates.
6/1/01	Cleared	Smith, Randy	Means of egress shall be illuminated when occupied.
6/1/01	Cleared	Smith, Randy	Secure and identify compressed gas cylinders with name of product.
6/1/01	Cleared	Smith, Randy	Remove combustible storage in boiler, mechanical, or electrical rooms.
6/1/01	Cleared	Smith, Randy	Other Unlisted Code Violation-Clear rear exit from bag room and post e sign.
6/1/01	Cleared	Smith, Randy	Provide appropriate sign on Fire Department Connection. (See Fire Prevention Standard)
6/1/01	Cleared	Smith, Randy	Post occupant load sign.
6/1/01	Cleared	Smith, Randy	Provide central station supervision of fixed fire sprinkler system greater 100 heads.
6/1/01	Cleared	Smith, Randy	Other Unlisted Code Violation-Permit required for storage of propane cylinders.
6/1/01	Cleared	Smith, Randy	Good housekeeping. Arrange storage in an orderly manner and provide 1 exiting and FD access.
8/16/02	Cleared	Smith, Randy	Good housekeeping. Arrange storage in an orderly manner and provide 1 exiting and FD access.
8/16/02	Cleared	Smith, Randy	Secure and identify compressed gas cylinders with name of product.
8/16/02	Cleared	Smith, Randy	Other Unlisted Code Violation
8/29/03	Cleared	Smith, Randy	Service and tag Hood and Duct extinguishing system semi-annually and each activation.
8/29/03	Cleared	Smith, Randy	Inspect, test, and provide 5-year certification on sprinkler/standpipe.
8/29/03	Cleared	Smith, Randy	Other Unlisted Code Violation
8/29/03	Cleared	Smith, Randy	Other Unlisted Code Violation
6/10/04	Cleared	Hoiland, Terry	around dumpsters, dock area, S/E corner of maint yard, and banquet stor area
6/10/04	Cleared	Hoiland, Terry	Reduce storage to 18" (36" for storage over 12') below level of sprinkler 24" below ceiling in un-sprinklered building.
6/10/04	Cleared	Hoiland, Terry	maintain 30" clearance around water heater.
6/10/04	Cleared	Hoiland, Terry	Provide cover plate in bag room ceiling
6/10/04	Cleared	Hoiland, Terry	increase access through hedge to 10' for fire hydrant access between clubhouse and maint. yard
6/10/04	Cleared	Hoiland, Terry	provide hazardous identification sign for propane storage cabinet.
6/10/04	Cleared	Hoiland, Terry	provide tight fitting lids for waste oil drums and provide for spill contain
6/10/04	Cleared	Hoiland, Terry	Maintain separation for hazardous chemical - storage,pesticides, fertilize flammable liquids, and waste oil.
6/7/05	Cleared	Hoiland, Terry	Remove shelf below sprinkler head in food and beverage rm
6/7/05	Cleared	Hoiland, Terry	Kitchen 40 BC discharged
6/7/05	Cleared	Hoiland, Terry	Kitchen loading dock
6/7/05	Cleared	Hoiland, Terry	golf shop TV and employee lounge
6/7/05	Cleared	Hoiland, Terry	Replace fuel can lids in shop
5/24/06	Cleared	Hoiland, Terry	Repair opening in wall of boiler room
5/24/06	Cleared	Hoiland, Terry	Secure and identify compressed gas cylinders with name of product. - ch cylinders in lunch rm storage and mens locker room
5/24/06	Cleared	Hoiland, Terry	Remove obstruction(s) from exits, aisles, corridors and stairways - mens locker room exit blocked at loading dock
5/24/06	Cleared	Hoiland, Terry	Service and tag Hood and Duct extinguishing system semi-annually and each activation.
5/24/06	Cleared	Hoiland, Terry	Service and tag each extinguisher annually and after each use.
5/24/06	Cleared	Hoiland, Terry	Provide cover plates in kitchen and golf cart main electrical panel
5/24/06	Cleared	Hoiland, Terry	Extinguishing systems shall be maintained and operable at all times - pai FDC and sign red for visibility.
5/24/06	Cleared	Hoiland, Terry	Provide sign - 'Main electricla panel" on door of golf cart electrical close
5/24/06	Cleared	Hoiland, Terry	Electrical panel and equipment shall have a minimum clearance of 30" - remove storage from golf cart Electrical panel closet.
6/11/07	Cleared	Hoiland, Terry	Discontinue use of multi-plug adapters.

