

Harbor Pointe Senior Living Project

Draft Environmental Impact Report Technical Appendices

(PA2015-210)
SCH No. 2016071062

Volume 2

Lead Agency | City of Newport Beach
Community Development Department
100 Civic Center Drive
Newport Beach, CA 92660
Contact: Benjamin Zdeba, AICP
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949.644.3253

Prepared by | Psomas
3 Hutton Centre Drive, Suite 200
Santa Ana, California 92707

August 2018

Harbor Pointe Senior Living Project

Draft Environmental Impact Report Technical Appendices

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APPENDIX A

NOTICE OF PREPARATION AND NOP COMMENTS



Notice of Preparation and Scoping Meeting for the Harbor Pointe Senior Living Environmental Impact Report

DATE: July 22, 2016

TO: Reviewing Agencies and Other Interested Parties

FROM: City of Newport Beach, Community Development Department, 100 Civic Center Drive, Newport Beach, CA 92660

PROJECT TITLE/SUBJECT: Harbor Pointe Senior Living Project - Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting

PROJECT APPLICANT: Centerpointe Senior Living, LLC

NOTICE OF PREPARATION REVIEW PERIOD: July 22, through August 22, 2016 (30 days)

SCOPING MEETING: August 15, 2016

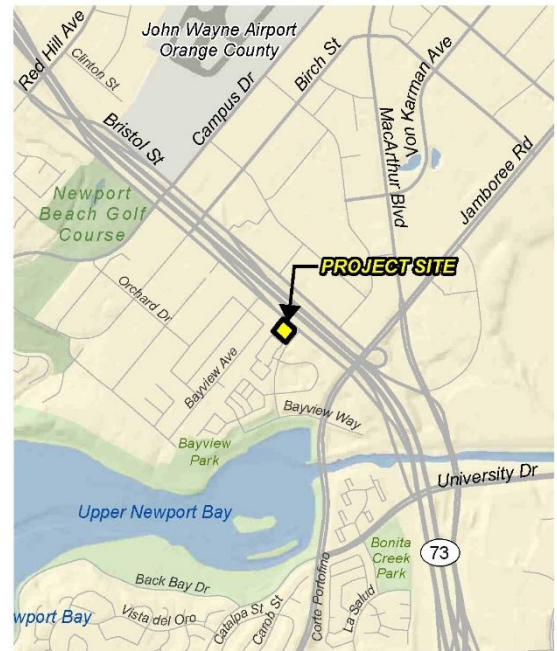
The purpose of this Notice of Preparation (NOP) is to notify potential Responsible Agencies (Agencies) that the Lead Agency, the City of Newport Beach, will prepare an Environmental Impact Report (EIR) for the proposed Harbor Pointe Senior Living (Project) and to solicit comments and suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR (California Environmental Quality Act [CEQA] Guidelines Section 15082). This NOP also provides notice to interested parties, organizations, and individuals of the preparation of the EIR and requests comments on the scope and contents of the environmental document.

PROJECT LOCATION:

The Project site at 101 Bayview Place is approximately 1.5 acres and is located approximately 0.30 mile north of Newport Bay. It is located southwest of SR-73, less than a ¼ mile from the intersection of Jamboree Road and Bristol Street. Specifically, the subject property is immediately bound by Bristol Street and SR-73 on the northeast, Bayview Place and a six-story office building complex on the southeast, Baycrest Court condominiums on the southwest, and a three-story office building with parking below and the Santa Ana Heights residential neighborhood to the northwest. The Project site is illustrated on the map to the right.

PROJECT DESCRIPTION:

The proposed Harbor Pointe Senior Living Project consists of the demolition of an existing 8,800-square-foot restaurant and development of a five-story, 128-unit (144-bed) convalescent and congregate care facility and associated ancillary uses and subsurface parking. Landscaping, drive aisles, and passenger drop-off would also be provided on the property. A more detailed Project Description is included as an attachment to this notice.



Development of the proposed project would require the following discretionary approvals from the City of Newport Beach:

- 1. General Plan Amendment** - to change the land use category from the existing CO-G (General Commercial Office) to PI (Private Institutions) and modify Anomaly 22 (Table LU2), changing development limits from 70,000 square feet of office to 110,000 square feet of Public Institutions in the J6 Statistical Area.
- 2. Planned Community Development Plan Amendment** - to amend the existing Bayview Planned Community Development Plan (PC-32) to increase the height and floor area and to change the land use limitations.
- 3. Major Site Development Review** - to allow the construction of over 20,000 square feet of nonresidential gross floor area.
- 4. Conditional Use Permit** – to allow the establishment of a 144-bed senior living project, including convalescent and congregate care.
- 5. Environmental Impact Report (EIR)** – to address the reasonably foreseeable environmental impacts resulting from the legislative and project specific discretionary approvals.

NOTICE OF PREPARATION:

The City has prepared a Notice of Preparation and a Project Description to provide an overview of the Project. City has made a determination that a full-scope EIR, inclusive of all environmental topics, is required for the proposed Project, and therefore an Initial Study has not been prepared. The Notice of Preparation and accompanying Project Description can also be accessed online at: <http://www.newportbeachca.gov/ceqadocuments>. Copies are also available for review at the City of Newport Beach Planning Division 100 Civic Center Drive, Newport Beach, California, 92660, and at the following locations:

Newport Beach Public Library
Central Library
1000 Avocado Avenue
Newport Beach, CA 92660

Newport Beach Public Library
Mariners Branch
1300 Irvine Avenue
Newport Beach, CA 92660

Newport Beach Public Library
Balboa Branch
100 East Balboa Boulevard
Newport Beach, CA 92660

Newport Beach Public Library
Corona del Mar Branch
420 Marigold Avenue
Corona del Mar, CA 92625

The City of Newport Beach requests your careful review and consideration of this notice, and it invites any and all input and comments from interested Agencies, persons, and organizations regarding the preparation of the EIR. Pursuant to CEQA Section 21080.4, Agencies must submit any comments in response to this notice no later than 30 days beginning July 22, 2016, and ending the close of business on August 22, 2016. All comments or other responses to this notice should be submitted in writing to:

Benjamin Zdeba, AICP, Associate Planner
City of Newport Beach, Community Development Department
100 Civic Center Drive
Newport Beach, California 92660
bzdeba@newportbeachca.gov
949.644.3253

NOTICE OF PUBLIC SCOPING MEETING:

The City will conduct a public scoping meeting in conjunction with this Notice of Preparation in order to present the Project and the EIR process and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held on August 15, 2016, at 6:00 P.M. at the Civic Center Community Room, 100 Civic Center Drive, Newport Beach, CA 92660.

HARBOR POINTE SENIOR LIVING PROJECT SUMMARY

The City of Newport Beach (City) is the Lead Agency under the California Environmental Quality Act (CEQA) for the preparation of an Environmental Impact Report (EIR) for the proposed Harbor Pointe Senior Living (Project). Section 15161 of the State CEQA Guidelines states that an EIR "...should focus primarily on the changes in the environment that would result from the development of the project. The EIR shall examine all phases of the project including planning, construction, and operation."

Existing Setting

The approximate 1.5-acre Project site is located in the City of Newport Beach, Orange County, California. It is located southwest of SR-73, less than a quarter mile from the intersection of Jamboree Road and Bristol Street. Specifically, the subject property is immediately bound by Bristol Street and SR-73 on the northeast, Bayview Place and a six-story office building complex on the southeast, Baycrest Court condominiums on the southwest, and a three-story office building with parking below and the Santa Ana Heights residential neighborhood to the northwest.

Currently, the Project site is accessed by a driveway on Bayview Place, located along the southeastern Project boundary. Access to Bayview Place is provided by Bristol Street to the northeast and Bayview Way to the south. Jamboree Road, a major north-south thoroughfare, is approximately 0.20 mile east of the Project boundary and provides access to both Bristol Street and Bayview Place. SR-73 is located approximately 0.05 mile north of the Project site and provides access to Jamboree Road.

The Project site is currently developed with a single-story, 8,800-square-foot, slab-on-grade restaurant located in the northeast portion of the site and associated asphalt-paved surface parking lot. Parking stalls are arranged around the perimeter of the lot and two rows of parking spaces are located in the middle of the site. The site also contains ornamental trees and landscaping around the perimeter and within the surface parking area. Landscaping provides a dense buffer around the two sides of the restaurant abutting Bristol Street to the northeast and Bayview Place to the southeast. The southwestern and northwestern perimeters are bound by block walls; the northeastern and southeastern perimeters are bound by a combination of block wall and wrought iron fencing.

Under existing conditions, the Project site is fully developed with minimal topographic variation. According to the Geotechnical Evaluation (Ninyo & Moore 2015), the site is relatively flat with an elevation of 56 to 57 feet above mean sea level (msl). The Project site slopes to the south.

The Project site is located within an urbanized and developed portion of the City of Newport Beach that includes residential, retail, health care, and office uses. As shown in Exhibit 2-1, the Project site is bordered by Bristol Street and SR-73 to the northeast, Bayview Place and a six-story office building to the southeast, Baycrest Court multi-family residential development to the southwest, and Santa Ana Heights single-family residential neighborhood and a three-story office building to the northwest. This portion of the City is characterized by a concentration of commercial and office uses along Bristol Street and residential development adjacent and behind the commercial uses.

Existing and Proposed General Plan

Under existing conditions, the Project site is designated by the *City of Newport Beach General Plan* for CO-G land uses. This designation is intended to "provide for administrative, professional, and medical offices with limited accessory retail and service uses. Hotels, motels, and convalescent hospitals are not permitted" (Newport Beach 2006a). The Project site is part of the existing Bayview Planned Community Development Plan (PC-32).

Proposed General Plan Amendment No. GP2015-004 would change the existing land use designation of the Project site from CO-G to PI. As stated in the General Plan, the PI land use designation allows land uses such as privately owned facilities that serve the public, including places for religious assembly, private schools, health care, cultural institutions, museums, congregate care homes, and comparable facilities. Additionally, the General Plan Amendment would modify Anomaly 22 (Table LU2), changing development limits from 70,000 square feet of office to 110,000 square feet of Public Institutions in the J6 Statistical Area.

Planned Community Development Plan (Zoning)

The proposed Project would include an amendment to the existing Bayview Planned Community Development Plan (PC-32) to allow for senior residential and private institution uses and amend the land use and development standards for the Project site. The amendment would modify the following development standards:

- Allow an increase in the height of the building from 35 to 66 feet;
- An increase in floor area from 8,000 square feet for restaurant use or 70,000 square feet for office use to 110,000 square feet for senior residential and private institution uses;
- Modification of the parking requirement to reflect the City of Newport Beach Municipal Code parking requirements for convalescent facilities (1 parking space per 3 beds); and
- Removal of the commercial uses currently allowed to provide for privately owned facilities that serve the public, including congregate care homes, convalescent facilities, health care services, assisted living facilities, and comparable uses.

Description of Project

The Project involves demolition and removal of the existing approximate 8,800-square-foot, single-story restaurant, associated parking, and improvements on the site; preparation of the site for redevelopment; and construction of a five-story building with a proposed gross floor area of 109,633 square feet, containing 128 convalescent facility and congregate care units (144 beds), ancillary uses, and subsurface parking. The units would be comprised of 36 Assisted Living Studios, 58 Assisted Living one-bedroom units, 11 Assisted Living two-bedroom units, 18 Memory Care one-bedroom units, and 5 Memory Care two-bedroom units. Additionally, the proposed facility would include living rooms (one specifically for Memory Care), Grill, Bistro, dining rooms (one specifically for Memory Care), fitness room, spa/salon, theater, library, medication rooms, and support uses such as offices, lab, mail room, laundry, and housekeeping. There is also an interior courtyard for the Assisted Living residents with seating and outdoor dining. Landscaping, drive aisles, and passenger drop-off would also be provided on the property.

The Project is proposing to retain the existing mature carrotwood and Brisbane box trees along the southwest and northwest property lines, as well as some of the palm trees along the perimeter of the site. In addition to a variety of shrubs and groundcovers proposed, the following trees will be planted to enhance the landscaping on the site: Hong Kong orchid tree (*Bauhinia x blakeana*), western redbud (*Cercis occidentalis*), king palm (*Archontophoenix cunninghamiana*), and date palm (*Phoenix dactylifera*).

Access and Parking

An entrance driveway is proposed with direct access from Bayview Place, along the southeastern boundary of the Project site. The passenger drop-off area and entry to the lobby is immediately visible from the entrance driveway. Access to the underground parking is to the northeast, close to Bristol Street; however, a drive aisle is also provided on the southwest and northwest sides of the building. Additionally, an emergency fire access is provided from Bristol Street, on the northwestern side of the property.

The proposed Project would be required to provide 48 parking spaces. However, the Project will include a total of 78 parking spaces, which is approximately 63 percent more than the City requirement.

Care Unit Mix and Ancillary Uses

The proposed Project will include 128 convalescent facility and congregate care units as well as ancillary uses. The care units would be composed of 36 Assisted Living studios, 58 Assisted Living one-bedroom units, 11 Assisted Living two-bedroom units, 18 Memory Care one-bedroom units, and 5 Memory Care two-bedroom units.

The first floor of the building will house the 23 Memory Care units, which consist of 18 one-bedroom units and 5 two-bedroom units. The first floor will also include the lobby, fitness room, spa/salon, theater, living room, library, Grill, Bistro, Memory Care dining room, Memory Care living room, medication room, offices, mail room, laundry, housekeeping, and other ancillary uses such as mechanical and electrical rooms. The second, third, fourth, and fifth floors include Assisted Living studios, Assisted Living one-bedroom units, and Assisted Living two-bedroom units. There are a total of 36 Assisted Living studios, 58 Assisted Living one-bedroom units, and 11 Assisted Living two-bedroom units located on these floors.

In addition to the care units, there is a computer lab, support rooms, laundry, and housekeeping on the second floor. The third floor includes a kitchen, dining room, private dining room, support room, care office, medication room, laundry, and housekeeping. The fourth and fifth floors each include support rooms, laundry, and housekeeping.

Off-Site Improvements

Both on-site and off-site utility connections and improvements at Bayview Place would be required to serve the proposed Project. Utilities necessary to serve the Project include but are not limited to domestic water, wastewater collection and disposal, electricity, gas, telephone, and cable television.

Grading

According to the Preliminary Grading Plan, an estimated 17,100 cubic yards of cut and fill, including subterranean parking, would be associated with site preparation and development of a building pad. Of the total 17,100 cubic yards, 16,900 cubic yards will be exported and 200 cubic yards will be used on site as fill. The Preliminary Grading Plan provides for the cut and fill to be balanced on site.

Alternatives to the Proposed Project

CEQA Guidelines Section 15126.6(a) requires that, "an EIR describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most of the basic objectives of the Project but would avoid or substantially lessen any of the significant effects of the Project, and evaluate the comparative merits of the alternatives." The City will develop alternatives as part of the EIR process. The alternatives, which will include the No Project Alternative, will be determined once the technical analysis is complete and there is an understanding of the Project's potentially significant impacts.

Probable Environmental Effects of the Proposed Project

The City of Newport Beach has determined that all environmental topics, as listed below, will be included and analyzed in the EIR for the proposed Harbor Pointe Senior Living Project.

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

Anticipated Schedule

The Project schedule, as currently envisioned, contemplates that the Draft EIR will be available for public review in fall of 2016. A 45-day public review period will be provided, after which responses to comments received will be prepared. The Newport Beach Planning Commission will then hold a public hearing and make a recommendation on certification of the EIR to the City Council. Public hearings are anticipated in early 2017.

Conclusion

The City of Newport Beach requests the public's careful review and consideration of this notice and it invites any and all input and comments from interested agencies and persons regarding the preparation and scope of the Draft EIR.



SIGN-IN SHEET
Harbor Point Senior Living Project Scoping Meeting
August 15, 2016

Name	Address	Phone Number
Mike + Pam McDevitt	114 Baycrest Ct.	
Paula Hurwitz	112 Baycrest Ct	
JOSHUA SMITH	19000 MACARTHUR BLVD #500, IRVINE CA	949-720-3850
Greg Carroll	20101 Bayview ave	(267) 401-0757
Fabrizio Patino	19140 S. Riverside Tustin	(310) 948-3065
Jim + Kay Furuyama	120 Baycrest Ct	(949) 582-8924
Tuan Pham	2432 Zenith Ave	949-610-4417
Jim Mosher	2210 Private Rd	949-548-6229
Charlotte Miller	122 Baycrest Ct	949 584 1951
Anne Ring	134 Baycrest Ct	
Herb Ring	134 Baycrest Ct	
Steve + Shanna Land	24 Baycrest Ct	949-630-3964
RICHARD SIDKOFF	37 BAYCREST COURT	949-387-9250



SIGN-IN SHEET

**Harbor Point Senior Living Project Scoping Meeting
August 15, 2016**

Name	Address	Phone Number
Patricia Blakeney	2422 Zenith Av. N.B	949-833-1844
May Chen	18 Corvantes NB	949 854-9522
Andrea Roberts	14 Baycrest	_____
GARY SIRBAUD	COLDWELL BANKER ✓	714-856-1212
Jennifer McDonald	The Bluffs	
Pete Lampron	140 Baycrest Ct	949-632-6347
Christi Osak	100 Baycrest Ct	949/574-8450
DALE RANSOM	62 CORMORANT CIRCLE, NPB 92660	949-244-4668
MIMI RANSOM	" " " "	949-244-7977
Teresa Watanabe	30 Baycrest	



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Notice of Preparation

July 22, 2016

To: Reviewing Agencies
Re: Harbor Pointe Senior Living Project
SCH# 2016071062

Attached for your review and comment is the Notice of Preparation (NOP) for the Harbor Pointe Senior Living Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Benjamin Zdeba
City of Newport Beach
100 Civic Center Dr
Newport Beach, CA 92660

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2016071062
Project Title Harbor Pointe Senior Living Project
Lead Agency Newport Beach, City of

Type NOP Notice of Preparation

Description The project involves demolition and removal of the existing approximate 8,800 sf, single story restaurant, associated parking, and improvements on the site; preparation of the site for redevelopment; and construction of a five story building with a proposed gross floor area of 109,633 sf, containing 128 convalescent facility and congregate care units, ancillary uses, and sub surfaced parking. The units would be comprised of 36 assisted living studios, 58 assisted living one bedroom units, 11 assisted living two bedroom units, 18 memory care one bedroom units, and 5 memory care two bedroom units. Additionally, the proposed facility would include living rooms, grill, bistro, dining rooms, fitness room, spa/salon, theater, library, medication rooms, and support uses such as offices, lab, mail room, laundry, and housekeeping. There is also an interior courtyard for the assisted living residents with seating and outdoor dining. Landscaping, drive aisles, and passenger drop off would also be provided on the property.

Lead Agency Contact

Name Benjamin Zdeba
Agency City of Newport Beach
Phone (949) 644-3253 **Fax**
email
Address 100 Civic Center Dr
City Newport Beach **State** CA **Zip** 92660

Project Location

County Orange
City Newport Beach
Region
Cross Streets Bristol St and Bayview Place
Lat / Long 33° 39' 24" N / 117° 52' 7.50" W
Parcel No. 442-283-05
Township **Range** **Section** **Base**

Proximity to:

Highways SR 73, 55, I 405
Airports John Wayne
Railways
Waterways Upper Newport Bay
Schools various
Land Use General commercial

Project Issues Aesthetic/Visual; Agricultural Land; Archaeologic-Historic; Air Quality; Biological Resources; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Office of Emergency Services, California; Native American Heritage Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 12; Regional Water Quality Control Board, Region 8

Document Details Report
State Clearinghouse Data Base

Date Received 07/22/2016

Start of Review 07/22/2016

End of Review 08/22/2016

Notice of Completion & Environmental Document Transmittal

2016071062

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Harbor Pointe Senior Living Project

Lead Agency: City of Newport Beach, Community Development Dept. Contact Person: Benjamin Zdeba, AICP

Mailing Address: 100 Civic Center Drive Phone: 949-644-3253

City: Newport Beach Zip: 92660 County: Orange

Project Location: County: Orange City/Nearest Community: Newport Beach

Cross Streets: Bristol Street and Bayview Place Zip Code: 92660

Longitude/Latitude (degrees, minutes and seconds): 33°39'24.00" N/117°52'7.50" W Total Acres: 1.5

Assessor's Parcel No.: 442-283-05 Section: Twp: Range: Base:

Within 2 Miles: State Hwy. #: SR-73, SR-55, I-405 Waterways: Upper Newport Bay

Newport Montessori, Back Bay High, Newport Beach Elementary, Newport Beach Primary, Susan Phillips Day School, Eastbluff Elementary, Newport Christian, Corona Del Mar High, Our Lady Queen of Angels Catholic School

Airports: John Wayne Airport Railways: n/a

Schools: Catholic School

Document Type:

- CEQA: [X] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other: Governor's Office of Planning & Research

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[X] General Plan Amendment [] Master Plan [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [] Land Division (subdivision, etc.) [X] Other: Planned Community Development Plan Amendment

JUL 22 2016 STATE CLEARINGHOUSE

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational
[] Recreational
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[X] Other: Private Institution

Project Issues Discussed in Document:

- [X] Aesthetics/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archaeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[X] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

General Commercial (CO-G)

Project Description: (please use a separate page if necessary)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

NOP Distribution List

County: Orange

SCH#

2016071062

Resources Agency

- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
Denise Peterson
- California Coastal Commission
Elizabeth A. Fuchs
- Colorado River Board
Lisa Johansen
- Dept. of Conservation
Elizabeth Carpenter
- California Energy Commission
Eric Knight
- Cal Fire
Dan Foster
- Central Valley Flood Protection Board
James Herota
- Office of Historic Preservation
Ron Parsons

Dept of Parks & Recreation

- Environmental Stewardship Section
- California Department of Resources, Recycling & Recovery
Sue O'Leary
- S.F. Bay Conservation & Dev't Comm.
Steve McAdam
- Dept. of Water Resources Agency
Nadell Gayou

Fish and Game

- Depart. of Fish & Wildlife
Scott Flint
- Environmental Services Division
- Fish & Wildlife Region 1
Curt Babcock

OES (Office of Emergency Services)
Monique Wilber

- Native American Heritage Comm.
Debbie Treadway
- Public Utilities Commission
Supervisor
- Santa Monica Bay Restoration
Guangyu Wang
- State Lands Commission
Jennifer DeLong
- Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics
Philip Crimmins
- Caltrans - Planning
HQ LD-IGR
Terri Pencovic
- California Highway Patrol
Suzann Ikeuchi
- Office of Special Projects

Dept. of Transportation

- Caltrans, District 1
Rex Jackman
- Caltrans, District 2
Marcelino Gonzalez
- Caltrans, District 3
Eric Federicks - South
Susan Zanchi - North
- Caltrans, District 4
Patricia Maurice
- Caltrans, District 5
Larry Newland
- Caltrans, District 6
Michael Navarro
- Caltrans, District 7
Dianna Watson

Caltrans, District 8
Mark Roberts

- Caltrans, District 9
Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Jacob Armstrong
- Caltrans, District 12
Maureen El Harake

Cal EPA

- Air Resources Board
- Airport & Freight
Cathi Slaminski
- Transportation Projects
Nesamani Kalandiyur
- Industrial/Energy Projects
Mike Tollstrup

State Water Resources Control Board

- Regional Programs Unit
Division of Financial Assistance
- State Water Resources Control Board
Cindy Forbes - Asst Deputy
Division of Drinking Water
- State Water Resources Control Board
Div. Drinking Water # _____
- State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- State Water Resources Control Board
Phil Crader
Division of Water Rights
- Dept. of Toxic Substances Control
CEQA Tracking Center
- Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- RWQCB 1
Cathleen Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region (7)
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (9)
- Other _____

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Fax (916) 373-5471
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



July 26, 2016

Benjamin Zdeba
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

sent via e-mail:
bzdeba@newportbeachca.gov

RE: SCH# 2016071062; Harbor Pointe Senior Living Project, Draft Environmental Impact Report, Orange County, California

Dear Mr. Zdeba:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate category of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. **Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).
7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

- b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
- c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
- e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
- f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)). *This process should be documented in the Cultural Resources section of your environmental document.*

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

cc: State Clearinghouse



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Barbara A. Lee, Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

August 1, 2016

Mr. Benjamin Zdeba, AICP
Associate Planner
City of Newport Beach
Community Development Department
100 Civic Center Drive
Newport Beach, California 92660
bzdeba@newportbeachca.gov

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE HARBOR POINTE SENIOR LIVING PROJECT (SCH# 2016071062)

Dear Mr. Zdeba:

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of an Environmental Impact Report for the subject project. The project proposes: (1) demolition and removal of the existing approximate 8,800 square-foot, single-story restaurant and associated parking, (2) improvements on the site, (3) preparation of the site for redevelopment, and (4) construction of a five-story building, with a proposed gross floor area of 109,633 square feet, and subsurface parking.

The NOP solicits comments and suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR.

DTSC's recommendations are as follows:

- 1) The EIR should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances.
- 2) The EIR should identify any known or potentially contaminated sites within the proposed project area. For all identified sites, the EIR should evaluate whether conditions at the site may pose a threat to human health or the environment. The databases used for this identification may include the following:

- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S. EPA).
 - Hazardous Waste and Substances Site List: A planning document used by the State, local agencies, and developers to comply with California Environmental Quality Act.
 - EnviroStor: A list of hazardous waste treatment facilities and cleanup sites maintained by the Department of Toxic Substances Control.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - Geotracker: A list of Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC) maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous treatment facilities and hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 3) The project proposes removal of a parking lot. Inspections should be conducted to identify any visible signs of spills prior to the parking lot removal.
- 4) The project proposes removal of an existing restaurant. An investigation should be conducted for the building to identify presence of other related hazardous chemicals, lead-based paints or products, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities (e.g. storage and transportation). Additionally, the demolished structures should be managed and transported in compliance with California environmental regulations and policies if hazardous chemicals or waste are identified in the investigation.
- 5) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any signs of releases, and the government agency to provide appropriate regulatory oversight.

Mr. Benjamin Zdeba
August 1, 2016
Page 3

- 6) If soil is imported to backfill the excavated areas, proper sampling should be conducted to make sure that the imported soil is free of contamination.

If you would like to discuss this matter further, please contact Ms. Chia Rin Yen at 714-484-5417 or ChiaRin.Yen@dtsc.ca.gov.

Sincerely,



Yolanda Garza
Unit Chief

Brownfields Restoration and School Evaluation Branch
Brownfields and Environmental Restoration Program

cc: State Clearinghouse (via e-mail)
Office of Planning and Research
state.clearinghouse@opr.ca.gov

Mr. Dave Kereazis (via e-mail)
Office of Planning and Environmental Analysis
Dave.Kereazis@dtsc.ca.gov

Ms. Chia Rin Yen (via e-mail)
Schools Evaluation and Brownfields Cleanup Branch
ChiaRin.Yen@dtsc.ca.gov

DEPARTMENT OF TRANSPORTATION

DISTRICT 12

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*Serious drought.
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August 22, 2016

Mr. Benjamin Zdeba
City of Newport Beach
Community Development Dept.
100 Civic Center Drive
Newport Beach, CA 92660

File: IGR/CEQA
SCH#: 2016071062
12-ORA-2016-00087
SR-73 PM 24.753 /
I-405 PM 6.917

Dear Mr. Zdeba:

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on Notice of Preparation (NOP) for the proposed Harbor Pointe Senior Living Project. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities of infill, conservation, and efficient development. The proposed project consists of the demolition and removal of the existing approximate 8,800 square feet (sf), single story restaurant, associated parking, and improvements on the site; preparation of the site for redevelopment; and construction of a five story building with a proposed gross floor area of 109,633 sf, containing 128 convalescent facility and congregate care units, ancillary uses, and subsurface parking. The units would be comprised of 36 assisted living studios, 58 assisted living one bedroom units, 11 assisted living two bedroom units, 18 memory care one bedroom units, and 5 memory care two bedroom units. Additionally, the proposed facility would include on-site living amenities and improvements. This project is in proximity to State Route 73 (SR-73) and Interstate 405 (I-405). Caltrans is a commenting agency on this project, and has the following comments:

- A traffic impact study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to State facilities at the SR-73/Jamboree Road interchange – existing, opening year, and projected 20-year forecast peak-hour traffic volume – and to propose appropriate mitigation measures. The study should use as a guideline the *Caltrans Guide for the Preparation of Traffic Impact Studies*. Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide. www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf
- All intersection capacity analysis for Caltrans facilities should be conducted by the Highway Capacity Manual (HCM) 2010 methodology.

Mr. Zdeba, City of Newport Beach
August 22, 2016
Page 2

- There is a recent Caltrans/State emphasis toward reduction of Vehicle Miles Traveled (VMT) and increased transit use. Caltrans recommends that the project describe other ways to mitigate project impacts. Caltrans supports the concept of a local circulation system which is pedestrian, bicycle, and transit-friendly in order to enable residents to choose alternative modes of transportation. As a result, potential transit mitigation for development impacts can also be analyzed, such as improved transit accommodation through the provision of park and ride facilities, bicycle access, signal prioritization for transit, or other enhancements which can improve mobility and alleviate transportation impacts to State facilities. Please coordinate with OCTA to discuss/determine appropriate routing/frequency to serve this area.
- Any hauling of materials should not occur during A.M. and P.M. peak periods of travel on State facilities during demolition and/or construction of the proposed project. All vehicle loads should be covered so that materials do not blow over or onto the Caltrans Right-of-Way (R/W).

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to call Leila Carver at (949) 756-7827.

Sincerely,

A handwritten signature in blue ink that reads "Maureen El Harake". The signature is fluid and cursive, with the first name "Maureen" written in a smaller, more compact script and the last name "El Harake" written in a larger, more prominent script.

MAUREEN EL HARAKE
Branch Chief, Regional-Community-Transit Planning
District 12

c: OPR State Clearinghouse



South Coast

Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178

(909) 396-2000 ♦ www.aqmd.gov

August 11, 2016

bzdeba@newportbeachca.gov

Benjamin Zdeba, Associate Planner

City of Newport Beach – Community Development Department

100 Civic Center Drive

Newport Beach, CA 92660

**Notice of Preparation of a CEQA Document for the
Harbor Pointe Senior Living**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft EIR. Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a Draft EIR document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment (“*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*”) can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board’s *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB’s Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Finally, should the proposed project include equipment that generates or controls air contaminants, a permit may be required and the SCAQMD should be listed as a responsible agency and consulted. The assumptions in the submitted Draft EIR would also be the basis for permit conditions and limits. Permit questions can be directed to the SCAQMD Permit Services staff at (909) 396-3385, who can provide further assistance.

Project Specific Comments – Sensitive Receptors Near Freeways

While the health science behind recommendations against placing sensitive receptors close to high volume urban roads and freeways is clear, SCAQMD staff recognizes the many factors Lead Agencies must consider when siting uses such as new housing. The lead agency should consider the limitations of enhanced filtration (HVAC systems with enhanced Maximum Efficiency Reporting Value – MERV filters) for the project, especially from traffic on high volume urban roadways or a freeway. For example, these filters have no ability to filter out any toxic gasses from vehicle exhaust; have higher long-term costs related to the required regular maintenance of the filters; and it is assumed that the HVAC units and the filters operate 100 percent of the time while residents are indoors. It is critical that any proposed mitigation must be carefully evaluated prior to determining if the health risks would be brought below CEQA significance thresholds. The presumed effectiveness and feasibility of proposed mitigation should therefore be evaluated and the Draft EIR document should also quantitatively demonstrate with substantial evidence the effectiveness of any proposed mitigation on any potentially significant impact.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Mitigation Measure resources are available on the SCAQMD CEQA Air Quality Handbook website: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook>

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD’s Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD’s webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the lead agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact Jack Cheng, Air Quality Specialist by e-mail at jcheng@aqmd.gov or by phone at (909) 396-2448.

Sincerely,

Jillian Wong

Jillian Wong, Ph.D.
Planning and Rules Manager
Planning, Rule Development & Area Sources

JC:JW
ORC160722-08
Control Number



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

Office of the General Manager

RECEIVED BY
COMMUNITY
AUG 15 2016
DEVELOPMENT
CITY OF NEWPORT BEACH

August 11, 2016

City of Newport Beach
Community Development Department
Attn: Benjamin Zdeba
100 Civic Center Drive
Newport Beach, California 92660

Dear Mr. Zdeba:

Notice of Preparation of an
Environmental Impact Report for the Harbor Pointe Senior Living Project

The Metropolitan Water District of Southern California (Metropolitan) has reviewed the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the proposed Harbor Pointe Senior Living Project (the Project). The proposed project is to demolish an existing 8800 square-foot restaurant and develop a five-story, 128-unit convalescent and congregate care facility, located at 101 Bayview Place.

The proposed project would be constructed adjacent to Metropolitan's Orange County Feeder Pipeline (OC Feeder) and associated easements. The OC Feeder is a 36 inch pipeline that distributes treated water into Metropolitan's Orange County service area. The Project must not impact Metropolitan's ability to access, operate and maintain existing facilities. In addition, any proposed grading within Metropolitan's easement will require Metropolitan's review and written acceptance.

Detailed prints of drawings of Metropolitan's pipelines and rights-of-way may be obtained by calling Metropolitan's Substructures Information Line at (213) 217-6564. To assist in preparing plans that are compatible with Metropolitan's facilities, easements, and properties, we have enclosed a copy of the "Guidelines for Developments in the Area of Facilities, Fee Properties, and/or easements of The Metropolitan Water District of Southern California." Please note that all submitted designs or plans must clearly identify Metropolitan's facilities and rights-of-way.

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We appreciate the opportunity to provide input to your planning process and we look forward to further coordination on this Project. If you have any questions, please contact Sean Carlson at (213) 217-6276.

Very truly yours,

Vivian Dee Blackshaw

for

Deirdre West
Manager, Environmental Planning Team

SC/sc
(EPT Job No. 20160807EXT)

Attachment:

Guidelines for Developments in the Area of Facilities, Fee Properties, and/or easements of The Metropolitan Water District of Southern California

Guidelines for Developments in the
Area of Facilities, Fee Properties, and/or Easements
of The Metropolitan Water District of Southern California

1. Introduction

a. The following general guidelines should be followed for the design of proposed facilities and developments in the area of Metropolitan's facilities, fee properties, and/or easements.

b. We require that 3 copies of your tentative and final record maps, grading, paving, street improvement, landscape, storm drain, and utility plans be submitted for our review and written approval as they pertain to Metropolitan's facilities, fee properties and/or easements, prior to the commencement of any construction work.

2. Plans, Parcel and Tract Maps

The following are Metropolitan's requirements for the identification of its facilities, fee properties, and/or easements on your plans, parcel maps and tract maps:

a. Metropolitan's fee properties and/or easements and its pipelines and other facilities must be fully shown and identified as Metropolitan's on all applicable plans.

b. Metropolitan's fee properties and/or easements must be shown and identified as Metropolitan's with the official recording data on all applicable parcel and tract maps.

c. Metropolitan's fee properties and/or easements and existing survey monuments must be dimensionally tied to the parcel or tract boundaries.

d. Metropolitan's records of surveys must be referenced on the parcel and tract maps.

3. Maintenance of Access Along Metropolitan's Rights-of-Way

a. Proposed cut or fill slopes exceeding 10 percent are normally not allowed within Metropolitan's fee properties or easements. This is required to facilitate the use of construction and maintenance equipment, and provide access to its aboveground and belowground facilities.

b. We require that 16-foot-wide commercial-type driveway approaches be constructed on both sides of all streets crossing Metropolitan's rights-of-way. Openings are required in any median island. Access ramps, if necessary, must be at least 16-foot-wide. Grades of ramps are normally not allowed to exceed 10 percent. If the slope of an access ramp must exceed 10 percent due to the topography, the ramp must be paved. We require a 40-foot-long level area on the driveway approach to access ramps where the ramp meets the street. At Metropolitan's fee properties, we may require fences and gates.

c. The terms of Metropolitan's permanent easement deeds normally preclude the building or maintenance of structures of any nature or kind within its easements, to ensure safety and avoid interference with operation and maintenance of Metropolitan's pipelines or other facilities. Metropolitan must have vehicular access along the easements at all times for inspection, patrolling, and for maintenance of the pipelines and other facilities on a routine basis. We require a 20-foot-wide clear zone around all above-ground facilities for this routine access. This clear zone should slope away from our facility on a grade not to exceed 2 percent. We must also have access along the easements with construction equipment. An example of this is shown on Figure 1.

d. The footings of any proposed buildings adjacent to Metropolitan's fee properties and/or easements must not encroach into the fee property or easement or impose additional loading on Metropolitan's pipelines or other facilities therein. A typical situation is shown on Figure 2. Prints of the detail plans of the footings for any building or structure adjacent to the fee property or easement must be submitted for our review and written approval as they pertain to the pipeline or other facilities therein. Also, roof eaves of buildings adjacent to the easement or fee property must not overhang into the fee property or easement area.

e. Metropolitan's pipelines and other facilities, e.g. structures, manholes, equipment, survey monuments, etc. within its fee properties and/or easements must be protected from damage by the easement holder on Metropolitan's property or the property owner where Metropolitan has an easement, at no expense to Metropolitan. If the facility is a cathodic protection station it shall be located prior to any grading or excavation. The exact location, description and way of protection shall be shown on the related plans for the easement area.

4. Easements on Metropolitan's Property

a. We encourage the use of Metropolitan's fee rights-of-way by governmental agencies for public street and utility purposes, provided that such use does not interfere with Metropolitan's use of the property, the entire width of the property is accepted into the agency's public street system and fair market value is paid for such use of the right-of-way.

b. Please contact the Director of Metropolitan's Right of Way and Land Division, telephone (213) 250-6302, concerning easements for landscaping, street, storm drain, sewer, water or other public facilities proposed within Metropolitan's fee properties. A map and legal description of the requested easements must be submitted. Also, written evidence must be submitted that shows the city or county will accept the easement for the specific purposes into its public system. The grant of the easement will be subject to Metropolitan's rights to use its land for water pipelines and related purposes to the same extent as if such grant had not been made. There will be a charge for the easement. Please note that, if entry is required on the property prior to issuance of the easement, an entry permit must be obtained. There will also be a charge for the entry permit.

5. Landscaping

Metropolitan's landscape guidelines for its fee properties and/or easements are as follows:

a. A green belt may be allowed within Metropolitan's fee property or easement.

b. All landscape plans shall show the location and size of Metropolitan's fee property and/or easement and the location and size of Metropolitan's pipeline or other facilities therein.

c. Absolutely no trees will be allowed within 15 feet of the centerline of Metropolitan's existing or future pipelines and facilities.

d. Deep-rooted trees are prohibited within Metropolitan's fee properties and/or easements. Shallow-rooted trees are the only trees allowed. The shallow-rooted trees will not be permitted any closer than 15 feet from the centerline of the pipeline, and such trees shall not be taller than 25 feet with a root spread no greater than 20 feet in diameter at maturity. Shrubs, bushes, vines, and ground cover are permitted, but larger shrubs and bushes should not be planted directly over our pipeline. Turf is acceptable. We require submittal of landscape plans for Metropolitan's prior review and written approval. (See Figure 3).

e. The landscape plans must contain provisions for Metropolitan's vehicular access at all times along its rights-of-way to its pipelines or facilities therein. Gates capable of accepting Metropolitan's locks are required in any fences across its rights-of-way. Also, any walks or drainage facilities across its access route must be constructed to AASHTO H-20 loading standards.

f. Rights to landscape any of Metropolitan's fee properties must be acquired from its Right of Way and Land Division. Appropriate entry permits must be obtained prior to any entry on its property. There will be a charge for any entry permit or easements required.

6. Fencing

Metropolitan requires that perimeter fencing of its fee properties and facilities be constructed of universal chain link, 6 feet in height and topped with 3 strands of barbed wire angled upward and outward at a 45 degree angle or an approved equal for a total fence height of 7 feet. Suitable substitute fencing may be considered by Metropolitan. (Please see Figure 5 for details).

7. Utilities in Metropolitan's Fee Properties and/or Easements or Adjacent to Its Pipeline in Public Streets

Metropolitan's policy for the alinement of utilities permitted within its fee properties and/or easements and street rights-of-way is as follows:

a. Permanent structures, including catch basins, manholes, power poles, telephone riser boxes, etc., shall not be located within its fee properties and/or easements.

b. We request that permanent utility structures within public streets, in which Metropolitan's facilities are constructed under the Metropolitan Water District Act, be placed as far from our pipeline as possible, but not closer than 5 feet from the outside of our pipeline.

c. The installation of utilities over or under Metropolitan's pipeline(s) must be in accordance with the requirements shown on the enclosed prints of Drawings Nos. C-11632 and C-9547. Whenever possible we request a minimum of one foot clearance between Metropolitan's pipe and your facility. Temporary support of Metropolitan's pipe may also be required at undercrossings of its pipe in an open trench. The temporary support plans must be reviewed and approved by Metropolitan.

d. Lateral utility crossings of Metropolitan's pipelines must be as perpendicular to its pipeline alinement as practical. Prior to any excavation our pipeline shall be located manually and any excavation within two feet of our pipeline must be done by hand. This shall be noted on the appropriate drawings.

e. Utilities constructed longitudinally within Metropolitan's rights-of-way must be located outside the theoretical trench prism for uncovering its pipeline and must be located parallel to and as close to its rights-of-way lines as practical.

f. When piping is jacked or installed in jacked casing or tunnel under Metropolitan's pipe, there must be at least two feet of vertical clearance between the bottom of Metropolitan's pipe and the top of the jacked pipe, jacked casing or tunnel. We also require that detail drawings of the shoring for the jacking or tunneling pits be submitted for our review and approval. Provisions must be made to grout any voids around the exterior of the jacked pipe, jacked casing or tunnel. If the piping is installed in a jacked casing or tunnel the annular space between the piping and the jacked casing or tunnel must be filled with grout.

g. Overhead electrical and telephone line requirements:

1) Conductor clearances are to conform to the California State Public Utilities Commission, General Order 95, for Overhead Electrical Line Construction or at a greater clearance if required by Metropolitan. Under no circumstances shall clearance be less than 35 feet.

2) A marker must be attached to the power pole showing the ground clearance and line voltage, to help prevent damage to your facilities during maintenance or other work being done in the area.

3) Line clearance over Metropolitan's fee properties and/or easements shall be shown on the drawing to indicate the lowest point of the line under the most adverse conditions including consideration of sag, wind load, temperature change, and support type. We require that overhead lines be located at least 30 feet laterally away from all above-ground structures on the pipelines.

4) When underground electrical conduits, 120 volts or greater, are installed within Metropolitan's fee property and/or easement, the conduits must be incased in a minimum of three inches of red concrete. Where possible, above ground warning signs must also be placed at the right-of-way lines where the conduits enter and exit the right-of-way.

h. The construction of sewerlines in Metropolitan's fee properties and/or easements must conform to the California Department of Health Services Criteria for the Separation of Water Mains and Sanitary Services and the local City or County Health Code Ordinance as it relates to installation of sewers in the vicinity of pressure waterlines. The construction of sewerlines should also conform to these standards in street rights-of-way.

i. Cross sections shall be provided for all pipeline crossings showing Metropolitan's fee property and/or ~~easement limits~~ and the location of our pipeline(s). The exact locations of the crossing pipelines and their elevations shall be marked on as-built drawings for our information.

j. Potholing of Metropolitan's pipeline is required if the vertical clearance between a utility and Metropolitan's pipeline is indicated on the plan to be one foot or less. If the indicated clearance is between one and two feet, potholing is suggested. Metropolitan will provide a representative to assist others in locating and identifying its pipeline. Two-working days notice is requested.

k. Adequate shoring and bracing is required for the full depth of the trench when the excavation encroaches within the zone shown on Figure 4.

l. The location of utilities within Metropolitan's fee property and/or easement shall be plainly marked to help prevent damage during maintenance or other work done in the area. Detectable tape over buried utilities should be placed a minimum of 12 inches above the utility and shall conform to the following requirements:

1) Water pipeline: A two-inch blue warning tape shall be imprinted with:

"CAUTION BURIED _____ PIPELINE"

2) Gas, oil, or chemical pipeline: A two-inch yellow warning tape shall be imprinted with:

"CAUTION BURIED _____ PIPELINE"

3) Sewer or storm drain pipeline: A two-inch green warning tape shall be imprinted with:

"CAUTION BURIED _____ PIPELINE"

4) Electric, street lighting, or traffic signals conduit: A two-inch red warning tape shall be imprinted with:

"CAUTION BURIED _____ CONDUIT"

5) Telephone, or television conduit: A two-inch orange warning tape shall be imprinted with:

"CAUTION BURIED _____ CONDUIT"

m. Cathodic Protection requirements:

1) If there is a cathodic protection station for Metropolitan's pipeline in the area of the proposed work, it shall be located prior to any grading or excavation. The exact location, description and manner of protection shall be shown on all applicable plans. Please contact Metropolitan's Corrosion Engineering Section, located at Metropolitan's F. E. Weymouth Softening and Filtration Plant, 700 North Moreno Avenue, La Verne, California 91750, telephone (714) 593-7474, for the locations of Metropolitan's cathodic protection stations.

2) If an induced-current cathodic protection system is to be installed on any pipeline crossing Metropolitan's pipeline, please contact Mr. Wayne E. Risner at (714) 593-7474 or (213) 250-5085. He will review the proposed system and determine if any conflicts will arise with the existing cathodic protection systems installed by Metropolitan.

3) Within Metropolitan's rights-of-way, pipelines and carrier pipes (casings) shall be coated with an approved protective coating to conform to Metropolitan's requirements, and shall be maintained in a neat and orderly condition as directed by Metropolitan. The application and monitoring of cathodic protection on the pipeline and casing shall conform to Title 49 of the Code of Federal Regulations, Part 195.

4) If a steel carrier pipe (casing) is used:

(a) Cathodic protection shall be provided by use of a sacrificial magnesium anode (a sketch showing the cathodic protection details can be provided for the designers information).