6/11/07	Cleared	Hoiland, Terry	Reduce storage to 18" (36" for storage over 12') below level of sprinkler 24" below ceiling in un-sprinklered building.
6/11/07	Cleared	Hoiland, Terry	Provide cover plates.
6/11/07	Cleared	Hoiland, Terry	Secure and identify compressed gas cylinders with name of product. Pro chain for CO2 cylinders not in use
6/11/07	Cleared	Hoiland, Terry	Update Hazardous Materials Inventory Statement and site plan annually.
6/11/07	Cleared	Hoiland, Terry	Discontinue use of outdoor propane heaters for patio dining. * natural g outdoor heaters properly installed are acceptable.
6/25/08	Cleared	Hoiland, Terry	Service and tag each extinguisher annually and after each use.
6/25/08	Cleared	Hoiland, Terry	Service and tag Hood and Duct extinguishing system semi-annually and each activation.
6/25/08	Cleared	Hoiland, Terry	Exit signs shall be illuminated. Test and repair back-up batteries and bu for emergency lighting and lighted exit signs and required.
6/25/08	Cleared	Hoiland, Terry	Discontinue use of multi-plug adapters in pro shop (TV)
6/25/08	Cleared	Hoiland, Terry	Replace emergency fuel shut-off sign in maintenance yard

APPENDIX E

RESUMES

DAVID I. SHALER, P.G., R.E.A.
Senior Project Environmental Geologist

EDUCATION

Bachelor of Science, Geology, 1985, Sonoma State University, Rohnert Park, California

REGISTRATIONS AND CERTIFICATIONS

Professional Geologist, California, PG 6370

Registered Environmental Assessor, California, REA 5351

OSHA 40-hour Health and Safety Training (with annual updates)

PROFESSIONAL EXPERIENCE AND RESPONSIBILITIES

As a Senior Project Environmental Geologist for Ninyo & Moore, Mr. Shaler performs third-party reviews of environmental assessment reports, develops remedial action plans, manages and performs soil vapor investigations, manages and performs hydrogeologic investigations and site characterization studies, manages groundwater sampling and pollutant evaluations, and manages and performs property site assessments. Mr. Shaler's project experience includes:

- **Orange County Transportation Authority (OCTA) Measure M, Orange County, California:** Mr. Shaler was Project Geologist for Task Orders under Ninyo & Moore's Orange County Transportation Authority (OCTA) Measure M contract for assessment and remediation of properties located within construction and permanent right-of-way acquisitions and at various other operations/maintenance properties. Included initial site assessments, remedial investigations/feasibility studies, risk assessments and remediation of electrical substations, rail bridges, printed circuit board manufacturers, fueling facilities, regional fuel pipelines, plating shops, and other industrial properties. Contaminants included chlorinated solvents, PCBs, metals, petroleum fuels and oils, asbestos and lead-based paint. Contracts were also utilized for emergency geotechnical evaluations of landslides/slope failures.
- **Superfund Technical Assessment and Response Team, EPA Region IX:** As Project Geologist, Mr. Shaler provided technical services to the EPA's I START program. Mr. Shaler's projects included providing regulatory support to the USEPA for PRP/RP evaluating at a Northern California drinking water well field contaminated with MTBE. In this role, Mr. Shaler prepared opinion letters, drafted regulatory orders and generally acted as an extension of regulatory staff.
- **Marine Corps Air Station, El Toro and Marine Corps Air Facility, Tustin Feasibility Studies, Tustin, California:** Mr. Shaler was lead reviewer of Draft Feasibility Study reports prepared for the Department of the Navy for two mixed-waste/poorly documented landfills at the Marine Corps Air Station, El Toro and for a fuel- and solvent-contaminated soil and groundwater area of the Tustin site. The sites were part of base closure property transfers to civilian use. Particular attention was paid to remedial alternatives, cost considerations, reuse options and long-term safety. Regulatory involvement included the USEPA and California Water Resources Control Board.
- **Environmental Consulting Services at Various Locations throughout Los Angeles County, California:** Environmental Geologist performing environmental site assessments (both Phase I and Phase II), asbestos surveys and hazardous waste/materials audits at various project sites. These sites have included long stretches of various rights-of-ways, privately held properties adjacent to existing rights-of-ways, and private property desired by the client for railway facilities.
- **Los Angeles World of Airports Underground Tanks and Hazardous Substances (UTAHS) Program; Los Angeles, California:** Mr. Shaler was Project Geologist for Task Orders issued under Ninyo & Moore's subcontract with the Los Angeles World Airports (LAWA) Underground Tanks and Hazardous Substances (UTAHS) program at Los Angeles International, Ontario International, Palmdale and Van Nuys Airports. Tasks completed by Mr. Shaler included assessment of numerous air and industry-related leaseholds, tracts of residential properties acquired for mitigation/expansion purposes; remedial investigations/feasibility studies for metals and petroleum fuel remediation; hydrogeological studies; stormwater monitoring, and other consulting services.
- **Port of Los Angeles, California:** Management of subsurface evaluation of proposed Red Line Trolley Maintenance Facility for the Port of Los Angeles. The proposed location adjoined a Federal Superfund Site, which had contaminated soil and groundwater at the subject site. Tasks included collection of soil and groundwater samples, preliminary health risk evaluations and hazard communication training. Recommendations were made for placement of temporary and permanent maintenance facilities, along with design recommendations for vapor collection systems in the proposed maintenance facility.
- **Metro Pasadena Blue Line Environmental Assessments, Los Angeles County, California:** Environmental Geologist for the environmental consulting services to conduct Phase I Environmental Site Assessments (ESAs) and asbestos and lead-based paint surveys for two parcels required for the construction and operation of the Metro Pasadena Blue Line transit project. Recommendations regarding additional remediation assessment work were provided in separate Phase I ESA Reports for each parcel. The reports were utilized by LACMTA to assess the purchase price of the parcels.