(b) The steel carrier pipe shall be protected with a coal tar enamel coating inside and out in accordance with AWWA C203 specification.

n. All trenches shall be excavated to comply with the ~~CAL/OSHA Construction Safety Orders, Article 6, beginning with Sections 1539 through 1547.~~ Trench backfill shall be placed in 8-inch lifts and shall be compacted to 95 percent relative compaction (ASTM D698) across roadways and through protective dikes. Trench backfill elsewhere will be compacted to 90 percent relative compaction (ASTM D698).

o. Control cables connected with the operation of Metropolitan's system are buried within streets, its fee properties and/or easements. The locations and elevations of these cables shall be shown on the drawings. The drawings shall note that prior to any excavation in the area, the control cables shall be located and measures shall be taken by the contractor to protect the cables in place.

p. Metropolitan is a member of Underground Service Alert (USA). The contractor (excavator) shall contact USA at 1-800-422-4133 (Southern California) at least 48 hours prior to starting any excavation work. The contractor will be liable for any damage to Metropolitan's facilities as a result of the construction.

8. Paramount Right

Facilities constructed within Metropolitan's fee properties and/or easements shall be subject to the paramount right of Metropolitan to use its fee properties and/or easements for the purpose for which they were acquired. If at any time Metropolitan or its assigns should, in the exercise of their rights, find it necessary to remove any of the facilities from the fee properties and/or easements, such removal and replacement shall be at the expense of the owner of the facility.

9. Modification of Metropolitan's Facilities

When a manhole or other of Metropolitan's facilities must be modified to accommodate your construction or reconstruction, Metropolitan will modify the facilities with its forces. This should be noted on the construction plans. The estimated cost to perform this modification will be given to you and we will require a deposit for this amount before the work is performed. Once the deposit is received, we will schedule the work. Our forces will coordinate the work with your contractor. Our final billing will be based on actual cost incurred, and will include materials, construction, engineering plan review, inspection, and administrative overhead charges calculated in accordance with Metropolitan's standard accounting practices. If the cost is less than the deposit, a refund will be made; however, if the cost exceeds the deposit, an invoice will be forwarded for payment of the additional amount.

10. Drainage

a. Residential or commercial development typically increases and concentrates the peak storm water runoff as well as the total yearly storm runoff from an area, thereby increasing the requirements for storm drain facilities downstream of the development. Also, throughout the year water from landscape irrigation, car washing, and other outdoor domestic water uses flows into the storm drainage system resulting in weed abatement, insect infestation, obstructed access and other problems. Therefore, it is Metropolitan's usual practice not to approve plans that show discharge of drainage from developments onto its fee properties and/or easements.

b. If water must be carried across or discharged onto Metropolitan's fee properties and/or easements, Metropolitan will insist that plans for development provide that it be carried by closed conduit or lined open channel approved in writing by Metropolitan. Also the drainage facilities must be maintained by others, e.g., city, county, homeowners association, etc. If the development proposes changes to existing drainage features, then the developer shall make provisions to provide for replacement and these changes must be approved by Metropolitan in writing.

11. Construction Coordination

During construction, Metropolitan's field representative will make periodic inspections. We request that a stipulation be added to the plans or specifications for notification of Mr. _____ of Metropolitan's Operations Services Branch, telephone (213) 250-_____, at least two working days prior to any work in the vicinity of our facilities.

12. Pipeline Loading Restrictions

a. Metropolitan's pipelines and conduits vary in structural strength, and some are not adequate for AASHTO H-20 loading. Therefore, specific loads over the specific sections of pipe or conduit must be reviewed and approved by Metropolitan. However, Metropolitan's pipelines are typically adequate for AASHTO H-20 loading provided that the cover over the pipeline is not less than four feet or the cover is not substantially increased. If the temporary cover over the pipeline during construction is between three and four feet, equipment must be restricted to that which

imposes loads no greater than AASHTO H-10. If the cover is between two and three feet, equipment must be restricted to that of a Caterpillar D-4 tract-type tractor. If the cover is less than two feet, only hand equipment may be used. Also, if the contractor plans to use any equipment over Metropolitan's pipeline which will impose loads greater than AASHTO H-20, it will be necessary to submit the specifications of such equipment for our review and approval at least one week prior to its use. More restrictive requirements may apply to the loading guideline over the San Diego Pipelines 1 and 2, portions of the Orange County Feeder, and the Colorado River Aqueduct. Please contact us for loading restrictions on all of Metropolitan's pipelines and conduits.

b. The existing cover over the pipeline shall be maintained unless Metropolitan determines that proposed changes do not pose a hazard to the integrity of the pipeline or an impediment to its maintenance.

13. Blasting

a. At least 20 days prior to the start of any drilling for rock excavation blasting, or any blasting, in the vicinity of Metropolitan's facilities, a two-part preliminary conceptual plan shall be submitted to Metropolitan as follows:

b. Part 1 of the conceptual plan shall include a complete summary of proposed transportation, handling, storage, and use of explosions.

c. Part 2 shall include the proposed general concept for blasting, including controlled blasting techniques and controls of noise, fly rock, airblast, and ground vibration.

14. CEQA Requirements

a. When Environmental Documents Have Not Been Prepared

1) Regulations implementing the California Environmental Quality Act (CEQA) require that Metropolitan have an opportunity to consult with the agency or consultants preparing any environmental documentation. We are required to review and consider the environmental effects of the project as shown in the Negative Declaration or Environmental Impact Report (EIR) prepared for your project before committing Metropolitan to approve your request.

2) In order to ensure compliance with the regulations implementing CEQA where Metropolitan is not the Lead Agency, the following minimum procedures to ensure compliance with the Act have been established:

a) Metropolitan shall be timely advised of any determination that a Categorical Exemption applies to the project. The Lead Agency is to advise Metropolitan that it and other agencies participating in the project have complied with the requirements of CEQA prior to Metropolitan's participation.

b) Metropolitan is to be consulted during the preparation of the Negative Declaration or EIR.

c) Metropolitan is to review and submit any necessary comments on the Negative Declaration or draft EIR.

d) Metropolitan is to be indemnified for any costs or liability arising out of any violation of any laws or regulations including but not limited to the California Environmental Quality Act and its implementing regulations.

b. When Environmental Documents Have Been Prepared

If environmental documents have been prepared for your project, please furnish us a copy for our review and files in a timely manner so that we may have sufficient time to review and comment. The following steps must also be accomplished:

1) The Lead Agency is to advise Metropolitan that it and other agencies participating in the project have complied with the requirements of CEQA prior to Metropolitan's participation.

2) You must agree to indemnify Metropolitan, its officers, engineers, and agents for any costs or liability arising out of any violation of any laws or regulations including but not limited to the California Environmental Quality Act and its implementing regulations.

15. Metropolitan's Plan-Review Cost

a. An engineering review of your proposed facilities and developments and the preparation of a letter response

giving Metropolitan's comments, requirements and/or approval that will require 8 man-hours or less of effort is typically performed at no cost to the developer, unless a facility must be modified where Metropolitan has superior rights. If an engineering review and letter response requires more than 8 man-hours of effort by Metropolitan to determine if the proposed facility or development is compatible with its facilities, or if modifications to Metropolitan's manhole(s) or other facilities will be required, then all of Metropolitan's costs associated with the project must be paid by the developer, unless the developer has superior rights.

b. A deposit of funds will be required from the developer before Metropolitan can begin its detailed engineering plan review that will exceed 8 hours. The amount of the required deposit will be determined after a cursory review of the plans for the proposed development.

c. Metropolitan's final billing will be based on actual cost incurred, and will include engineering plan review, inspection, materials, construction, and administrative overhead charges calculated in accordance with Metropolitan's standard accounting practices. If the cost is less than the deposit, a refund will be made; however, if the cost exceeds the deposit, an invoice will be forwarded for payment of the additional amount. Additional deposits may be required if the cost of Metropolitan's review exceeds the amount of the initial deposit.

16. Caution

We advise you that Metropolitan's plan reviews and responses are based upon information available to Metropolitan which was prepared by or on behalf of Metropolitan for general record purposes only. Such information may not be sufficiently detailed or accurate for your purposes. No warranty of any kind, either express or implied, is attached to the information therein conveyed as to its accuracy, and no inference should be drawn from Metropolitan's failure to comment on any aspect of your project. You are therefore cautioned to make such surveys and other field investigations as you may deem prudent to assure yourself that any plans for your project are correct.

17. Additional Information

Should you require additional information, please contact:

Civil Engineering Substructures Section
Metropolitan Water District
of Southern California
P.O. Box 54153
Los Angeles, California 90054-0153
(213) 217-6000

JEH/MRW/lk

Rev. January 22, 1989

Encl.

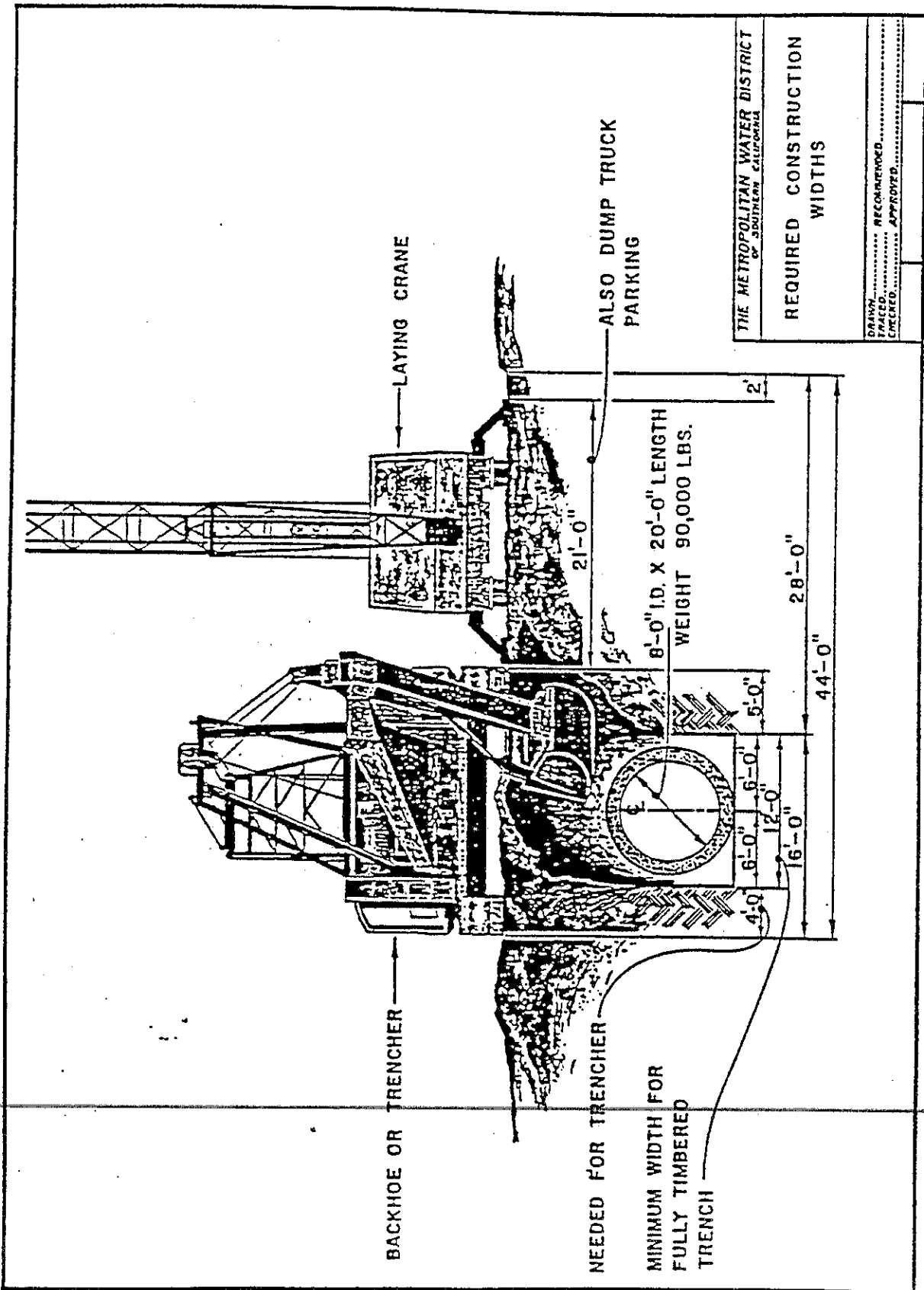
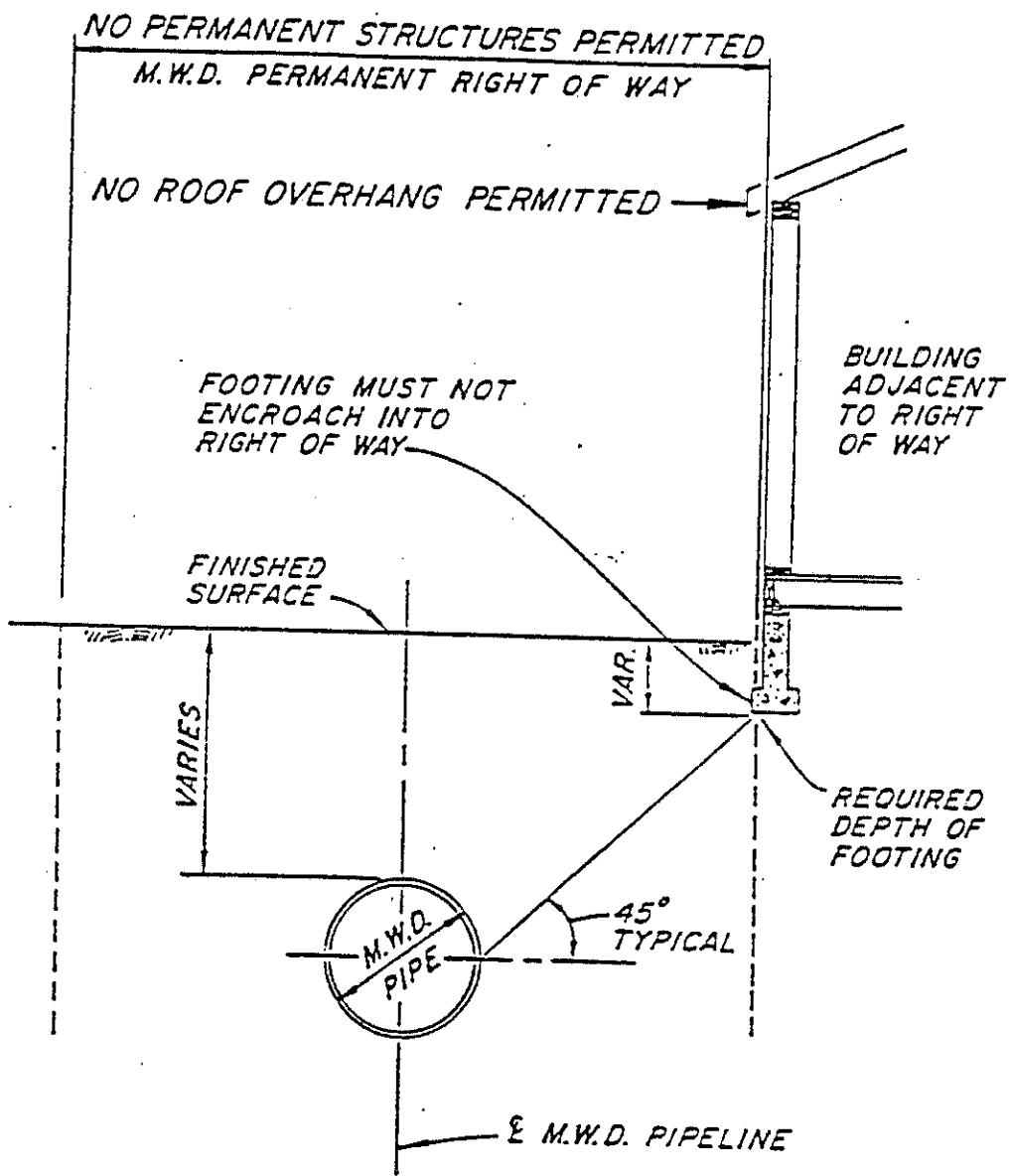


FIGURE 1

FORM NO 39 3 1000 11.58 P.C. NO. 48-1907



NOTE: M.W.D. PIPELINE SIZE, DEPTH, LOCATION AND WIDTH OF PERMANENT RIGHT OF WAY VARIES.

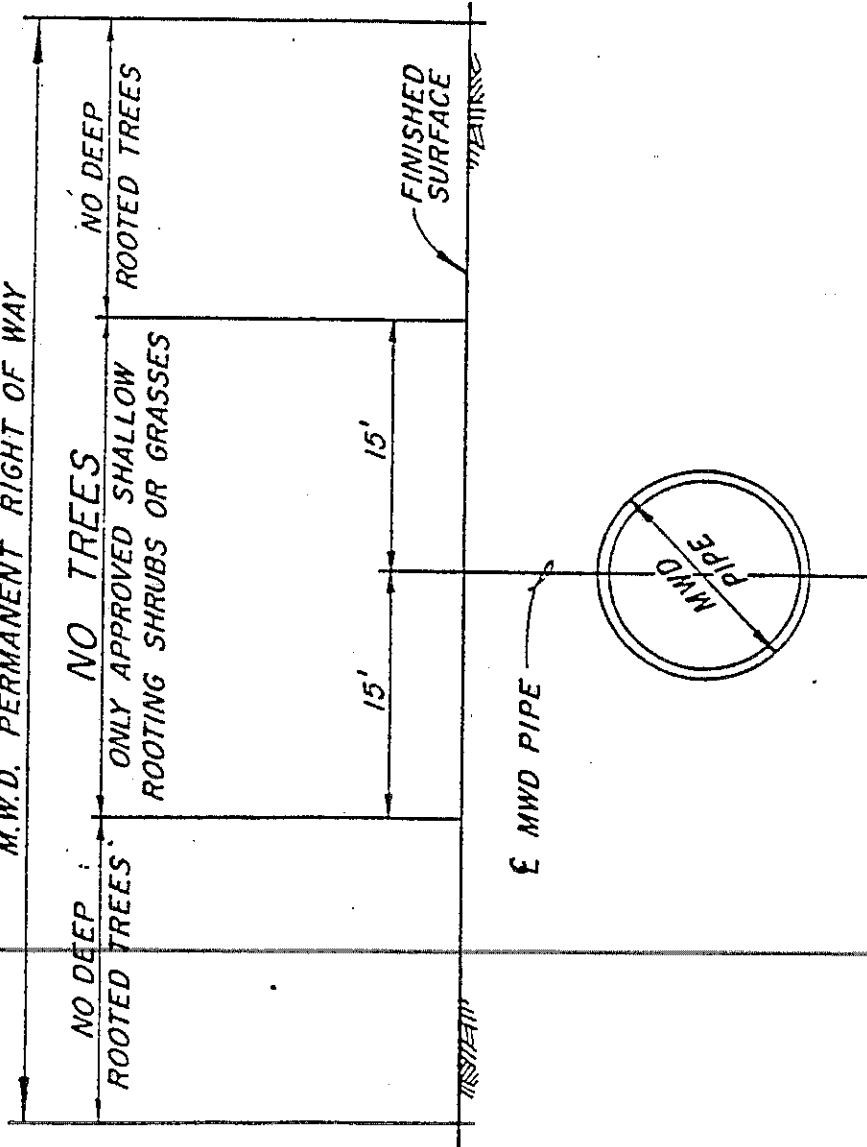
THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

REQUIREMENTS FOR BUILDINGS AND FOOTINGS ADJACENT TO M.W.D. RIGHT OF WAY

DRAWN	RECOMMENDED
TRACED	
CHECKED	APPROVED

FIGURE 2

M.W.D. PERMANENT RIGHT OF WAY

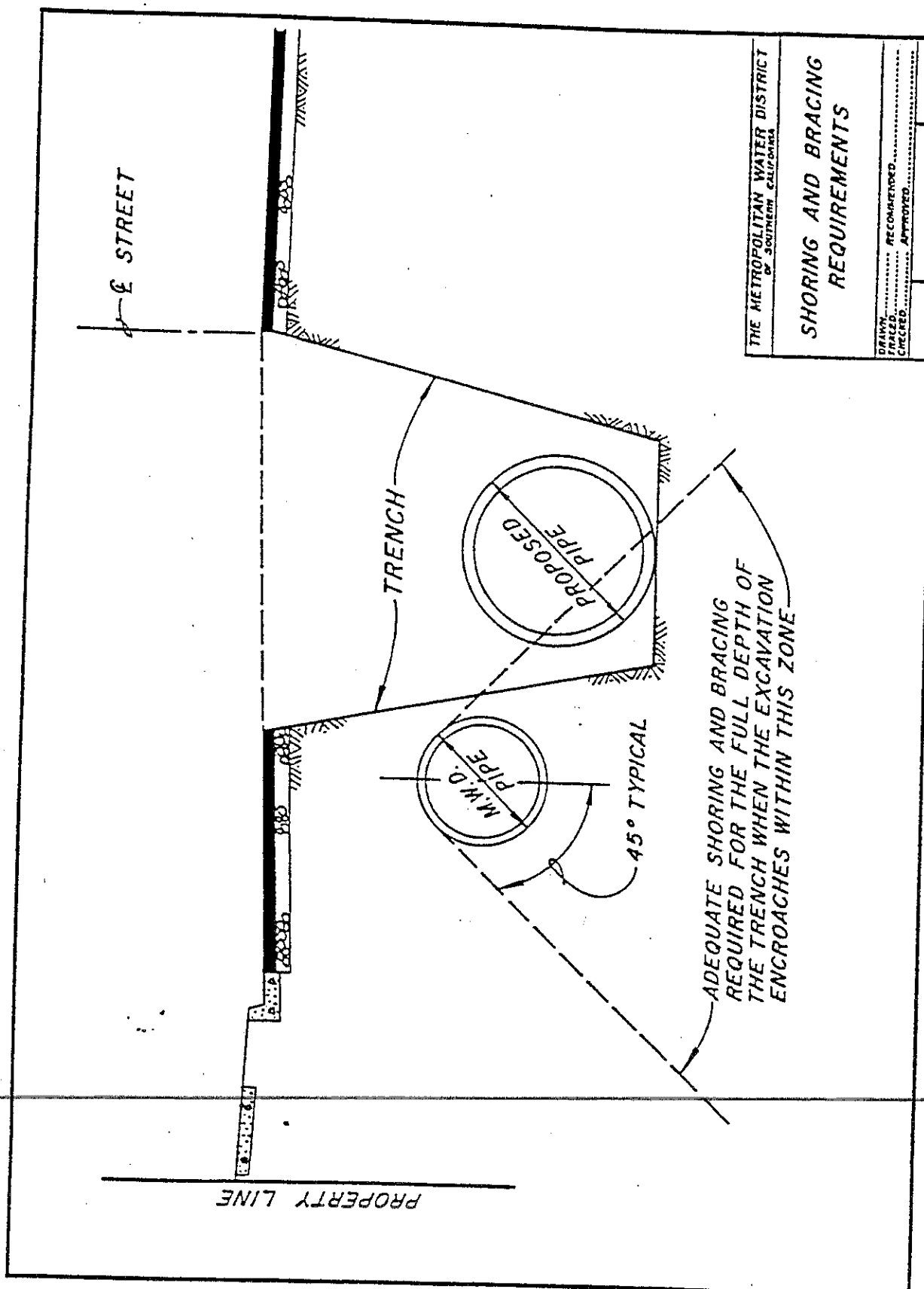


THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

LANDSCAPE GUIDELINES
FOR
M.W.D. RIGHT OF WAY

DESIGN: RECOMMENDED.....
DRAWN: CHECKED.....
DATE: APPROVED.....

FIGURE 3

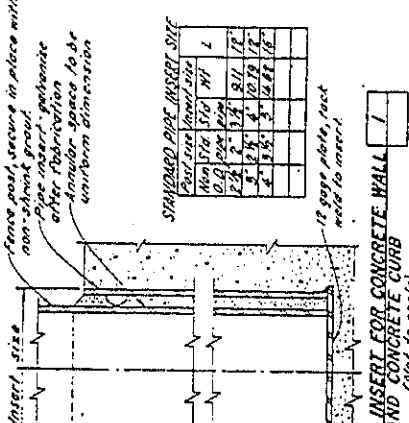


THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

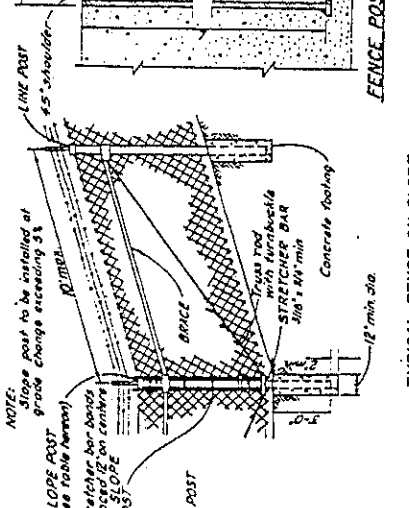
**SHORING AND BRACING
REQUIREMENTS**

DRAWN..... RECOMMENDED.....
CHECKED..... APPROVED.....

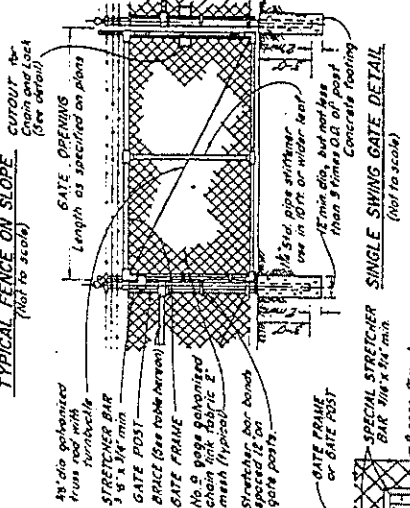
FIGURE 4



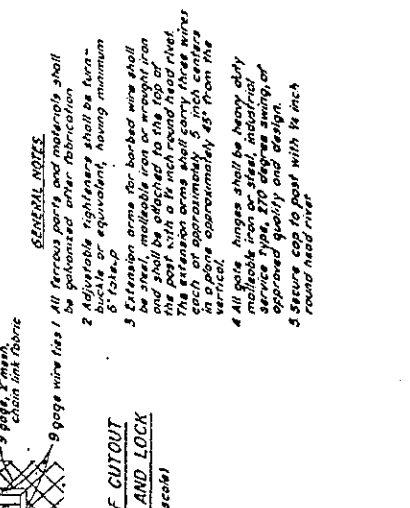
FENCE POST INSERT FOR CONCRETE WALL AND CONCRETE CURB
(Not to scale)



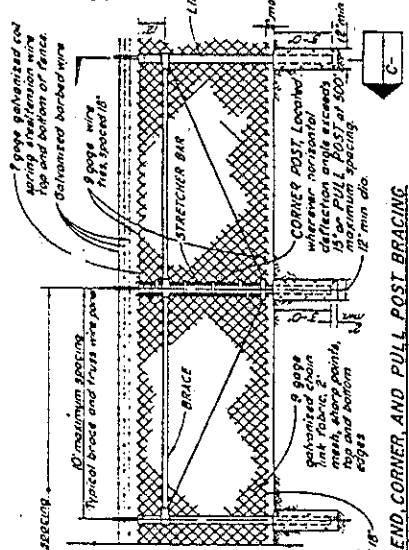
TYPICAL FENCE ON SLOPE
(Not to scale)



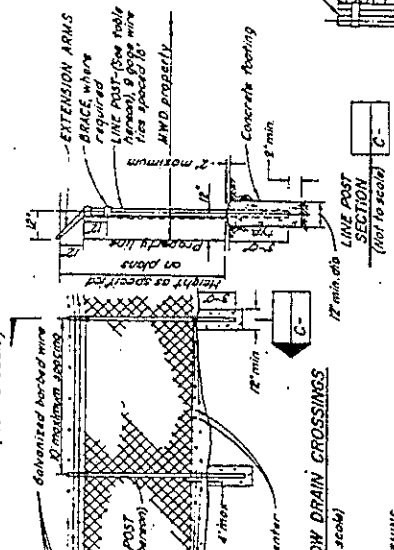
SINGLE SWING GATE DETAIL
(Not to scale)



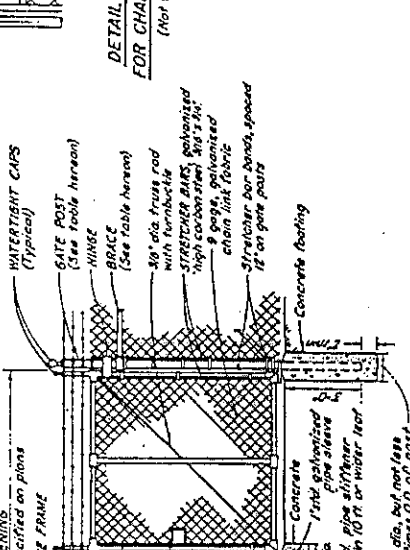
DETAIL OF CUTOUT FOR CHAIN AND LOCK
(Not to scale)



END CORNER AND PULL POST BRACING
(Not to scale)



ELEVATION AT SHALLOW DRAIN CROSSINGS
(Not to scale)



DOUBLE SWING GATE DETAIL
(Not to scale)

Use	Type	Nominal Section (Inches)	Height (Feet)
End, corner, slope, pull and gate posts for single gates 6 feet or less in width and double gates 12 feet or less in width (fabric 7 1/2 inches or higher)	Pipe	2 1/2	2.975
End, corner, slope, pull and gate posts for single gates 6 feet or less in width and double gates 12 feet or less in width (fabric 7 1/2 inches or higher)	Pipe	2	2.315
Gate posts for chain link over 18 feet in width and double swing gates over 36 feet in width	Pipe	5 1/2	6.000
Gate posts for chain link over 18 feet in width and double swing gates over 36 feet in width	Pipe	6	6.685
Gate posts for chain link over 18 feet in width and double swing gates over 36 feet in width	Pipe	8	8.685
Gate posts for chain link over 18 feet in width and double swing gates over 36 feet in width	Pipe	10	10.685
Gate posts for chain link over 18 feet in width and double swing gates over 36 feet in width	Pipe	12	12.685
Gate posts for chain link over 18 feet in width and double swing gates over 36 feet in width	Pipe	14	14.685
Gate posts for chain link over 18 feet in width and double swing gates over 36 feet in width	Pipe	16	16.685
Gate posts for chain link over 18 feet in width and double swing gates over 36 feet in width	Pipe	18	18.685
Gate posts for chain link over 18 feet in width and double swing gates over 36 feet in width	Pipe	20	20.685
Gate posts for chain link over 18 feet in width and double swing gates over 36 feet in width	Pipe	22	22.685
Gate posts for chain link over 18 feet in width and double swing gates over 36 feet in width	Pipe	24	24.685
Gate posts for chain link over 18 feet in width and double swing gates over 36 feet in width	Pipe	26	26.685
Gate posts for chain link over 18 feet in width and double swing gates over 36 feet in width	Pipe	28	28.685
Gate posts for chain link over 18 feet in width and double swing gates over 36 feet in width	Pipe	30	30.685

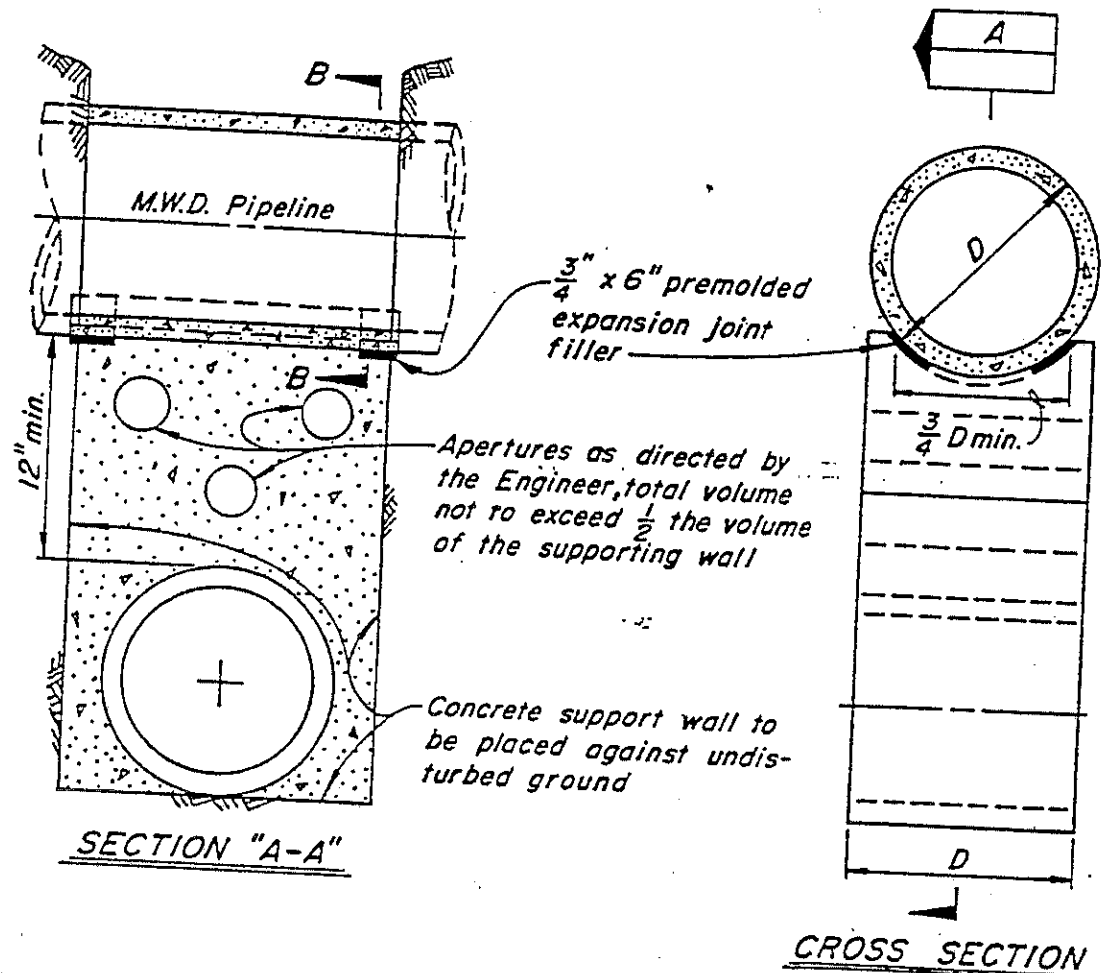
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA DISTRIBUTION SYSTEM

CHAIN LINK FENCE DETAILS

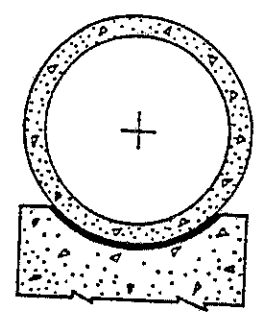
NO.	DATE	CHKD.	DES.	REVISED	REC.	APP.

RECOMMENDED CHECKED BY: _____
DESIGNED BY: _____
DATE: _____

REVISION COORDINATION CHECK	DESIGN	RELEASE	DATE



1. Supporting wall shall have a firm bearing on the subgrade and against the side of the excavation.
2. Premolded expansion joint filler per ASTM D-1751-73 to be used in support for steel pipe only.
3. If trench width is 4 feet or greater, measured along centerline of M.W.D. pipe, concrete support must be constructed.
4. If trench width is less than 4 feet, clean sand backfill, compacted to 90% density in accordance with the provisions of ASTM Standard D-1557-70 may be used in lieu of the concrete support wall.



THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

TYPICAL SUPPORT FOR M.W.D. PIPELINE

DRAWN	RECOMMENDED
TRACED	
CHECKED	APPROVED

C-9547



IRVINE RANCH WATER DISTRICT

15600 Sand Canyon Ave., P.O. Box 57000, Irvine, CA 92619-7000 (949) 453-5300

August 22, 2016

Benjamin Zdeba, ACIP
Associate Planner
City of Newport Beach
Community Development Department
100 Civic Center Drive
Newport Beach, CA 92660

Re: Notice of Preparation (NOP) – Harbor Pointe Senior Living EIR

Dear Mr. Zdeba:

Irvine Ranch Water District (IRWD) has received and reviewed the subject NOP and offers the following comments.

The NOP states that the Harbor Pointe Senior Living Project (Project) will be at 101 Bayview Place in the city of Newport Beach. The proposed Project will consist of the demolition of an existing 8,800 square foot restaurant and the development of a five-story, 128-unit (144-bed) convalescent and congregate care facility. Additionally, the proposed Project's facility would include living rooms, Grill, Bistro, dining rooms, fitness room, spa/salon, laundry and housekeeping. The NOP further states that the proposed Project would require modifications to both on-site and off-site utility connections and improvements including domestic water, wastewater collection and disposal.

IRWD is the water service provider for this proposed Project site. Any modifications necessary to the domestic water service should be coordinated with IRWD. Because the water items may have potentially significant impacts, water demand estimates for existing, and future conditions will need to be coordinated with IRWD. Subsequently, an evaluation of potential impacts to the potable water systems associated with the Project may be required. Please contact Eric Akiyoshi, Principal Engineer at (949) 453-5300 to further discuss these requirements.

IRWD appreciates the opportunity to review and comment on the NOP and looks forward to reviewing the project's Draft Environmental Impact Report when it is completed. If you have any questions or require additional information, please contact the undersigned at (949) 453-5325 or Jo Ann Corey, Engineering Technician III at (949) 453-5326.

Sincerely,

A handwritten signature in black ink, appearing to read "Fiona M. Sanchez".

Fiona M. Sanchez
Director of Water Resources

cc: Eric Akiyoshi, IRWD
Jo Ann Corey, IRWD



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

August 22, 2016

Benjamin Zdeba, Associate Planner
City of Newport Beach, Community Development Dept.
100 Civic Center Drive
Newport Beach, CA 92660

Subject: Harbor Pointe Senior Living Project NOP of DEIR

Dear Mr. Zdeba:

Thank you for the opportunity to review the initial for the proposed Harbor Pointe Senior Living Project in the context of the Airport Land Use Commission's (ALUC) *Airport Environs Land Use Plan (AELUP) for John Wayne Airport (JWA)*. The proposed project consists of the demolition of an existing 8,800 square foot restaurant and development of a five-story 128-unit convalescent and congregate care facility and associated ancillary uses and subsurface parking.

The proposed project is located within the 60 dBA CNEL noise contour for JWA. The DEIR should discuss the project's location within Noise Impact Zone 2 and what sound attenuation requirements will be met by the proposed project. In addition, it is recommended that designated outdoor common or recreational areas within Noise Impact Zone 2 provide outdoor signage informing the public of the presence of operating aircraft.

The proposed project is located within the Federal Aviation Regulation (FAR) Part 77 Notification Area for JWA. The initial study states that the proposed maximum height for the proposed project is five stories. We recommend that the project proponent utilize the Notice Criteria Tool on the Federal Aviation Administration (FAA) website <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> to determine if the proposed project penetrates the notification surface and requires filing Form 7460-1 Notice of Proposed Construction or Alteration with the FAA. The results from the Notice Criteria Tool should be included in the DEIR. Additionally, if the project requires Form 7460-1 filing, the resulting FAA airspace determination should be included in the project submittal package to ALUC.

The proposed project is also located within the Obstruction Imaginary Surfaces for JWA. We recommend that the DEIR discuss what the maximum height will be for the site since a General Plan Amendment and a Planned Community Development Plan Amendment is

required from the City of Newport Beach. In addition, the proposed project is located within Safety Zone 6 for the long runway at JWA and is just outside Safety Zone 3. The DEIR should discuss the proposed project in relation to these safety zones.

A referral by the City to the ALUC may be required for this project due to the location of the proposal within an AELUP Planning Area and due to the nature of the required City approvals (i.e. General Plan Amendment and Planned Community Development Plan Amendment) under PUC Section 21676(b). In this regard, please note that the Commission wants such referrals to be submitted and agendized by the ALUC staff between the Local Agency's expected Planning Commission and City Council hearings. Since the ALUC meets on the third Thursday afternoon of each month, submittals must be received in the ALUC office by the first of the month to ensure sufficient time for review, analysis, and agendizing.

Thank you again for the opportunity to comment on the initial study. Please contact Lea Choum at (949) 252-5123 or via email at lchoum@ocair.com should you have any questions related to the Airport Land Use Commission for Orange County.

Sincerely,



Kari A. Rigoni
Executive Officer

NCL 16-030

August 22, 2016

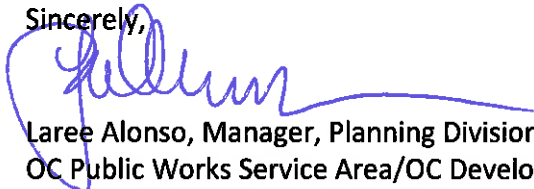
Mr. Benjamin Zdeba, AICP, Associate Planner
City of Newport Beach, Community Development Dept.
100 Civic Center Drive
Newport Beach, California 92660

SUBJECT: Notice of Preparation of an Environmental Impact Report for the Harbor Point Senior Living Project:

Dear Mr. Zdeba:

The County of Orange has reviewed the Notice of Preparation of an Environmental Impact Report for the Harbor Point Senior Living Project located in City of Newport Beach and has no comments at this time. We would like to be advised of any further developments on the project. Please continue to keep us on the distribution list for future notifications related to this project.

Sincerely,



Laree Alonso, Manager, Planning Division
OC Public Works Service Area/OC Development Services
300 North Flower Street
Santa Ana, California 92702-4048
Laree.alonso@ocpw.ocgov.com

LA/yj



California Cultural Resource Preservation Alliance, Inc.

**P.O. Box 54132
Irvine, CA 92619-4132**

**An alliance of American Indian and scientific communities working for
the preservation of archaeological sites and other cultural resources.**

July 25, 2016

Benjamin Zdeba, AICP, Associate Planner
City of Newport Beach, Community Development Department
100 Civic Center Drive
Newport Beach, CA 92660

Re: Harbor Pointe Senior Living Project Notice of Preparation and Scoping Meeting

Dear Mr. Zdeba:

Thank you for the opportunity to review the above mentioned document. We are concerned that the proposed project area is culturally sensitive with a high potential for the presence of buried archaeological resources and Native American human remains. As indicated by the presence of archaeological sites at Banning Ranch in Newport Beach and Fairview Park in Costa Mesa, the region was densely occupied by prehistoric populations prior to European contact. Although the Area of Potential Effect is developed with a slab-on-grade restaurant and associated asphalt-paved surface parking lot, if the development occurred prior to the passage and implementation of the California Environmental Quality Act in 1970, and archaeological investigations were not conducted, the potential for buried archaeological resources remains high. If present, these resources and remains would be impacted by the new construction, especially the subsurface parking. Therefore, we request that cultural resources are given serious consideration in the scoping and preparation of the EIR.

It is also important that the City comply with AB 52, which requires consultation with Native American tribes regarding "Tribal Cultural Resources" during the EIR process. We look forward to the opportunity to review the draft EIR when it is available.

Sincerely,

A photograph of a handwritten signature in cursive script that reads "Patricia Martz". The signature is written in dark ink on a light-colored, slightly textured paper background.

Patricia Martz, Ph.D.
President

Zdeba, Benjamin

From: David Bonaparte <dbonaparte@prescompanies.com>
Sent: Monday, August 22, 2016 2:54 PM
To: Zdeba, Benjamin
Cc: Brad Schroth
Subject: Harbour Pointe Senior Living

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Zdeba:

We received notification regarding the Notice of Preperation for an EIR for the site currently occupied by Kitayama Restaurant. PRES is the owner of the adjacent office building located at 2424 SE Bristol Street and the vacant land located at 2301, 2331 Zenith Avenue and 2332 SE Bristol Street. As neighboring property owners, we are interested in working with the City and the applicant to ensure the successful development and operation of high quality projects on Bristol that are compatible with other properties and uses in the area.

At this time, our knowledge of the scope for the proposed project is limited to the Notice dated July 22, 2016. Based on our understanding, the applicant wishes to modify the use from a restaurant to a 144 bed senior living facility, including convalescent and congregate care. In addition to the typical elements contained in an EIR, we believe the EIR should provide specific analysis regarding:

1. Proposed change to current land use and compatibility with existing uses
2. Increased traffic and safety concerns, particularly when entering and exiting from Bristol Street and access from Zenith Avenue in the rear
3. Significant increase in building height and project density, which will negatively impact our office building at 2424 SE Bristol Street

We appreciate the opportunity to provide input, and look forward to working with the City and the applicant.

Should you have any questions, please do not hesitate to contact me.

Thank you.

Very Truly Yours,

David Bonaparte . Managing Principal . PRES . 19782 MacArthur Boulevard, Suite 100 . Irvine, California 92612 . Office: 949 442 5965 . Cell: 949 228 2299
. dbonaparte@prescompanies.com . www.prescompanies.com



GABRIELENO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Benjamin Zeba, AICP
Associate Planner
City of Newport Beach, Community Development Department

RE: AB52 consultation response for Harbor Pointe Senior Living Project-Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting

Dear Benjamin Zeba,

Aug 26, 2016

Please find this letter in response to your request for consultation dated July 22, 2016. I have reviewed the project site and do have concerns for cultural resources. Your project lies in an area where the Ancestral territories of the Kizh (Kite) Gabrieleño's villages adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods. The homeland of the Kizh Gabrieleño was probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the Los Angeles Basin, and reached as far east as the San Bernardino-Riverside area. The homeland of our neighbors the Serranos was primarily the San Bernardino Mountains, including the slopes and lowlands on the north and south flanks. Whatever the linguistic affiliation, Native Americans in and around the project area exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/ base sites are marked by midden deposits often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies of ten left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources.

Due to the project location and the high sensitivity of the area location, we would like to request one of our certified Native American Monitor to be on site during any and all ground disturbances (including but not limited to pavement removal, post holing, auguring, boring, grading, excavation and trenching) to protect any cultural resources which may be effected during construction or development. In all cases, when the Native American Heritage Commission states there are "no records of sacred sites in the project area" the NAHC will always refer lead agencies to the respective Native American Tribe because the NAHC is only aware of general information and are not the experts on each California Tribe. Our Elder Committee & Tribal Historians are the experts for our Tribe and are able to provide a more complete history (both written and oral) regarding the location of historic villages, trade routes, cemeteries and sacred/religious sites in the project area. While the property may be located in an area that has been previously developed, numerous examples can be shared to show that there still is a possibility that unknown, yet significant, cultural resources will be encountered during ground disturbance activities. Please note, if they haven't been listed with the NAHC, it doesn't mean that they aren't there. Not everyone reports what they know.