ASSOCIATIONS

Groundwater Resources Association of California

EDUCATION

Bachelor of Science, Geology: Structure and Tectonics, May 2004, University of Idaho, Moscow, Idaho

CERTIFICATIONS

OSHA 40-hour Hazardous Waste Operations and Emergency Response Certification with annual updates
CPR and First Aid Certified

PROFESSIONAL EXPERIENCE AND RESPONSIBILITIES

Ms. Padgett routinely performs Phase I and Phase II Environmental Site Assessments including the field preparation, field oversight, and reporting. Ms. Padgett's experience includes:

- **Phase I Environmental Site Assessments: Various Sites in southern California** – Ms. Padgett has performed numerous Phase I Environmental Site Assessments of commercial, industrial, agricultural, and residential properties throughout Southern California for various financial institutions, land developers, and government agencies. The Phase Is include reviewing regulatory files of various government agencies to evaluate the extent and type of impacts at sites, conducting site walks and owner/operator interviews, and preparing reports in accordance with ASTM International standard E 1527-00.
- **Lockheed Martin, Redlands, California: Various Sites** – Ms. Padgett was the field manager for the installation of fourteen single- and multi-port groundwater monitoring wells with depths varying from 30 feet to greater than 800 feet below ground surface. The site activities included the oversight of bucket-auger drilling to install conductor casings, mud-rotary drilling to install wells, developing the single- and multi-screened groundwater monitoring wells (pumping, airlifting, swabbing, and surging development methods), and down-hole gamma logging. Additionally, Ms. Padgett collected soil samples from the shaker table during the drilling activities and logged the samples in accordance with the Unified Soil Classification System, collected soil samples from roll-off bins to be analyzed for perchlorate and volatile organic compounds, and collected samples of the development water from Baker tanks to be analyzed for perchlorate and volatile organic compounds. Health and safety meetings were conducted daily by Ms. Padgett at all sites and a photo-ionization detector was used at each site to monitor breathing zones for worker safety in compliance with health and safety requirements.
- **Lockheed Martin, San Bernardino, California: Various Sites** – Ms. Padgett was the field manager for the development of two newly installed multi-port groundwater monitoring wells with depths in excess of 700 feet below ground surface. The site activities included development of the multi-screened groundwater monitoring wells (pumping, airlifting, swabbing, and surging development methods). Additionally, Ms. Padgett collected samples of the development water from Baker tanks to be analyzed for perchlorate and volatile organic compounds. Health and safety meetings were conducted daily by Ms. Padgett at all sites and a photo-ionization detector was used at each site to monitor breathing zones for worker safety in compliance with health and safety requirements.
- **Lockheed Martin: Various Sites in southern California** – Ms. Padgett completed groundwater monitoring and sampling of single- and multi-port well with depths ranging from 30 feet to greater than 800 feet below ground surface. The monitoring included measuring water depths, total well depths, and evaluating the presence of free product. The sampling included purging water using both pumping and airlifting methods in accordance with the site-specific work plan. The purge water was monitored for parameters such as pH, turbidity, conductivity, temperature, and volume removed. After purging, samples were collected to be analyzed for perchlorate, volatile organic compounds, and other analytes.
- **Bixby Ranch Company, Hacienda Heights, California** – Ms. Padgett was the field manager for a geophysical survey of a dry cleaner site to evaluate for the presence of underground utilities prior to completing drilling activities. Ms. Padgett also conducted field oversight for the installation of three groundwater monitoring wells to 30 feet below ground surface using hollow-stem auger drilling methods. Soil samples were collected using United States Environmental Protection Agency Method 5035.

PROFESSIONAL AFFILIATIONS

American Association of Petroleum Geologists (AAPG)