The recent implementation of AB52 dictates that lead agencies consult with Native American Tribes who can prove and document traditional and cultural affiliation with the area of said project in order to protect cultural resources. However, our tribe is connected Ancestrally to this project location area, what does Ancestrally or Ancestral mean? The people who were in your family in past times, Of, belonging to, inherited from, or denoting an ancestor or ancestors <http://www.thefreedictionary.com/ancestral>. Our priorities are to avoid and protect without delay or conflicts – to consult with you to avoid unnecessary destruction of cultural and biological resources, but also to protect what resources still exist at the project site for the benefit and education of future generations. At your convenience we can Consultation either by Phone or Face to face. Thank you

CC: NAHC

With respect,

Andrew Salas, Chairman
cell (626)926-4131

Andrew Salas, Chairman
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman
Martha Gonzalez Lemos, treasurer II

Christina Swindall Martinez, secretary
Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

www.gabrielenoindians@yahoo.com

gabrielenoindians@yahoo.com

Zdeba, Benjamin

From: Pat Westerman <pwesterman@seacresthh.com>
Sent: Tuesday, July 26, 2016 3:04 PM
To: Zdeba, Benjamin
Subject: Harbor Pointe Senior Lining Project

Follow Up Flag: Follow up
Flag Status: Flagged

To Benjamin Zdeba, AICP, Associate Planner:

Dear Mr. Zdeba;

I am the owner/resident of of a Bayview Court home for the past 15 years. I am a Registered Nurse, Master's Degree prepared in Public Administration. I have and still do, work full time with the same population that would be housed in the proposed Harbor Pointe Senior Living Project. My concerns are great.

1. The entire ambiance of the Bayview Planned Community will be severely and negatively impacted. Noise, traffic, pollution and a big bustling structure will be directly backed up against our condominiums.
2. Having worked with this particular population that are the planned residents of this project, I cannot imagine a less safe location. Bristol South is a busy, speeding traffic thoroughfare leading to Jamboree and to the 73. This is a population of sensory impaired, often with mild to severe cognitive impairment, folks. They are aging and frequently confused residents who are 'wanderers.' Regardless of locks, gates or walls, they will manage to get out onto the busy streets and neighboring areas. I have observed it many times and seen disastrous effects, including death of a resident. The strip mall located directly opposite on Bristol North will be a magnet attraction for these residents to cross busy streets and often, to become disoriented and lost.
3. South Orange County is overrun with these types of facilities, not to mention the plethora of licensed 6 bed Board and Care Homes that compete for this population. Currently, vying for residents is a nasty business.
4. There absolutely are NOT enough qualified care staff in Orange County to adequately staff the existing facilities. Non- English speaking staff are now being hired in and this has only added to the plight and poor level of care available to the Alzheimer's, Dementia or hearing-impaired residents. Residents whose families are paying astronomical fees to provide care for their loved one. The buildings are pretty, the safe care isn't there and it will not be in this facility either.

I implore the City of Newport Beach as advised by the Community Development Department to deny approval for this proposed project. Surely there is something safer and more fitting that can be planned.

I thank you for reviewing my concerns.

Patricia Westerman, BSN, MPA
27 Baycrest Court
Newport Beach, Ca. 92660

Zdeba, Benjamin

From: T Gibson <gibsoneng@cs.com>
Sent: Thursday, August 11, 2016 11:46 AM
To: Zdeba, Benjamin
Subject: Proposed Harbor Point Redevelopment

We live on Spruce Ave, very near your proposed redevelopment.

Along with everyone I've talked to in the neighborhood we are strongly against this redevelopment.

The Gibsons
Spruce Ave
Newport Beach, CA 92660

Zdeba, Benjamin

From: Cheryl Schmitz <caschmitz@sbcglobal.net>
Sent: Sunday, August 14, 2016 9:31 PM
To: Zdeba, Benjamin
Subject: Proposed Senior Living Project

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Benjamin,

We received a notice today from a neighbor
Concerning the Senior Living Project. It came as quite a surprise .

I have no problem with a Senior Living Home in the area,
However I do not want a 5 story project. I believe 3 story is the limit.

My husband has lived in the Santa Ana Heights now Bayview Heights since
1954 and myself since 1968, needless to say there have been a lot of changes
Seems we are always compromising whether it is for the airport or building
And changing the zoning.

We are unable to attend the meeting tomorrow so I hope you take this
As our objection to the current plan.

Thank you

Cheryl Schmitz

Zdeba, Benjamin

From: David Dalmann <dalmann@sbcglobal.net>
Sent: Monday, August 15, 2016 3:21 PM
To: Zdeba, Benjamin
Cc: Curtis Murrell
Subject: 101 Bayview Place

To: Benjamin Zdeba
Associate Planner
City of Newport Beach

From: David Dalmann
20062 Bayview Ave
Newport Beach, CA 92660

Benjamin,

Being a resident just to the West /SW of the project located 101 Bayview Place (the Senior Living Project), my family and I have many concerns regarding the project:

1. Having a 5 story building almost in my back yard - my privacy is sure to be compromised.
2. The loss of morning sun light.
3. The additional traffic in an area that already has very heavy traffic.
4. The loss of property value due to what is mention above.
5. All of these will affect our quality of life in this area.

This brings me to the questions that most So. Cal residents have. The state is already in shortage of roads, sanitation, water, electricity and most public services. The cost to live in the area is already higher than most. Have these questions come up in the planning stages? Who will pay to supply these additional services? These are questions that I and my surrounding neighbors have.

If this project goes thought, what will be the compensation to the residents that will be affected by the concerns above?

We must protect the future of this area. Growth must stop until plans and facilities are put into place to handle the residents that are already here.

I would like to hear back from you or the city concerning the issues I've brought up. Please feel free to contact me by email @ dalmann@sbcglobal.net or by phone @ 949-355-8550 (cell).

Sincerely,

David and Karen Dalmann

David Dalmann
949-355-8550

Zdeba, Benjamin

From: Jim Furuyama <jimfuruyama@yahoo.com>
Sent: Tuesday, August 16, 2016 10:30 AM
To: Zdeba, Benjamin
Cc: Kirk Snyder
Subject: Harbor Pointe Senior Living Project NOP - Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Ben, my wife and I live in the Baycrest condominium project and we attended the Scoping Meeting yesterday evening for the Harbor Point Senior Living Project in Newport Beach. Presented below are questions/comments we would like considered in the EIR process:

1. How far are other assisted living facilities in Orange County located from hospitals? It appears that most assisted living facilities in Orange County are located within close proximity (within three miles) to a hospital. The proposed facility appears to be approximately 4.5 miles from the closest hospital. We are opposed to a zone change to allow the proposed facility if the distance from the proposed facility to a hospital exceeds the average distance of other assisted facilities to hospitals.
2. Is an "institution" consistent/compatible with other land uses within a quarter mile of the subject site?
3. Is the proposed site the right place for the proposed use?
4. Is the proposed use the best use for the site?
5. How many employees are posed to be employed and how many per shift?
6. When are the (employee) shift changes proposed? What effect will the shift changes have on traffic and congestion on local streets?
7. What are the effects of external lighting on the Baycrest residents, especially those located closest to the proposed facility?

If we have other questions/comments, we will send them to you. Thank you very much for considering the above questions and comments.

Jim and Kay Furuyama
120 Baycrest Ct.
Newport Beach, CA 92660

Zdeba, Benjamin

From: Jim Furuyama <jimfuruyama@yahoo.com>
Sent: Wednesday, August 17, 2016 10:30 AM
To: Zdeba, Benjamin
Cc: Kirk Snyder
Subject: Re: Harbor Pointe Senior Living Project NOP - Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you very much. I wanted to let you know that I Googled directions to Hoag Hospital from our Baycrest unit and, depending on the route one takes, the distance from Baycrest to Hoag Hospital is **6.5 and 6.6 miles**. That's **over two times** the distance to hospitals from ten assisted living facilities I looked at in Orange County from Costa Mesa south to San Juan Capistrano. My point is, it appears that close proximity to a hospital is characteristic of assisted living facilities and the proposed project clearly does not meet that criteria.

As you did with my original e-mail below, would you kindly forward this e-mail to the consultant who will be doing the EIR? Thank you very much.

Jim and Kay Furuyama
120 Baycrest Ct.
Newport Beach, CA 92660

Zdeba, Benjamin

From: charlottesweb4u@cox.net
Sent: Friday, August 19, 2016 5:17 PM
To: Zdeba, Benjamin
Subject: 122 Baycrest Court

Follow Up Flag: Follow up
Flag Status: Flagged

I have several concerns about the proposed project, Harbor Pointe Senior Living. My biggest fear is that it will effect our property values as it will require a change to the Master Plan. This proposed project would create more congestion and noise that would impact our cozy community. The 18 month completion time would also cause a major inconvenience to the residents of Bayview Court...my unit currently faces the Kitayama restaurant.

Thank you for your consideration.

Charlotte Miller
122 Baycrest Court
Newport Beach, CA 92660

Zdeba, Benjamin

From: Sam Hoelscher <sam.hoelscher@gmail.com>
Sent: Monday, August 22, 2016 8:54 AM
To: Zdeba, Benjamin
Subject: Concerned Homeowner In Baycrest re: 101 Bayview Development

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Zdeba,

I'm writing you to voice concern over the proposed/planned new development at 101 Bayview. As a homeowner in the neighboring Baycrest neighborhood, I have serious concerns regarding the impact this business will impose over our home and quality of life.

Strictly from a safety perspective, a development of this magnitude will only further worsen traffic on the surface streets connecting Baycrest to Bristol and Jamboree. Increased traffic flow at all hours of the day will impact my family's ability enjoy our neighborhood, our experience en route to the back bay, and the safety of our 3 year old.

From a financial standpoint, I'm concerned the construction and use of this facility will have a negative impact on the value of our home. As a new homeowner who was driven to live in Newport Beach for all that is has to offer, this development seems counter intuitive to everything that drove us to live in the back bay area of Newport Beach.

Please confirm receipt of this e-mail and let me know if there's any additional effort I can take to block this development.

Thank you for your time and continued care for our city and neighborhoods.

Zdeba, Benjamin

From: Whit Latimer <WhitLatimer@bancap.biz>
Sent: Monday, August 22, 2016 1:22 PM
To: Zdeba, Benjamin
Cc: michele roeder
Subject: 106 Baycrest, Newport Beach

Follow Up Flag: Follow up
Flag Status: Flagged

Ben,

My wife is the owner of 106 Baycrest (copied above) and is opposed to rezoning the former Kitayama property for obvious reasons.

What an eyesore this would be for the local neighborhood. It should become another restaurant.

Please deny this proposed project.

Whit and Michele Latimer

R Whitney Latimer
Bancap Commercial Real Estate Services
192 Marina Drive
Long Beach, Ca 90803
(562) 598-3351 x303
www.bancap.biz

APPENDIX B

EMISSION CALCULATIONS

Harbor Pointe Senior Center - Existing - Orange County, Winter

**Harbor Pointe Senior Center - Existing
Orange County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
High Turnover (Sit Down Restaurant)	8.80	1000sqft	1.50	8,800.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2018
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	527.1	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Existing operations
2018 CO2 factor for SCE

Land Use - Land use per project description

Construction Phase - No construction

Vehicle Trips - 792 ADT/weekday per traffic memo; ratio per CalEEMod

Waste Mitigation - 50% waste reduction per state law

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	3/9/2018	2/10/2018

tblLandUse	LotAcreage	0.20	1.50
tblProjectCharacteristics	CO2IntensityFactor	702.44	527.1
tblVehicleTrips	ST_TR	158.37	112.10
tblVehicleTrips	SU_TR	131.84	93.30
tblVehicleTrips	WD_TR	127.15	90.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.1967	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.9300e-003	1.0000e-005		2.0600e-003
Energy	0.0674	0.6130	0.5149	3.6800e-003		0.0466	0.0466		0.0466	0.0466			735.5410	0.0141	0.0135	739.9120
Mobile	1.4795	4.8174	13.6070	0.0352	2.8513	0.0441	2.8954	0.7625	0.0415	0.8040			3,559.3365	0.1965		3,564.2495
Total	1.7436	5.4304	14.1228	0.0388	2.8513	0.0907	2.9420	0.7625	0.0881	0.8505			4,294.8794	0.2106	0.0135	4,304.1635

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.1967	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.9300e-003	1.0000e-005		2.0600e-003
Energy	0.0674	0.6130	0.5149	3.6800e-003		0.0466	0.0466		0.0466	0.0466			735.5410	0.0141	0.0135	739.9120
Mobile	1.4795	4.8174	13.6070	0.0352	2.8513	0.0441	2.8954	0.7625	0.0415	0.8040			3,559.3365	0.1965		3,564.2495
Total	1.7436	5.4304	14.1228	0.0388	2.8513	0.0907	2.9420	0.7625	0.0881	0.8505			4,294.8794	0.2106	0.0135	4,304.1635

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.4795	4.8174	13.6070	0.0352	2.8513	0.0441	2.8954	0.7625	0.0415	0.8040			3,559.3365	0.1965		3,564.2495
Unmitigated	1.4795	4.8174	13.6070	0.0352	2.8513	0.0441	2.8954	0.7625	0.0415	0.8040			3,559.3365	0.1965		3,564.2495

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
High Turnover (Sit Down Restaurant)	792.00	986.48	821.04	1,122,879	1,122,879
Total	792.00	986.48	821.04	1,122,879	1,122,879

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
High Turnover (Sit Down Restaurant)	0.548103	0.044682	0.212159	0.122193	0.018321	0.005803	0.023836	0.015181	0.001595	0.001677	0.004786	0.000580	0.001085

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Natural Gas Mitigated	0.0674	0.6130	0.5149	3.6800e-003		0.0466	0.0466		0.0466	0.0466			735.5410	0.0141	0.0135	739.9120
Natural Gas Unmitigated	0.0674	0.6130	0.5149	3.6800e-003		0.0466	0.0466		0.0466	0.0466			735.5410	0.0141	0.0135	739.9120

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
High Turnover (Sit Down Restaurant)	6252.1	0.0674	0.6130	0.5149	3.6800e-003		0.0466	0.0466		0.0466	0.0466			735.5410	0.0141	0.0135	739.9120
Total		0.0674	0.6130	0.5149	3.6800e-003		0.0466	0.0466		0.0466	0.0466			735.5410	0.0141	0.0135	739.9120

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
High Turnover (Sit Down Restaurant)	6.2521	0.0674	0.6130	0.5149	3.6800e-003		0.0466	0.0466		0.0466	0.0466			735.5410	0.0141	0.0135	739.9120
Total		0.0674	0.6130	0.5149	3.6800e-003		0.0466	0.0466		0.0466	0.0466			735.5410	0.0141	0.0135	739.9120

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.1967	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.9300e-003	1.0000e-005		2.0600e-003
Unmitigated	0.1967	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.9300e-003	1.0000e-005		2.0600e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0224					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1742					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.0000e-005	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.9300e-003	1.0000e-005		2.0600e-003
Total	0.1967	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.9300e-003	1.0000e-005		2.0600e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0224					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1742					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.0000e-005	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.9300e-003	1.0000e-005		2.0600e-003
Total	0.1967	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.9300e-003	1.0000e-005		2.0600e-003

Harbor Pointe Senior Center - Existing - Orange County, Summer

**Harbor Pointe Senior Center - Existing
Orange County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
High Turnover (Sit Down Restaurant)	8.80	1000sqft	1.50	8,800.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2018
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	527.1	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Existing operations

2018 CO2 factor for SCE

Land Use - Land use per project description

Construction Phase - No construction

Vehicle Trips - 792 ADT/weekday per traffic memo; ratio per CalEEMod

Waste Mitigation - 50% waste reduction per state law

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	3/9/2018	2/10/2018

tblLandUse	LotAcreage	0.20	1.50
tblProjectCharacteristics	CO2IntensityFactor	702.44	527.1
tblVehicleTrips	ST_TR	158.37	112.10
tblVehicleTrips	SU_TR	131.84	93.30
tblVehicleTrips	WD_TR	127.15	90.00

2.0 Emissions Summary

2.2 Overall Operational Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.1967	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.9300e-003	1.0000e-005		2.0600e-003
Energy	0.0674	0.6130	0.5149	3.6800e-003		0.0466	0.0466		0.0466	0.0466			735.5410	0.0141	0.0135	739.9120
Mobile	1.4908	4.7218	13.5804	0.0369	2.8513	0.0436	2.8949	0.7625	0.0410	0.8035			3,730.9686	0.1934		3,735.8025
Total	1.7549	5.3347	14.0961	0.0405	2.8513	0.0901	2.9414	0.7625	0.0876	0.8500			4,466.5115	0.2075	0.0135	4,475.7166

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.1967	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.9300e-003	1.0000e-005		2.0600e-003
Energy	0.0674	0.6130	0.5149	3.6800e-003		0.0466	0.0466		0.0466	0.0466			735.5410	0.0141	0.0135	739.9120
Mobile	1.4908	4.7218	13.5804	0.0369	2.8513	0.0436	2.8949	0.7625	0.0410	0.8035			3,730.9686	0.1934		3,735.8025
Total	1.7549	5.3347	14.0961	0.0405	2.8513	0.0901	2.9414	0.7625	0.0876	0.8500			4,466.5115	0.2075	0.0135	4,475.7166

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.4908	4.7218	13.5804	0.0369	2.8513	0.0436	2.8949	0.7625	0.0410	0.8035			3,730.9686	0.1934		3,735.8025
Unmitigated	1.4908	4.7218	13.5804	0.0369	2.8513	0.0436	2.8949	0.7625	0.0410	0.8035			3,730.9686	0.1934		3,735.8025

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
High Turnover (Sit Down Restaurant)	792.00	986.48	821.04	1,122,879	1,122,879
Total	792.00	986.48	821.04	1,122,879	1,122,879

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
High Turnover (Sit Down Restaurant)	0.548103	0.044682	0.212159	0.122193	0.018321	0.005803	0.023836	0.015181	0.001595	0.001677	0.004786	0.000580	0.001085

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
lb/day											lb/day					
NaturalGas Mitigated	0.0674	0.6130	0.5149	3.6800e-003		0.0466	0.0466		0.0466	0.0466			735.5410	0.0141	0.0135	739.9120
NaturalGas Unmitigated	0.0674	0.6130	0.5149	3.6800e-003		0.0466	0.0466		0.0466	0.0466			735.5410	0.0141	0.0135	739.9120

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
High Turnover (Sit Down Restaurant)	6252.1	0.0674	0.6130	0.5149	3.6800e-003		0.0466	0.0466		0.0466	0.0466			735.5410	0.0141	0.0135	739.9120
Total		0.0674	0.6130	0.5149	3.6800e-003		0.0466	0.0466		0.0466	0.0466			735.5410	0.0141	0.0135	739.9120

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
High Turnover (Sit Down Restaurant)	6.2521	0.0674	0.6130	0.5149	3.6800e-003		0.0466	0.0466		0.0466	0.0466			735.5410	0.0141	0.0135	739.9120
Total		0.0674	0.6130	0.5149	3.6800e-003		0.0466	0.0466		0.0466	0.0466			735.5410	0.0141	0.0135	739.9120

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.1967	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.9300e-003	1.0000e-005		2.0600e-003
Unmitigated	0.1967	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.9300e-003	1.0000e-005		2.0600e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0224					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1742					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.0000e-005	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.9300e-003	1.0000e-005		2.0600e-003
Total	0.1967	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.9300e-003	1.0000e-005		2.0600e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0224					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1742					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.0000e-005	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.9300e-003	1.0000e-005		2.0600e-003
Total	0.1967	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.9300e-003	1.0000e-005		2.0600e-003

Harbor Pointe Senior Center - Proposed - Orange County, Winter

**Harbor Pointe Senior Center - Proposed
Orange County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	53.00	Space	0.48	21,200.00	0
Other Non-Asphalt Surfaces	17.32		0.40	0.00	0
Congregate Care (Assisted Living)	120.00	Dwelling Unit	0.62	63,317.00	343

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	498.6	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

- Project Characteristics - 2020 CO2 factor for SCE
- Land Use - Land use per project description
- Construction Phase - Construction per project description
- Off-road Equipment -
- Off-road Equipment - Grading add excavator for sub work
- Off-road Equipment -
- Off-road Equipment -

Demolition - Demo - bldg - 368 ton; paving - 926 ton

Grading - 16,900 CY export

Architectural Coating -

Vehicle Trips - 792 ADT/weekday per traffic memo; ratio per CalEEMod

Woodstoves - No woodstoves, 2 gas fireplaces

Water And Wastewater - Indoor water 75 gpd per resident; outdoor 2400 gpd

Construction Off-road Equipment Mitigation -

Waste Mitigation - 50% waste reduction per state law

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	21.00
tblConstructionPhase	NumDays	200.00	240.00
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	4.00	43.00
tblConstructionPhase	NumDays	10.00	22.00
tblFireplaces	NumberGas	102.00	2.00
tblFireplaces	NumberNoFireplace	12.00	118.00
tblFireplaces	NumberWood	6.00	0.00
tblGrading	MaterialExported	0.00	16,900.00
tblLandUse	LandUseSquareFeet	120,000.00	63,317.00
tblLandUse	LotAcreage	7.50	0.62
tblProjectCharacteristics	CO2IntensityFactor	702.44	498.6
tblTripsAndVMT	HaulingTripNumber	2,113.00	2,112.00
tblWater	IndoorWaterUseRate	7,818,483.07	3,285,000.00
tblWater	OutdoorWaterUseRate	4,929,043.68	876,000.00
tblWoodstoves	NumberCatalytic	6.00	0.00
tblWoodstoves	NumberNoncatalytic	6.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/1/2019	4/30/2019	5	22	
2	Grading	Grading	5/1/2019	6/30/2019	5	43	
3	Building	Building Construction	7/1/2019	5/31/2020	5	240	
4	Paving	Paving	3/1/2020	3/31/2020	5	22	
5	Painting	Architectural Coating	5/1/2020	5/1/2020	5	21	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 16.13

Acres of Paving: 0.88

Residential Indoor: 128,217; Residential Outdoor: 42,739; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building	Cranes	1	6.00	231	0.29
Building	Forklifts	1	6.00	89	0.20
Building	Generator Sets	1	8.00	84	0.74
Building	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56

Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Painting	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	128.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	2,112.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building	7	95.00	16.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Painting	1	19.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.2587	0.0000	1.2587	0.1906	0.0000	0.1906			0.0000			0.0000
Off-Road	2.2950	22.6751	14.8943	0.0241		1.2863	1.2863		1.2017	1.2017			2,360.7198	0.6011		2,375.7475
Total	2.2950	22.6751	14.8943	0.0241	1.2587	1.2863	2.5449	0.1906	1.2017	1.3923			2,360.7198	0.6011		2,375.7475

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0496	1.7473	0.4377	4.4500e-003	0.1013	6.7700e-003	0.1081	0.0277	6.4800e-003	0.0342			494.4235	0.0537		495.7670
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0604	0.0386	0.4294	1.3900e-003	0.1453	9.7000e-004	0.1463	0.0385	8.9000e-004	0.0394			138.5506	3.4100e-003		138.6359
Total	0.1101	1.7859	0.8671	5.8400e-003	0.2466	7.7400e-003	0.2544	0.0663	7.3700e-003	0.0736			632.9741	0.0572		634.4029

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5664	0.0000	0.5664	0.0858	0.0000	0.0858			0.0000			0.0000
Off-Road	2.2950	22.6751	14.8943	0.0241		1.2863	1.2863		1.2017	1.2017			2,360.7197	0.6011		2,375.7475
Total	2.2950	22.6751	14.8943	0.0241	0.5664	1.2863	1.8527	0.0858	1.2017	1.2875			2,360.7197	0.6011		2,375.7475

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0496	1.7473	0.4377	4.4500e-003	0.1013	6.7700e-003	0.1081	0.0277	6.4800e-003	0.0342			494.4235	0.0537		495.7670
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0604	0.0386	0.4294	1.3900e-003	0.1453	9.7000e-004	0.1463	0.0385	8.9000e-004	0.0394			138.5506	3.4100e-003		138.6359
Total	0.1101	1.7859	0.8671	5.8400e-003	0.2466	7.7400e-003	0.2544	0.0663	7.3700e-003	0.0736			632.9741	0.0572		634.4029

3.3 Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.9588	0.0000	4.9588	2.5324	0.0000	2.5324			0.0000			0.0000
Off-Road	1.6804	18.7176	9.8697	0.0193		0.8658	0.8658		0.7965	0.7965			1,907.5164	0.6035		1,922.6044
Total	1.6804	18.7176	9.8697	0.0193	4.9588	0.8658	5.8246	2.5324	0.7965	3.3289			1,907.5164	0.6035		1,922.6044

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4190	14.7502	3.6950	0.0375	0.8553	0.0571	0.9124	0.2341	0.0547	0.2888			4,173.8545	0.4537		4,185.1959
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0465	0.0297	0.3303	1.0700e-003	0.1118	7.5000e-004	0.1125	0.0296	6.9000e-004	0.0303			106.5774	2.6300e-003		106.6430
Total	0.4655	14.7799	4.0252	0.0386	0.9670	0.0579	1.0249	0.2638	0.0554	0.3191			4,280.4319	0.4563		4,291.8389

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.2315	0.0000	2.2315	1.1396	0.0000	1.1396			0.0000			0.0000
Off-Road	1.6804	18.7176	9.8697	0.0193		0.8658	0.8658		0.7965	0.7965			1,907.5164	0.6035		1,922.6044
Total	1.6804	18.7176	9.8697	0.0193	2.2315	0.8658	3.0973	1.1396	0.7965	1.9361			1,907.5164	0.6035		1,922.6044

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4190	14.7502	3.6950	0.0375	0.8553	0.0571	0.9124	0.2341	0.0547	0.2888			4,173.8545	0.4537		4,185.1959
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0465	0.0297	0.3303	1.0700e-003	0.1118	7.5000e-004	0.1125	0.0296	6.9000e-004	0.0303			106.5774	2.6300e-003		106.6430
Total	0.4655	14.7799	4.0252	0.0386	0.9670	0.0579	1.0249	0.2638	0.0554	0.3191			4,280.4319	0.4563		4,291.8389

3.4 Building - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.2721	15.9802	13.4870	0.0220		0.9158	0.9158		0.8846	0.8846			2,018.0224	0.3879		2,027.7210
Total	2.2721	15.9802	13.4870	0.0220		0.9158	0.9158		0.8846	0.8846			2,018.0224	0.3879		2,027.7210

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0626	1.8176	0.5270	3.9200e-003	0.1022	0.0125	0.1147	0.0294	0.0120	0.0414			426.1682	0.0388		427.1386
Worker	0.4417	0.2822	3.1377	0.0102	1.0619	7.0900e-003	1.0690	0.2816	6.5300e-003	0.2882			1,012.4850	0.0250		1,013.1086
Total	0.5043	2.0998	3.6647	0.0141	1.1641	0.0196	1.1837	0.3110	0.0185	0.3295			1,438.6532	0.0638		1,440.2472

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.2721	15.9802	13.4870	0.0220		0.9158	0.9158		0.8846	0.8846			2,018.0224	0.3879		2,027.7210
Total	2.2721	15.9802	13.4870	0.0220		0.9158	0.9158		0.8846	0.8846			2,018.0224	0.3879		2,027.7210

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0626	1.8176	0.5270	3.9200e-003	0.1022	0.0125	0.1147	0.0294	0.0120	0.0414			426.1682	0.0388		427.1386
Worker	0.4417	0.2822	3.1377	0.0102	1.0619	7.0900e-003	1.0690	0.2816	6.5300e-003	0.2882			1,012.4850	0.0250		1,013.1086
Total	0.5043	2.0998	3.6647	0.0141	1.1641	0.0196	1.1837	0.3110	0.0185	0.3295			1,438.6532	0.0638		1,440.2472

3.4 Building - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688			2,001.1595	0.3715		2,010.4467
Total	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688			2,001.1595	0.3715		2,010.4467

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0534	1.6663	0.4822	3.8900e-003	0.1022	8.8500e-003	0.1111	0.0294	8.4600e-003	0.0379			423.1457	0.0369		424.0671
Worker	0.4126	0.2528	2.8741	9.8300e-003	1.0619	7.0200e-003	1.0689	0.2816	6.4700e-003	0.2881			980.0401	0.0224		980.5991
Total	0.4660	1.9191	3.3563	0.0137	1.1641	0.0159	1.1800	0.3110	0.0149	0.3260			1,403.1858	0.0592		1,404.6662

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688			2,001.1595	0.3715		2,010.4467
Total	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688			2,001.1595	0.3715		2,010.4467

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0534	1.6663	0.4822	3.8900e-003	0.1022	8.8500e-003	0.1111	0.0294	8.4600e-003	0.0379			423.1457	0.0369		424.0671
Worker	0.4126	0.2528	2.8741	9.8300e-003	1.0619	7.0200e-003	1.0689	0.2816	6.4700e-003	0.2881			980.0401	0.0224		980.5991
Total	0.4660	1.9191	3.3563	0.0137	1.1641	0.0159	1.1800	0.3110	0.0149	0.3260			1,403.1858	0.0592		1,404.6662

3.5 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8402	8.4514	8.8758	0.0135		0.4695	0.4695		0.4328	0.4328			1,296.9461	0.4111		1,307.2246
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8402	8.4514	8.8758	0.0135		0.4695	0.4695		0.4328	0.4328			1,296.9461	0.4111		1,307.2246

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0565	0.0346	0.3933	1.3400e-003	0.1453	9.6000e-004	0.1463	0.0385	8.8000e-004	0.0394			134.1108	3.0600e-003		134.1873
Total	0.0565	0.0346	0.3933	1.3400e-003	0.1453	9.6000e-004	0.1463	0.0385	8.8000e-004	0.0394			134.1108	3.0600e-003		134.1873

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8402	8.4514	8.8758	0.0135		0.4695	0.4695		0.4328	0.4328			1,296.9461	0.4111		1,307.2246
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8402	8.4514	8.8758	0.0135		0.4695	0.4695		0.4328	0.4328			1,296.9461	0.4111		1,307.2246

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0565	0.0346	0.3933	1.3400e-003	0.1453	9.6000e-004	0.1463	0.0385	8.8000e-004	0.0394			134.1108	3.0600e-003		134.1873
Total	0.0565	0.0346	0.3933	1.3400e-003	0.1453	9.6000e-004	0.1463	0.0385	8.8000e-004	0.0394			134.1108	3.0600e-003		134.1873

3.6 Painting - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	19.1470					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109			281.4481	0.0218		281.9928
Total	19.3891	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109			281.4481	0.0218		281.9928

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0825	0.0506	0.5748	1.9700e-003	0.2124	1.4000e-003	0.2138	0.0563	1.2900e-003	0.0576			196.0080	4.4700e-003		196.1198
Total	0.0825	0.0506	0.5748	1.9700e-003	0.2124	1.4000e-003	0.2138	0.0563	1.2900e-003	0.0576			196.0080	4.4700e-003		196.1198

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	19.1470					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109			281.4481	0.0218		281.9928
Total	19.3891	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109			281.4481	0.0218		281.9928

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0825	0.0506	0.5748	1.9700e-003	0.2124	1.4000e-003	0.2138	0.0563	1.2900e-003	0.0576			196.0080	4.4700e-003		196.1198
Total	0.0825	0.0506	0.5748	1.9700e-003	0.2124	1.4000e-003	0.2138	0.0563	1.2900e-003	0.0576			196.0080	4.4700e-003		196.1198

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5543	2.3832	7.3376	0.0265	2.3831	0.0272	2.4103	0.6373	0.0255	0.6628			2,689.1906	0.1166		2,692.1053
Unmitigated	0.5543	2.3832	7.3376	0.0265	2.3831	0.0272	2.4103	0.6373	0.0255	0.6628			2,689.1906	0.1166		2,692.1053

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	328.80	264.00	292.80	1,074,353	1,074,353
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	328.80	264.00	292.80	1,074,353	1,074,353

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted Living)	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Congregate Care (Assisted Living)	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Enclosed Parking with Elevator	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Other Non-Asphalt Surfaces	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0405	0.3462	0.1473	2.2100e-003		0.0280	0.0280		0.0280	0.0280			441.9968	8.4700e-003	8.1000e-003	444.6234
NaturalGas Unmitigated	0.0405	0.3462	0.1473	2.2100e-003		0.0280	0.0280		0.0280	0.0280			441.9968	8.4700e-003	8.1000e-003	444.6234

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	3756.97	0.0405	0.3462	0.1473	2.2100e-003		0.0280	0.0280		0.0280	0.0280			441.9968	8.4700e-003	8.1000e-003	444.6234
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total		0.0405	0.3462	0.1473	2.2100e-003		0.0280	0.0280		0.0280	0.0280			441.9968	8.4700e-003	8.1000e-003	444.6234

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	3.75697	0.0405	0.3462	0.1473	2.2100e-003		0.0280	0.0280		0.0280	0.0280			441.9968	8.4700e-003	8.1000e-003	444.6234
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total		0.0405	0.3462	0.1473	2.2100e-003		0.0280	0.0280		0.0280	0.0280			441.9968	8.4700e-003	8.1000e-003	444.6234

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.6784	0.1481	9.9544	7.4000e-004		0.0573	0.0573		0.0573	0.0573			60.1946	0.0182	7.8000e-004	60.8819
Unmitigated	1.6784	0.1481	9.9544	7.4000e-004		0.0573	0.0573		0.0573	0.0573			60.1946	0.0182	7.8000e-004	60.8819

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1102					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.2612					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	3.8800e-003	0.0332	0.0141	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003			42.3529	8.1000e-004	7.8000e-004	42.6046
Landscaping	0.3032	0.1150	9.9403	5.2000e-004		0.0546	0.0546		0.0546	0.0546			17.8417	0.0174		18.2773
Total	1.6784	0.1481	9.9544	7.3000e-004		0.0573	0.0573		0.0573	0.0573			60.1946	0.0182	7.8000e-004	60.8819

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1102					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.2612					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	3.8800e-003	0.0332	0.0141	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003			42.3529	8.1000e-004	7.8000e-004	42.6046
Landscaping	0.3032	0.1150	9.9403	5.2000e-004		0.0546	0.0546		0.0546	0.0546			17.8417	0.0174		18.2773
Total	1.6784	0.1481	9.9544	7.3000e-004		0.0573	0.0573		0.0573	0.0573			60.1946	0.0182	7.8000e-004	60.8819

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

Harbor Pointe Senior Center - Proposed - Orange County, Summer

**Harbor Pointe Senior Center - Proposed
Orange County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	53.00	Space	0.48	21,200.00	0
Other Non-Asphalt Surfaces	17.32		0.40	0.00	0
Congregate Care (Assisted Living)	120.00	Dwelling Unit	0.62	63,317.00	343

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	498.6	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

- Project Characteristics - 2020 CO2 factor for SCE
- Land Use - Land use per project description
- Construction Phase - Construction per project description
- Off-road Equipment -
- Off-road Equipment - Grading add excavator for sub work
- Off-road Equipment -
- Off-road Equipment -

Demolition - Demo - bldg - 368 ton; paving - 926 ton

Grading - 16,900 CY export

Architectural Coating -

Vehicle Trips - 792 ADT/weekday per traffic memo; ratio per CalEEMod

Woodstoves - No woodstoves, 2 gas fireplaces

Water And Wastewater - Indoor water 75 gpd per resident; outdoor 2400 gpd

Construction Off-road Equipment Mitigation -

Waste Mitigation - 50% waste reduction per state law

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	21.00
tblConstructionPhase	NumDays	200.00	240.00
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	4.00	43.00
tblConstructionPhase	NumDays	10.00	22.00
tblFireplaces	NumberGas	102.00	2.00
tblFireplaces	NumberNoFireplace	12.00	118.00
tblFireplaces	NumberWood	6.00	0.00
tblGrading	MaterialExported	0.00	16,900.00
tblLandUse	LandUseSquareFeet	120,000.00	63,317.00
tblLandUse	LotAcreage	7.50	0.62
tblProjectCharacteristics	CO2IntensityFactor	702.44	498.6
tblTripsAndVMT	HaulingTripNumber	2,113.00	2,112.00
tblWater	IndoorWaterUseRate	7,818,483.07	3,285,000.00
tblWater	OutdoorWaterUseRate	4,929,043.68	876,000.00
tblWoodstoves	NumberCatalytic	6.00	0.00
tblWoodstoves	NumberNoncatalytic	6.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/1/2019	4/30/2019	5	22	
2	Grading	Grading	5/1/2019	6/30/2019	5	43	
3	Building	Building Construction	7/1/2019	5/31/2020	5	240	
4	Paving	Paving	3/1/2020	3/31/2020	5	22	
5	Painting	Architectural Coating	5/1/2020	5/1/2020	5	21	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 16.13

Acres of Paving: 0.88

Residential Indoor: 128,217; Residential Outdoor: 42,739; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building	Cranes	1	6.00	231	0.29
Building	Forklifts	1	6.00	89	0.20
Building	Generator Sets	1	8.00	84	0.74
Building	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56

Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Painting	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	128.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	2,112.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building	7	95.00	16.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Painting	1	19.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.2587	0.0000	1.2587	0.1906	0.0000	0.1906			0.0000			0.0000
Off-Road	2.2950	22.6751	14.8943	0.0241		1.2863	1.2863		1.2017	1.2017			2,360.7198	0.6011		2,375.7475
Total	2.2950	22.6751	14.8943	0.0241	1.2587	1.2863	2.5449	0.1906	1.2017	1.3923			2,360.7198	0.6011		2,375.7475

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0484	1.7246	0.4134	4.5100e-003	0.1013	6.6200e-003	0.1079	0.0277	6.3400e-003	0.0341			501.8604	0.0524		503.1702
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0536	0.0351	0.4638	1.4700e-003	0.1453	9.7000e-004	0.1463	0.0385	8.9000e-004	0.0394			146.3982	3.6000e-003		146.4882
Total	0.1019	1.7597	0.8772	5.9800e-003	0.2466	7.5900e-003	0.2542	0.0663	7.2300e-003	0.0735			648.2587	0.0560		649.6584

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5664	0.0000	0.5664	0.0858	0.0000	0.0858			0.0000			0.0000
Off-Road	2.2950	22.6751	14.8943	0.0241		1.2863	1.2863		1.2017	1.2017			2,360.7197	0.6011		2,375.7475
Total	2.2950	22.6751	14.8943	0.0241	0.5664	1.2863	1.8527	0.0858	1.2017	1.2875			2,360.7197	0.6011		2,375.7475

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0484	1.7246	0.4134	4.5100e-003	0.1013	6.6200e-003	0.1079	0.0277	6.3400e-003	0.0341			501.8604	0.0524		503.1702
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0536	0.0351	0.4638	1.4700e-003	0.1453	9.7000e-004	0.1463	0.0385	8.9000e-004	0.0394			146.3982	3.6000e-003		146.4882
Total	0.1019	1.7597	0.8772	5.9800e-003	0.2466	7.5900e-003	0.2542	0.0663	7.2300e-003	0.0735			648.2587	0.0560		649.6584

3.3 Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.9588	0.0000	4.9588	2.5324	0.0000	2.5324			0.0000			0.0000
Off-Road	1.6804	18.7176	9.8697	0.0193		0.8658	0.8658		0.7965	0.7965			1,907.5164	0.6035		1,922.6044
Total	1.6804	18.7176	9.8697	0.0193	4.9588	0.8658	5.8246	2.5324	0.7965	3.3289			1,907.5164	0.6035		1,922.6044

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4083	14.5588	3.4902	0.0381	0.8553	0.0559	0.9112	0.2341	0.0535	0.2876			4,236.6358	0.4423		4,247.6927
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0412	0.0270	0.3567	1.1300e-003	0.1118	7.5000e-004	0.1125	0.0296	6.9000e-004	0.0303			112.6140	2.7700e-003		112.6833
Total	0.4495	14.5858	3.8470	0.0392	0.9670	0.0567	1.0237	0.2638	0.0542	0.3180			4,349.2498	0.4451		4,360.3759

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.2315	0.0000	2.2315	1.1396	0.0000	1.1396			0.0000			0.0000
Off-Road	1.6804	18.7176	9.8697	0.0193		0.8658	0.8658		0.7965	0.7965			1,907.5164	0.6035		1,922.6044
Total	1.6804	18.7176	9.8697	0.0193	2.2315	0.8658	3.0973	1.1396	0.7965	1.9361			1,907.5164	0.6035		1,922.6044

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4083	14.5588	3.4902	0.0381	0.8553	0.0559	0.9112	0.2341	0.0535	0.2876			4,236.6358	0.4423		4,247.6927
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0412	0.0270	0.3567	1.1300e-003	0.1118	7.5000e-004	0.1125	0.0296	6.9000e-004	0.0303			112.6140	2.7700e-003		112.6833
Total	0.4495	14.5858	3.8470	0.0392	0.9670	0.0567	1.0237	0.2638	0.0542	0.3180			4,349.2498	0.4451		4,360.3759

3.4 Building - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.2721	15.9802	13.4870	0.0220		0.9158	0.9158		0.8846	0.8846			2,018.0224	0.3879		2,027.7210
Total	2.2721	15.9802	13.4870	0.0220		0.9158	0.9158		0.8846	0.8846			2,018.0224	0.3879		2,027.7210

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0600	1.8157	0.4800	4.0200e-003	0.1022	0.0123	0.1145	0.0294	0.0117	0.0412			436.7502	0.0369		437.6720
Worker	0.3915	0.2567	3.3891	0.0107	1.0619	7.0900e-003	1.0690	0.2816	6.5300e-003	0.2882			1,069.8333	0.0263		1,070.4908
Total	0.4515	2.0724	3.8690	0.0148	1.1641	0.0194	1.1835	0.3110	0.0183	0.3293			1,506.5835	0.0632		1,508.1628

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.2721	15.9802	13.4870	0.0220		0.9158	0.9158		0.8846	0.8846			2,018.0224	0.3879		2,027.7210
Total	2.2721	15.9802	13.4870	0.0220		0.9158	0.9158		0.8846	0.8846			2,018.0224	0.3879		2,027.7210

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0600	1.8157	0.4800	4.0200e-003	0.1022	0.0123	0.1145	0.0294	0.0117	0.0412			436.7502	0.0369		437.6720
Worker	0.3915	0.2567	3.3891	0.0107	1.0619	7.0900e-003	1.0690	0.2816	6.5300e-003	0.2882			1,069.8333	0.0263		1,070.4908
Total	0.4515	2.0724	3.8690	0.0148	1.1641	0.0194	1.1835	0.3110	0.0183	0.3293			1,506.5835	0.0632		1,508.1628

3.4 Building - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688			2,001.1595	0.3715		2,010.4467
Total	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688			2,001.1595	0.3715		2,010.4467

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0511	1.6668	0.4400	3.9900e-003	0.1022	8.7000e-003	0.1109	0.0294	8.3200e-003	0.0377			433.8063	0.0351		434.6834
Worker	0.3651	0.2300	3.1096	0.0104	1.0619	7.0200e-003	1.0689	0.2816	6.4700e-003	0.2881			1,035.5414	0.0236		1,036.1316
Total	0.4162	1.8968	3.5496	0.0144	1.1641	0.0157	1.1798	0.3110	0.0148	0.3258			1,469.3477	0.0587		1,470.8150

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688			2,001.1595	0.3715		2,010.4467
Total	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688			2,001.1595	0.3715		2,010.4467

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0511	1.6668	0.4400	3.9900e-003	0.1022	8.7000e-003	0.1109	0.0294	8.3200e-003	0.0377			433.8063	0.0351		434.6834
Worker	0.3651	0.2300	3.1096	0.0104	1.0619	7.0200e-003	1.0689	0.2816	6.4700e-003	0.2881			1,035.5414	0.0236		1,036.1316
Total	0.4162	1.8968	3.5496	0.0144	1.1641	0.0157	1.1798	0.3110	0.0148	0.3258			1,469.3477	0.0587		1,470.8150

3.5 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8402	8.4514	8.8758	0.0135		0.4695	0.4695		0.4328	0.4328			1,296.9461	0.4111		1,307.2246
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8402	8.4514	8.8758	0.0135		0.4695	0.4695		0.4328	0.4328			1,296.9461	0.4111		1,307.2246

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0500	0.0315	0.4255	1.4200e-003	0.1453	9.6000e-004	0.1463	0.0385	8.8000e-004	0.0394			141.7057	3.2300e-003		141.7864
Total	0.0500	0.0315	0.4255	1.4200e-003	0.1453	9.6000e-004	0.1463	0.0385	8.8000e-004	0.0394			141.7057	3.2300e-003		141.7864

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8402	8.4514	8.8758	0.0135		0.4695	0.4695		0.4328	0.4328			1,296.9461	0.4111		1,307.2246
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8402	8.4514	8.8758	0.0135		0.4695	0.4695		0.4328	0.4328			1,296.9461	0.4111		1,307.2246

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0500	0.0315	0.4255	1.4200e-003	0.1453	9.6000e-004	0.1463	0.0385	8.8000e-004	0.0394			141.7057	3.2300e-003		141.7864
Total	0.0500	0.0315	0.4255	1.4200e-003	0.1453	9.6000e-004	0.1463	0.0385	8.8000e-004	0.0394			141.7057	3.2300e-003		141.7864

3.6 Painting - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	19.1470					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109			281.4481	0.0218		281.9928
Total	19.3891	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109			281.4481	0.0218		281.9928

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0730	0.0460	0.6219	2.0800e-003	0.2124	1.4000e-003	0.2138	0.0563	1.2900e-003	0.0576			207.1083	4.7200e-003		207.2263
Total	0.0730	0.0460	0.6219	2.0800e-003	0.2124	1.4000e-003	0.2138	0.0563	1.2900e-003	0.0576			207.1083	4.7200e-003		207.2263

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	19.1470					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109			281.4481	0.0218		281.9928
Total	19.3891	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109			281.4481	0.0218		281.9928

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0730	0.0460	0.6219	2.0800e-003	0.2124	1.4000e-003	0.2138	0.0563	1.2900e-003	0.0576			207.1083	4.7200e-003		207.2263
Total	0.0730	0.0460	0.6219	2.0800e-003	0.2124	1.4000e-003	0.2138	0.0563	1.2900e-003	0.0576			207.1083	4.7200e-003		207.2263

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5627	2.3094	7.6758	0.0278	2.3831	0.0271	2.4102	0.6373	0.0254	0.6627			2,814.9416	0.1172		2,817.8723
Unmitigated	0.5627	2.3094	7.6758	0.0278	2.3831	0.0271	2.4102	0.6373	0.0254	0.6627			2,814.9416	0.1172		2,817.8723

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	328.80	264.00	292.80	1,074,353	1,074,353
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	328.80	264.00	292.80	1,074,353	1,074,353

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted Living)	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Congregate Care (Assisted Living)	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Enclosed Parking with Elevator	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Other Non-Asphalt Surfaces	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0405	0.3462	0.1473	2.2100e-003		0.0280	0.0280		0.0280	0.0280			441.9968	8.4700e-003	8.1000e-003	444.6234
NaturalGas Unmitigated	0.0405	0.3462	0.1473	2.2100e-003		0.0280	0.0280		0.0280	0.0280			441.9968	8.4700e-003	8.1000e-003	444.6234

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	3756.97	0.0405	0.3462	0.1473	2.2100e-003		0.0280	0.0280		0.0280	0.0280			441.9968	8.4700e-003	8.1000e-003	444.6234
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total		0.0405	0.3462	0.1473	2.2100e-003		0.0280	0.0280		0.0280	0.0280			441.9968	8.4700e-003	8.1000e-003	444.6234

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	3.75697	0.0405	0.3462	0.1473	2.2100e-003		0.0280	0.0280		0.0280	0.0280			441.9968	8.4700e-003	8.1000e-003	444.6234
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total		0.0405	0.3462	0.1473	2.2100e-003		0.0280	0.0280		0.0280	0.0280			441.9968	8.4700e-003	8.1000e-003	444.6234

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.6784	0.1481	9.9544	7.4000e-004		0.0573	0.0573		0.0573	0.0573			60.1946	0.0182	7.8000e-004	60.8819
Unmitigated	1.6784	0.1481	9.9544	7.4000e-004		0.0573	0.0573		0.0573	0.0573			60.1946	0.0182	7.8000e-004	60.8819

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1102					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.2612					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	3.8800e-003	0.0332	0.0141	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003			42.3529	8.1000e-004	7.8000e-004	42.6046
Landscaping	0.3032	0.1150	9.9403	5.2000e-004		0.0546	0.0546		0.0546	0.0546			17.8417	0.0174		18.2773
Total	1.6784	0.1481	9.9544	7.3000e-004		0.0573	0.0573		0.0573	0.0573			60.1946	0.0182	7.8000e-004	60.8819

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1102					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.2612					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	3.8800e-003	0.0332	0.0141	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003			42.3529	8.1000e-004	7.8000e-004	42.6046
Landscaping	0.3032	0.1150	9.9403	5.2000e-004		0.0546	0.0546		0.0546	0.0546			17.8417	0.0174		18.2773
Total	1.6784	0.1481	9.9544	7.3000e-004		0.0573	0.0573		0.0573	0.0573			60.1946	0.0182	7.8000e-004	60.8819

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

Harbor Pointe Senior Center - Existing - Orange County, Annual

**Harbor Pointe Senior Center - Existing
Orange County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
High Turnover (Sit Down Restaurant)	8.80	1000sqft	1.50	8,800.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2018
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	527.1	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Existing operations

2018 CO2 factor for SCE

Land Use - Land use per project description

Construction Phase - No construction

Vehicle Trips - 792 ADT/weekday per traffic memo; ratio per CalEEMod

Waste Mitigation - 50% waste reduction per state law

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	3/9/2018	2/10/2018

tblLandUse	LotAcreage	0.20	1.50
tblProjectCharacteristics	CO2IntensityFactor	702.44	527.1
tblVehicleTrips	ST_TR	158.37	112.10
tblVehicleTrips	SU_TR	131.84	93.30
tblVehicleTrips	WD_TR	127.15	90.00

2.0 Emissions Summary

2.2 Overall Operational Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0359	0.0000	1.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			2.2000e-004	0.0000	0.0000	2.3000e-004
Energy	0.0123	0.1119	0.0940	6.7000e-004		8.5000e-003	8.5000e-003		8.5000e-003	8.5000e-003			198.5302	6.5600e-003	3.1100e-003	199.6198
Mobile	0.2155	0.7441	2.0733	5.4200e-003	0.4258	6.6500e-003	0.4325	0.1140	6.2600e-003	0.1203			497.4997	0.0268	0.0000	498.1707
Waste						0.0000	0.0000		0.0000	0.0000			21.2572	1.2563	0.0000	52.6639
Water						0.0000	0.0000		0.0000	0.0000			9.6159	0.0875	2.1500e-003	12.4461
Total	0.2637	0.8559	2.1674	6.0900e-003	0.4258	0.0152	0.4410	0.1140	0.0148	0.1288			726.9032	1.3772	5.2600e-003	762.9007

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0359	0.0000	1.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			2.2000e-004	0.0000	0.0000	2.3000e-004
Energy	0.0123	0.1119	0.0940	6.7000e-004		8.5000e-003	8.5000e-003		8.5000e-003	8.5000e-003			198.5302	6.5600e-003	3.1100e-003	199.6198
Mobile	0.2155	0.7441	2.0733	5.4200e-003	0.4258	6.6500e-003	0.4325	0.1140	6.2600e-003	0.1203			497.4997	0.0268	0.0000	498.1707
Waste						0.0000	0.0000		0.0000	0.0000			10.6286	0.6281	0.0000	26.3319
Water						0.0000	0.0000		0.0000	0.0000			9.6159	0.0875	2.1500e-003	12.4461
Total	0.2637	0.8559	2.1674	6.0900e-003	0.4258	0.0152	0.4410	0.1140	0.0148	0.1288			716.2746	0.7491	5.2600e-003	736.5687

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.46	45.61	0.00	3.45

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2155	0.7441	2.0733	5.4200e-003	0.4258	6.6500e-003	0.4325	0.1140	6.2600e-003	0.1203			497.4997	0.0268	0.0000	498.1707
Unmitigated	0.2155	0.7441	2.0733	5.4200e-003	0.4258	6.6500e-003	0.4325	0.1140	6.2600e-003	0.1203			497.4997	0.0268	0.0000	498.1707

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
High Turnover (Sit Down Restaurant)	792.00	986.48	821.04	1,122,879	1,122,879
Total	792.00	986.48	821.04	1,122,879	1,122,879

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
High Turnover (Sit Down Restaurant)	0.548103	0.044682	0.212159	0.122193	0.018321	0.005803	0.023836	0.015181	0.001595	0.001677	0.004786	0.000580	0.001085

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000			76.7532	4.2200e-003	8.7000e-004	77.1191
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000			76.7532	4.2200e-003	8.7000e-004	77.1191
NaturalGas Mitigated	0.0123	0.1119	0.0940	6.7000e-004		8.5000e-003	8.5000e-003		8.5000e-003	8.5000e-003			121.7771	2.3300e-003	2.2300e-003	122.5007
NaturalGas Unmitigated	0.0123	0.1119	0.0940	6.7000e-004		8.5000e-003	8.5000e-003		8.5000e-003	8.5000e-003			121.7771	2.3300e-003	2.2300e-003	122.5007

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
High Turnover (Sit Down Restaurant)	2.28202e+006	0.0123	0.1119	0.0940	6.7000e-004		8.5000e-003	8.5000e-003		8.5000e-003	8.5000e-003			121.7771	2.3300e-003	2.2300e-003	122.5007
Total		0.0123	0.1119	0.0940	6.7000e-004		8.5000e-003	8.5000e-003		8.5000e-003	8.5000e-003			121.7771	2.3300e-003	2.2300e-003	122.5007

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
High Turnover (Sit Down Restaurant)	2.28202e+006	0.0123	0.1119	0.0940	6.7000e-004		8.5000e-003	8.5000e-003		8.5000e-003	8.5000e-003			121.7771	2.3300e-003	2.2300e-003	122.5007
Total		0.0123	0.1119	0.0940	6.7000e-004		8.5000e-003	8.5000e-003		8.5000e-003	8.5000e-003			121.7771	2.3300e-003	2.2300e-003	122.5007

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
High Turnover (Sit Down Restaurant)	321024	76.7532	4.2200e-003	8.7000e-004	77.1191
Total		76.7532	4.2200e-003	8.7000e-004	77.1191

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
High Turnover (Sit Down Restaurant)	321024	76.7532	4.2200e-003	8.7000e-004	77.1191
Total		76.7532	4.2200e-003	8.7000e-004	77.1191

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0359	0.0000	1.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			2.2000e-004	0.0000	0.0000	2.3000e-004
Unmitigated	0.0359	0.0000	1.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			2.2000e-004	0.0000	0.0000	2.3000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	4.0800e-003					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0318					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	1.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			2.2000e-004	0.0000	0.0000	2.3000e-004
Total	0.0359	0.0000	1.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			2.2000e-004	0.0000	0.0000	2.3000e-004

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	4.0800e-003					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0318					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	1.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			2.2000e-004	0.0000	0.0000	2.3000e-004
Total	0.0359	0.0000	1.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			2.2000e-004	0.0000	0.0000	2.3000e-004

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	9.6159	0.0875	2.1500e-003	12.4461
Unmitigated	9.6159	0.0875	2.1500e-003	12.4461

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
High Turnover (Sit Down Restaurant)	2.6711 / 0.170496	9.6159	0.0875	2.1500e-003	12.4461
Total		9.6159	0.0875	2.1500e-003	12.4461

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
High Turnover (Sit Down Restaurant)	2.6711 / 0.170496	9.6159	0.0875	2.1500e-003	12.4461
Total		9.6159	0.0875	2.1500e-003	12.4461

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	10.6286	0.6281	0.0000	26.3319
Unmitigated	21.2572	1.2563	0.0000	52.6639

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
High Turnover (Sit Down Restaurant)	104.72	21.2572	1.2563	0.0000	52.6639
Total		21.2572	1.2563	0.0000	52.6639

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
High Turnover (Sit Down Restaurant)	52.36	10.6286	0.6281	0.0000	26.3319
Total		10.6286	0.6281	0.0000	26.3319

Harbor Pointe Senior Center - Proposed - Orange County, Annual

**Harbor Pointe Senior Center - Proposed
Orange County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	53.00	Space	0.48	21,200.00	0
Other Non-Asphalt Surfaces	17.32		0.40	0.00	0
Congregate Care (Assisted Living)	120.00	Dwelling Unit	0.62	63,317.00	343

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	498.6	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

- Project Characteristics - 2020 CO2 factor for SCE
- Land Use - Land use per project description
- Construction Phase - Construction per project description
- Off-road Equipment -
- Off-road Equipment - Grading add excavator for sub work
- Off-road Equipment -
- Off-road Equipment -

Demolition - Demo - bldg - 368 ton; paving - 926 ton

Grading - 16,900 CY export

Architectural Coating -

Vehicle Trips - 792 ADT/weekday per traffic memo; ratio per CalEEMod

Woodstoves - No woodstoves, 2 gas fireplaces

Water And Wastewater - Indoor water 75 gpd per resident; outdoor 2400 gpd

Construction Off-road Equipment Mitigation -

Waste Mitigation - 50% waste reduction per state law

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	21.00
tblConstructionPhase	NumDays	200.00	240.00
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	4.00	43.00
tblConstructionPhase	NumDays	10.00	22.00
tblFireplaces	NumberGas	102.00	2.00
tblFireplaces	NumberNoFireplace	12.00	118.00
tblFireplaces	NumberWood	6.00	0.00
tblGrading	MaterialExported	0.00	16,900.00
tblLandUse	LandUseSquareFeet	120,000.00	63,317.00
tblLandUse	LotAcreage	7.50	0.62
tblProjectCharacteristics	CO2IntensityFactor	702.44	498.6
tblTripsAndVMT	HaulingTripNumber	2,113.00	2,112.00
tblWater	IndoorWaterUseRate	7,818,483.07	3,285,000.00
tblWater	OutdoorWaterUseRate	4,929,043.68	876,000.00
tblWoodstoves	NumberCatalytic	6.00	0.00
tblWoodstoves	NumberNoncatalytic	6.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	4-1-2019	6-30-2019	1.0594	1.0594
2	7-1-2019	9-30-2019	0.6826	0.6826
3	10-1-2019	12-31-2019	0.6853	0.6853
4	1-1-2020	3-31-2020	0.7280	0.7280
5	4-1-2020	6-30-2020	0.4244	0.4244
		Highest	1.0594	1.0594

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2882	0.0148	1.2427	7.0000e-005		6.8600e-003	6.8600e-003		6.8600e-003	6.8600e-003			2.5035	1.9900e-003	1.0000e-005	2.5557
Energy	7.3900e-003	0.0632	0.0269	4.0000e-004		5.1100e-003	5.1100e-003		5.1100e-003	5.1100e-003			209.1610	9.3100e-003	2.9800e-003	210.2812
Mobile	0.0938	0.4221	1.2944	4.6700e-003	0.4074	4.7200e-003	0.4122	0.1091	4.4300e-003	0.1135			429.7577	0.0184	0.0000	430.2169
Waste						0.0000	0.0000		0.0000	0.0000			22.2275	1.3136	0.0000	55.0677
Water						0.0000	0.0000		0.0000	0.0000			12.9171	0.1077	2.6700e-003	16.4062
Total	0.3894	0.5001	2.5640	5.1400e-003	0.4074	0.0167	0.4241	0.1091	0.0164	0.1255			676.5668	1.4510	5.6600e-003	714.5278

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										M1/yr					
Area	0.2882	0.0148	1.2427	7.0000e-005		6.8600e-003	6.8600e-003		6.8600e-003	6.8600e-003			2.5035	1.9900e-003	1.0000e-005	2.5557
Energy	7.3900e-003	0.0632	0.0269	4.0000e-004		5.1100e-003	5.1100e-003		5.1100e-003	5.1100e-003			209.1610	9.3100e-003	2.9800e-003	210.2812
Mobile	0.0938	0.4221	1.2944	4.6700e-003	0.4074	4.7200e-003	0.4122	0.1091	4.4300e-003	0.1135			429.7577	0.0184	0.0000	430.2169
Waste						0.0000	0.0000		0.0000	0.0000			11.1138	0.6568	0.0000	27.5339
Water						0.0000	0.0000		0.0000	0.0000			12.9171	0.1077	2.6700e-003	16.4062
Total	0.3894	0.5001	2.5640	5.1400e-003	0.4074	0.0167	0.4241	0.1091	0.0164	0.1255			665.4530	0.7942	5.6600e-003	686.9939

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.64	45.27	0.00	3.85

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/1/2019	4/30/2019	5	22	
2	Grading	Grading	5/1/2019	6/30/2019	5	43	
3	Building	Building Construction	7/1/2019	5/31/2020	5	240	
4	Paving	Paving	3/1/2020	3/31/2020	5	22	
5	Painting	Architectural Coating	5/1/2020	5/1/2020	5	21	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 16.13

Acres of Paving: 0.88

Residential Indoor: 128,217; Residential Outdoor: 42,739; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building	Cranes	1	6.00	231	0.29
Building	Forklifts	1	6.00	89	0.20
Building	Generator Sets	1	8.00	84	0.74
Building	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Painting	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	128.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	2,112.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building	7	95.00	16.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Painting	1	19.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0139	0.0000	0.0139	2.1000e-003	0.0000	2.1000e-003			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0253	0.2494	0.1638	2.7000e-004		0.0142	0.0142		0.0132	0.0132			23.5577	6.0000e-003	0.0000	23.7077
Total	0.0253	0.2494	0.1638	2.7000e-004	0.0139	0.0142	0.0280	2.1000e-003	0.0132	0.0153			23.5577	6.0000e-003	0.0000	23.7077

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.4000e-004	0.0196	4.6700e-003	5.0000e-005	1.1000e-003	7.0000e-005	1.1700e-003	3.0000e-004	7.0000e-005	3.7000e-004			4.9769	5.3000e-004	0.0000	4.9901
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-004	4.4000e-004	4.8400e-003	2.0000e-005	1.5700e-003	1.0000e-005	1.5800e-003	4.2000e-004	1.0000e-005	4.3000e-004			1.4037	3.0000e-005	0.0000	1.4046
Total	1.1400e-003	0.0200	9.5100e-003	7.0000e-005	2.6700e-003	8.0000e-005	2.7500e-003	7.2000e-004	8.0000e-005	8.0000e-004			6.3806	5.6000e-004	0.0000	6.3947

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.2300e-003	0.0000	6.2300e-003	9.4000e-004	0.0000	9.4000e-004			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0253	0.2494	0.1638	2.7000e-004		0.0142	0.0142		0.0132	0.0132			23.5577	6.0000e-003	0.0000	23.7076
Total	0.0253	0.2494	0.1638	2.7000e-004	6.2300e-003	0.0142	0.0204	9.4000e-004	0.0132	0.0142			23.5577	6.0000e-003	0.0000	23.7076

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.4000e-004	0.0196	4.6700e-003	5.0000e-005	1.1000e-003	7.0000e-005	1.1700e-003	3.0000e-004	7.0000e-005	3.7000e-004			4.9769	5.3000e-004	0.0000	4.9901
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-004	4.4000e-004	4.8400e-003	2.0000e-005	1.5700e-003	1.0000e-005	1.5800e-003	4.2000e-004	1.0000e-005	4.3000e-004			1.4037	3.0000e-005	0.0000	1.4046
Total	1.1400e-003	0.0200	9.5100e-003	7.0000e-005	2.6700e-003	8.0000e-005	2.7500e-003	7.2000e-004	8.0000e-005	8.0000e-004			6.3806	5.6000e-004	0.0000	6.3947

3.3 Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1066	0.0000	0.1066	0.0545	0.0000	0.0545			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0361	0.4024	0.2122	4.1000e-004		0.0186	0.0186		0.0171	0.0171			37.2051	0.0118	0.0000	37.4994
Total	0.0361	0.4024	0.2122	4.1000e-004	0.1066	0.0186	0.1252	0.0545	0.0171	0.0716			37.2051	0.0118	0.0000	37.4994

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.8800e-003	0.3233	0.0770	8.1000e-004	0.0181	1.2100e-003	0.0193	4.9600e-003	1.1600e-003	6.1200e-003			82.1191	8.7200e-003	0.0000	82.3371
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	9.0000e-004	6.6000e-004	7.2700e-003	2.0000e-005	2.3600e-003	2.0000e-005	2.3800e-003	6.3000e-004	1.0000e-005	6.4000e-004			2.1105	5.0000e-005	0.0000	2.1118
Total	9.7800e-003	0.3239	0.0843	8.3000e-004	0.0205	1.2300e-003	0.0217	5.5900e-003	1.1700e-003	6.7600e-003			84.2295	8.7700e-003	0.0000	84.4489

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0480	0.0000	0.0480	0.0245	0.0000	0.0245			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0361	0.4024	0.2122	4.1000e-004		0.0186	0.0186		0.0171	0.0171			37.2051	0.0118	0.0000	37.4993
Total	0.0361	0.4024	0.2122	4.1000e-004	0.0480	0.0186	0.0666	0.0245	0.0171	0.0416			37.2051	0.0118	0.0000	37.4993

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.8800e-003	0.3233	0.0770	8.1000e-004	0.0181	1.2100e-003	0.0193	4.9600e-003	1.1600e-003	6.1200e-003			82.1191	8.7200e-003	0.0000	82.3371
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	9.0000e-004	6.6000e-004	7.2700e-003	2.0000e-005	2.3600e-003	2.0000e-005	2.3800e-003	6.3000e-004	1.0000e-005	6.4000e-004			2.1105	5.0000e-005	0.0000	2.1118
Total	9.7800e-003	0.3239	0.0843	8.3000e-004	0.0205	1.2300e-003	0.0217	5.5900e-003	1.1700e-003	6.7600e-003			84.2295	8.7700e-003	0.0000	84.4489

3.4 Building - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1500	1.0547	0.8901	1.4500e-003		0.0605	0.0605		0.0584	0.0584			120.8275	0.0232	0.0000	121.4082
Total	0.1500	1.0547	0.8901	1.4500e-003		0.0605	0.0605		0.0584	0.0584			120.8275	0.0232	0.0000	121.4082

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	4.0300e-003	0.1222	0.0333	2.6000e-004	6.6500e-003	8.2000e-004	7.4600e-003	1.9200e-003	7.8000e-004	2.7000e-003			25.8840	2.2600e-003	0.0000	25.9405
Worker	0.0262	0.0191	0.2121	6.8000e-004	0.0688	4.7000e-004	0.0693	0.0183	4.3000e-004	0.0187			61.5475	1.5200e-003	0.0000	61.5854
Total	0.0302	0.1413	0.2454	9.4000e-004	0.0755	1.2900e-003	0.0768	0.0202	1.2100e-003	0.0214			87.4315	3.7800e-003	0.0000	87.5258

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1500	1.0547	0.8901	1.4500e-003		0.0605	0.0605		0.0584	0.0584			120.8273	0.0232	0.0000	121.4080
Total	0.1500	1.0547	0.8901	1.4500e-003		0.0605	0.0605		0.0584	0.0584			120.8273	0.0232	0.0000	121.4080

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	4.0300e-003	0.1222	0.0333	2.6000e-004	6.6500e-003	8.2000e-004	7.4600e-003	1.9200e-003	7.8000e-004	2.7000e-003			25.8840	2.2600e-003	0.0000	25.9405
Worker	0.0262	0.0191	0.2121	6.8000e-004	0.0688	4.7000e-004	0.0693	0.0183	4.3000e-004	0.0187			61.5475	1.5200e-003	0.0000	61.5854
Total	0.0302	0.1413	0.2454	9.4000e-004	0.0755	1.2900e-003	0.0768	0.0202	1.2100e-003	0.0214			87.4315	3.7800e-003	0.0000	87.5258

3.4 Building - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1097	0.7986	0.7122	1.1900e-003		0.0430	0.0430		0.0415	0.0415			98.0328	0.0182	0.0000	98.4877
Total	0.1097	0.7986	0.7122	1.1900e-003		0.0430	0.0430		0.0415	0.0415			98.0328	0.0182	0.0000	98.4877

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	2.8100e-003	0.0916	0.0249	2.1000e-004	5.4400e-003	4.7000e-004	5.9100e-003	1.5700e-003	4.5000e-004	2.0200e-003			21.0320	1.7600e-003	0.0000	21.0759
Worker	0.0200	0.0140	0.1590	5.4000e-004	0.0563	3.8000e-004	0.0567	0.0150	3.5000e-004	0.0153			48.7432	1.1100e-003	0.0000	48.7710
Total	0.0228	0.1056	0.1839	7.5000e-004	0.0618	8.5000e-004	0.0626	0.0165	8.0000e-004	0.0173			69.7752	2.8700e-003	0.0000	69.8469

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1097	0.7986	0.7122	1.1900e-003		0.0430	0.0430		0.0415	0.0415			98.0326	0.0182	0.0000	98.4876
Total	0.1097	0.7986	0.7122	1.1900e-003		0.0430	0.0430		0.0415	0.0415			98.0326	0.0182	0.0000	98.4876

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	2.8100e-003	0.0916	0.0249	2.1000e-004	5.4400e-003	4.7000e-004	5.9100e-003	1.5700e-003	4.5000e-004	2.0200e-003			21.0320	1.7600e-003	0.0000	21.0759
Worker	0.0200	0.0140	0.1590	5.4000e-004	0.0563	3.8000e-004	0.0567	0.0150	3.5000e-004	0.0153			48.7432	1.1100e-003	0.0000	48.7710
Total	0.0228	0.1056	0.1839	7.5000e-004	0.0618	8.5000e-004	0.0626	0.0165	8.0000e-004	0.0173			69.7752	2.8700e-003	0.0000	69.8469

3.5 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.2400e-003	0.0930	0.0976	1.5000e-004		5.1600e-003	5.1600e-003		4.7600e-003	4.7600e-003			12.9423	4.1000e-003	0.0000	13.0448
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	9.2400e-003	0.0930	0.0976	1.5000e-004		5.1600e-003	5.1600e-003		4.7600e-003	4.7600e-003			12.9423	4.1000e-003	0.0000	13.0448

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	5.6000e-004	3.9000e-004	4.4300e-003	2.0000e-005	1.5700e-003	1.0000e-005	1.5800e-003	4.2000e-004	1.0000e-005	4.3000e-004			1.3587	3.0000e-005	0.0000	1.3595
Total	5.6000e-004	3.9000e-004	4.4300e-003	2.0000e-005	1.5700e-003	1.0000e-005	1.5800e-003	4.2000e-004	1.0000e-005	4.3000e-004			1.3587	3.0000e-005	0.0000	1.3595

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.2400e-003	0.0930	0.0976	1.5000e-004		5.1600e-003	5.1600e-003		4.7600e-003	4.7600e-003			12.9423	4.1000e-003	0.0000	13.0448
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	9.2400e-003	0.0930	0.0976	1.5000e-004		5.1600e-003	5.1600e-003		4.7600e-003	4.7600e-003			12.9423	4.1000e-003	0.0000	13.0448

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	5.6000e-004	3.9000e-004	4.4300e-003	2.0000e-005	1.5700e-003	1.0000e-005	1.5800e-003	4.2000e-004	1.0000e-005	4.3000e-004			1.3587	3.0000e-005	0.0000	1.3595
Total	5.6000e-004	3.9000e-004	4.4300e-003	2.0000e-005	1.5700e-003	1.0000e-005	1.5800e-003	4.2000e-004	1.0000e-005	4.3000e-004			1.3587	3.0000e-005	0.0000	1.3595

3.6 Painting - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	9.5700e-003					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Off-Road	1.2000e-004	8.4000e-004	9.2000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.1277	1.0000e-005	0.0000	0.1279
Total	9.6900e-003	8.4000e-004	9.2000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.1277	1.0000e-005	0.0000	0.1279

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	2.9000e-004	0.0000	1.0000e-004	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005			0.0903	0.0000	0.0000	0.0903
Total	4.0000e-005	3.0000e-005	2.9000e-004	0.0000	1.0000e-004	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005			0.0903	0.0000	0.0000	0.0903

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	9.5700e-003					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Off-Road	1.2000e-004	8.4000e-004	9.2000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.1277	1.0000e-005	0.0000	0.1279
Total	9.6900e-003	8.4000e-004	9.2000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.1277	1.0000e-005	0.0000	0.1279

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	2.9000e-004	0.0000	1.0000e-004	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005			0.0903	0.0000	0.0000	0.0903
Total	4.0000e-005	3.0000e-005	2.9000e-004	0.0000	1.0000e-004	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005			0.0903	0.0000	0.0000	0.0903

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0938	0.4221	1.2944	4.6700e-003	0.4074	4.7200e-003	0.4122	0.1091	4.4300e-003	0.1135			429.7577	0.0184	0.0000	430.2169
Unmitigated	0.0938	0.4221	1.2944	4.6700e-003	0.4074	4.7200e-003	0.4122	0.1091	4.4300e-003	0.1135			429.7577	0.0184	0.0000	430.2169

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	328.80	264.00	292.80	1,074,353	1,074,353
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	328.80	264.00	292.80	1,074,353	1,074,353

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted Living)	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Congregate Care (Assisted Living)	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Enclosed Parking with Elevator	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002
Other Non-Asphalt Surfaces	0.555968	0.043848	0.210359	0.116378	0.016765	0.005795	0.025008	0.016160	0.001677	0.001586	0.004867	0.000586	0.001002

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000			135.9835	7.9100e-003	1.6400e-003	136.6688
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000			135.9835	7.9100e-003	1.6400e-003	136.6688
NaturalGas Mitigated	7.3900e-003	0.0632	0.0269	4.0000e-004		5.1100e-003	5.1100e-003		5.1100e-003	5.1100e-003			73.1775	1.4000e-003	1.3400e-003	73.6124
NaturalGas Unmitigated	7.3900e-003	0.0632	0.0269	4.0000e-004		5.1100e-003	5.1100e-003		5.1100e-003	5.1100e-003			73.1775	1.4000e-003	1.3400e-003	73.6124

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Congregate Care (Assisted Living)	1.3713e+06	7.3900e-003	0.0632	0.0269	4.0000e-004		5.1100e-003	5.1100e-003		5.1100e-003	5.1100e-003			73.1775	1.4000e-003	1.3400e-003	73.6124
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total		7.3900e-003	0.0632	0.0269	4.0000e-004		5.1100e-003	5.1100e-003		5.1100e-003	5.1100e-003			73.1775	1.4000e-003	1.3400e-003	73.6124

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Congregate Care (Assisted Living)	1.3713e+06	7.3900e-003	0.0632	0.0269	4.0000e-004		5.1100e-003	5.1100e-003		5.1100e-003	5.1100e-003			73.1775	1.4000e-003	1.3400e-003	73.6124
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total		7.3900e-003	0.0632	0.0269	4.0000e-004		5.1100e-003	5.1100e-003		5.1100e-003	5.1100e-003			73.1775	1.4000e-003	1.3400e-003	73.6124

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Congregate Care (Assisted Living)	477036	107.8870	6.2800e-003	1.3000e-003	108.4308
Enclosed Parking with Elevator	124232	28.0965	1.6300e-003	3.4000e-004	28.2381
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		135.9835	7.9100e-003	1.6400e-003	136.6688

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Congregate Care (Assisted Living)	477036	107.8870	6.2800e-003	1.3000e-003	108.4308
Enclosed Parking with Elevator	124232	28.0965	1.6300e-003	3.4000e-004	28.2381
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		135.9835	7.9100e-003	1.6400e-003	136.6688

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2882	0.0148	1.2427	7.0000e-005		6.8600e-003	6.8600e-003		6.8600e-003	6.8600e-003			2.5035	1.9900e-003	1.0000e-005	2.5557
Unmitigated	0.2882	0.0148	1.2427	7.0000e-005		6.8600e-003	6.8600e-003		6.8600e-003	6.8600e-003			2.5035	1.9900e-003	1.0000e-005	2.5557

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0201					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2302					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Hearth	5.0000e-005	4.1000e-004	1.8000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.4803	1.0000e-005	1.0000e-005	0.4831
Landscaping	0.0379	0.0144	1.2425	7.0000e-005		6.8300e-003	6.8300e-003		6.8300e-003	6.8300e-003			2.0232	1.9800e-003	0.0000	2.0726
Total	0.2882	0.0148	1.2427	7.0000e-005		6.8600e-003	6.8600e-003		6.8600e-003	6.8600e-003			2.5035	1.9900e-003	1.0000e-005	2.5557

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0201					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2302					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Hearth	5.0000e-005	4.1000e-004	1.8000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.4803	1.0000e-005	1.0000e-005	0.4831
Landscaping	0.0379	0.0144	1.2425	7.0000e-005		6.8300e-003	6.8300e-003		6.8300e-003	6.8300e-003			2.0232	1.9800e-003	0.0000	2.0726
Total	0.2882	0.0148	1.2427	7.0000e-005		6.8600e-003	6.8600e-003		6.8600e-003	6.8600e-003			2.5035	1.9900e-003	1.0000e-005	2.5557

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	12.9171	0.1077	2.6700e-003	16.4062
Unmitigated	12.9171	0.1077	2.6700e-003	16.4062

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Congregate Care (Assisted Living)	3.285 / 0.876	12.9171	0.1077	2.6700e-003	16.4062
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		12.9171	0.1077	2.6700e-003	16.4062

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Congregate Care (Assisted Living)	3.285 / 0.876	12.9171	0.1077	2.6700e-003	16.4062
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		12.9171	0.1077	2.6700e-003	16.4062

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	11.1138	0.6568	0.0000	27.5339
Unmitigated	22.2275	1.3136	0.0000	55.0677

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Congregate Care (Assisted Living)	109.5	22.2275	1.3136	0.0000	55.0677
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		22.2275	1.3136	0.0000	55.0677

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Congregate Care (Assisted Living)	54.75	11.1138	0.6568	0.0000	27.5339
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		11.1138	0.6568	0.0000	27.5339

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

APPENDIX C

GEOTECHNICAL EVALUATION

**GEOTECHNICAL EVALUATION
CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA**

PREPARED FOR:
Center Pointe Senior Living, LLC
3101 West Coast Highway, Suite 105A
Newport Beach, California 92625

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

December 9, 2015 (Revised April 13, 2016)
Project No. 209537001

December 9, 2015
(Revised April 13, 2016)
Project No. 209537001

Mr. Gale Schrag
Center Pointe Senior Living, LLC
3101 West Coast Highway, Suite 105A
Newport Beach, California 92625

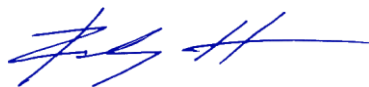
Subject: Geotechnical Evaluation
Center Pointe Senior Living
101 Bayview Place
Newport Beach, California

Dear Mr. Schrag:

In accordance with your request, we have performed a geotechnical evaluation for the proposed Center Pointe Senior Living project located at 101 Bayview Place in Newport Beach, California. This report summarizes our findings and conclusions regarding the site geotechnical conditions and also provides geotechnical design recommendations for the proposed improvements. Our study was conducted in general accordance with the scope of services presented in our proposal dated October 15, 2015.

Ninyo & Moore appreciates the opportunity to be of service to you on this project.

Respectfully submitted,
NINYO & MOORE



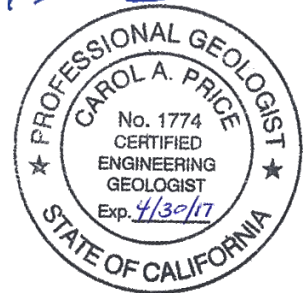
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ZH/CAP/DBC/sc

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1. INTRODUCTION

In accordance with your request, we have performed a geotechnical evaluation for the proposed Center Pointe Senior Living project located at 101 Bayview Place in Newport Beach, California (Figure 1). The purpose of our geotechnical services was to evaluate the soil and geologic conditions at the project site and develop recommendations for the geotechnical design and construction of the proposed improvements. This report presents our findings, conclusions, and recommendations regarding the project.

2. SCOPE OF SERVICES

Our scope of services for this project included the following:

- Review of readily available background data, including in-house geotechnical data, State of California Earthquake Fault Zone maps, State of California Seismic Hazards Zones Maps, topographic maps, geologic maps and literature, and stereoscopic aerial photographs.
- Geotechnical site reconnaissance to observe the existing site conditions and to mark proposed boring locations for utility clearance by Underground Service Alert.
- Subsurface exploration consisting of the drilling, logging and sampling of seven hollow-stem auger borings and one hand-augered boring. The borings were excavated to depths ranging from approximately 5 feet to approximately 50 feet below the ground surface. The borings were logged by a representative from our firm, and bulk and relatively undisturbed soil samples were collected at selected depth intervals for laboratory testing.
- Laboratory testing of representative samples to evaluate in-situ moisture and density, gradation, percentage of particles finer than the No. 200 sieve, Atterberg limits, consolidation, direct shear strength, expansion index, soil corrosivity and R-value.
- Data compilation and engineering analysis of the information obtained from our background review, subsurface evaluation, and laboratory testing.
- Preparation of this geotechnical evaluation report presenting our conclusions and recommendations regarding design parameters for the proposed construction.

3. SITE DESCRIPTION

The project site is located at 101 Bayview Place at the intersection of Bristol Street and Bayview Place in Newport Beach, California (Figure 1). The site is generally a square-shaped parcel that is bounded to the northeast by Bristol Street, to the southeast by Bayview Place, to the northwest

by single-family residences and to the southwest by a multi-unit residential property. The site is currently occupied by a single-story, slab-on-grade restaurant with an asphalt-paved parking lot and associated hardscape and landscape related improvements (Figure 2). The site latitude and longitude are approximately 33.656695 degrees north and 117.868751 degrees west, respectively (Google Earth, 2015). Topographically, the site is relatively flat and is located at an elevation of approximately 56 to 57 feet above mean sea level (United States Geological Survey [USGS], 2015).

Based on a review of previously prepared geotechnical reports obtained from the City of Newport Beach, construction of the existing restaurant was completed in 1989. Prior to the construction of the restaurant, 2 to 3 feet of fill soils were placed at the site as part of the rough grading operations. The near surface fills soils and native materials were reported to be expansive in nature (LeRoy Crandall, 1988a). Documentation regarding the placement and compaction of fill soils during rough grading was not readily available for review. The restaurant building pad subgrade was graded by removal of approximately 2½ feet of on-site soils and placement and compaction of imported non-expansive soils (LeRoy Crandall, 1988b). The upper approximately 2 feet of the parking lot subgrade was overexcavated and fill soils, aggregate base and asphalt concrete were placed and compacted. Improvements at the site include multiple shallow utility trenches and an underground grease interceptor vault (LeRoy Crandall, 1989b).

4. PROPOSED CONSTRUCTION

Based on our review of the referenced site plan, we understand that the planned senior living project will include construction of a five-story building above a single-level, subterranean parking garage. The senior living building will be approximately 110,000 square feet and include 123 dwelling rooms along with administrative offices, kitchens, dining rooms, activity rooms, a theater, a fitness room and additional amenities. The parking garage will extend approximately 14 feet below grade with slab-on-grade floors and masonry block walls. The exterior of the facility will include a memory garden, courtyard, landscaping and paved driving areas (Douglas Pancake Architects, 2015).

5. SUBSURFACE EVALUATION AND LABORATORY TESTING

Our subsurface evaluation was conducted on October 29 and 30, 2015, and consisted of the drilling, logging, and sampling of eight small-diameter borings to depth ranging from approximately 5 feet to 50 feet. Seven of the exploratory borings were drilled using a truck-mounted drill rig with hollow-stem augers and one of the exploratory borings was excavated using hand augering equipment. The purpose of the borings was to evaluate the underlying soils in the areas of the proposed improvements and collect bulk and relatively undisturbed soil samples for laboratory testing. Logs of the exploratory borings are presented in Appendix A. The approximate locations of the borings are presented on Figure 3.

Laboratory testing was performed to evaluate in-situ moisture and density, gradation, percentage of particles finer than the No. 200 sieve, Atterberg limits, consolidation, direct shear strength, expansion index, soil corrosivity and R-value. Our laboratory test results are presented on the boring logs in Appendix A and in Appendix B.

6. GEOLOGY AND SUBSURFACE CONDITIONS

6.1. Regional Geologic Setting

The project site is located in the Peninsular Ranges geomorphic province in southern California. The geomorphic province encompasses an area that extends approximately 125 miles from the Transverse Ranges and the Los Angeles Basin south to the Mexican border and the tip of Baja California (Norris and Webb, 1990). The Peninsular Ranges vary in width from approximately 30 to 100 miles and are generally characterized by northwest-trending mountain ranges separated by sub-parallel fault zones. In general, the mountain ranges are underlain by Jurassic-age metavolcanic and metasedimentary rocks and Cretaceous-age igneous rocks of the southern California batholith.

The Peninsular Ranges geomorphic province is traversed by several major active faults. The Whittier-Elsinore, San Jacinto, and San Andreas faults are major active fault systems located north and northeast of Orange County. The San Joaquin Hills Blind Thrust fault is located approximately 2.4 miles from the site. The Newport-Inglewood fault system is located in the

southwestern portion of Orange County approximately 4.8 miles southwest of the site. Major tectonic activity associated with these and other faults within this regional tectonic framework is predominately right-lateral strike-slip movement.

6.2. Site Geology

Based on our review of referenced geologic maps, the project site is underlain by middle to late Pleistocene-age marine terraces consisting of interfingering strandline, beach, estuarine and colluvial deposits capped by thin, younger alluvial fan deposits. A marine terrace is a geomorphic term for a flat-lying to gently dipping alluvial deposit that has been exposed by uplift along a sea coast or by lowering of sea level. These deposits are also referred to as old paralic deposits (Figure 3).

The earth materials encountered at the site included fill soils overlying older alluvium (old paralic deposits). General descriptions of the earth materials encountered are presented in the following sections. More detailed descriptions of the subsurface conditions are shown on the boring logs presented in Appendix A. The approximate locations of the borings are presented on Figure 2. A cross section (A-A') showing the subsurface soil conditions is also presented on Figure 4.

6.2.1. Pavement Section

The pavement sections at the site consisted of approximately 2 to 9 inches of asphalt concrete underlain by approximately 3 to 10 inches of aggregate base. The aggregate base material generally consisted of brown, moist, medium dense to dense, sandy gravel. Boring B-6 was located in a landscaped area and the pavement section was not encountered at this location.

6.2.2. Fill

Fill soils were encountered in each boring. The fill soils were encountered to depths of approximately 1½ to 7½ feet. The deeper fill was in boring B-6 near the northeast corner of the site. The fill soils generally consisted of dry to moist, medium dense, sandy silt, and clayey to silty sand, and firm to hard, sandy clay.

6.2.3. Older Alluvium (Old Paralic Deposits)

The fill soils were underlain by older alluvium to the depths explored of up to approximately 50 feet. The older alluvium generally consisted of dry to wet, medium dense to very dense, sandy silt, clayey to silty sand, poorly graded sand, and poorly graded sand with silt, and stiff to hard, silty to sandy clay.

7. GROUNDWATER

Groundwater was encountered at approximately 36 to 38 feet deep in the boring at the time of drilling. Groundwater was measured at approximately 36 feet deep approximately 16 hours after boring B-4 drilling was completed. Although groundwater was measured at a depth of approximately 30 feet in boring B-5 30 minutes after drilling, some water had been added to the boring during drilling due to heaving sand. Groundwater monitoring well data from the State of California Water Resources Control Board's GeoTracker website (GeoTracker, 2015) indicates that the depth to groundwater at monitoring wells located approximately 0.7 mile north of the site ranged from approximately 19 to 23 feet below the ground surface. Review of maps showing the depth to historic high groundwater (California Department of Conservation, Division of Mines and Geology [CDMG], 1997 and 1998) indicates that the historic high depth to groundwater is approximately 16 feet.

Fluctuations in the level of groundwater may also occur due to variations in ground surface topography, subsurface stratification, tidal influences, rainfall, irrigation practices, and other factors which may not have been evident at the time of our field evaluation.

8. FAULTING, SEISMICITY AND GEOLOGIC HAZARDS

The site is not located within a State of California Earthquake Fault Zone (formerly known as Alquist-Priolo Special Studies Zone). However, the site is located in a seismically active area, as is the majority of southern California, and the potential for strong ground motion in the project area is considered significant during the design life of the proposed structure. The numerous faults in southern California include active, potentially active, and inactive faults. As defined by the California Geological Survey (CGS), active faults are faults that have ruptured within the

Holocene time, or within approximately the last 11,000 years. Potentially active faults are those that show evidence of movement during Quaternary time (approximately the last 1.6 million years) but for which evidence of Holocene movement has not been established. Inactive faults have not ruptured in the last approximately 1.6 million years. The approximate locations of major faults in the site vicinity and their geographic relationship to the site are shown on Figure 6.

In addition to the mapped faults shown on Figure 6, the San Joaquin Hills blind thrust fault is located approximately 2.4 miles from the site, the Coyote Hills segment of the Puente Hills blind thrust fault is located within approximately 15.1 miles from the site, and the Santa Fe Springs segment of the Puente Hills blind thrust fault is located approximately 20.8 miles from the site (USGS, 2008). Blind thrust faults are low-angle faults at depths that do not break the surface and are, therefore, not shown on Figure 6. Although blind thrust faults do not have a surface trace, they can be capable of generating damaging earthquakes and are included in Table 1.

Table 1 lists selected principal known active faults that may affect the site and the maximum moment magnitude (M_{max}) as published by the USGS (USGS, 2008). The approximate fault-to-site distances were calculated using the USGS web-based program (USGS, 2008).

Table 1 – Principal Active Faults

Fault	Approximate Fault-to-Site Distance ¹ miles (kilometers)	Maximum Moment Magnitude ¹ (M_{max})
San Joaquin Hills Blind Thrust	2.4 (3.8)	7.1
Newport-Inglewood (LA Basin)	4.8 (7.6)	7.5
Newport-Inglewood (Offshore)	5.3 (8.5)	7.0
Puente Hills Blind Thrust (Coyote Hills)	15.1 (22.3)	6.9
Palos Verdes	16.4 (26.4)	7.7
Whittier	17.3 (27.8)	7.9
Elsinore (Glen Ivy)	19.9 (32.1)	7.7
Chino-Central Ave. (Elsinore)	20.6 (33.2)	6.8
Puente Hills Blind Thrust (Santa Fe Springs)	20.8 (33.5)	6.7
San Andreas	48.3 (77.8)	8.2
Notes: ¹ USGS, 2008		

Seismic hazards at the site can be attributed to ground shaking resulting from events on active faults. In general, seismic hazards might include strong ground motion, ground surface rupture and liquefaction. These potential hazards are discussed in the following sections.

8.1. Surface Fault Rupture

Active faults have not been mapped in the project vicinity, and the potential for ground rupture due to faulting is therefore considered low. Surface ground cracking related to shaking from distant events is not considered a significant hazard, although it is a possibility.

8.2. Ground Motion

The 2013 California Building Code (CBC) specifies that the Risk-Targeted, Maximum Considered Earthquake (MCE_R) ground motion response accelerations be used to evaluate seismic loads for design of buildings and other structures. The MCE_R ground motion response accelerations are based on the spectral response accelerations for 5 percent damping in the direction of maximum horizontal response and incorporate a target risk for structural collapse equivalent to 1 percent in 50 years with deterministic limits for near-source effects. The horizontal peak ground acceleration (PGA) that corresponds to the MCE_R for the site was calculated as 0.64g using the USGS (USGS, 2015b) seismic design tool (web-based).

The 2013 CBC specifies that the potential for liquefaction and soil strength loss be evaluated, where applicable, for the Maximum Considered Earthquake Geometric Mean (MCE_G) PGA with adjustment for site class effects in accordance with the American Society of Civil Engineers (ASCE) 7-10 Standard. The MCE_G PGA is based on the geometric mean PGA with a 2 percent probability of exceedance in 50 years. The MCE_G PGA with adjustment for site class effects was calculated as 0.63g using the USGS (USGS, 2015b) seismic design tool that yielded a mapped MCE_G PGA of 0.63g for the site and a site coefficient of 1.00 for Site Class D. The design PGA for the site is 0.42g.

8.3. Liquefaction Potential

Liquefaction is the phenomenon in which loosely deposited granular soils with silt and clay contents of less than approximately 35 percent and non-plastic silts located below the water table undergo rapid loss of shear strength when subjected to strong earthquake-induced ground shaking. Ground shaking of sufficient duration results in the loss of grain-to-grain contact due to a rapid rise in pore water pressure, and causes the soil to behave as a fluid for a short period of time. Liquefaction is known generally to occur in saturated or near-saturated cohesionless soils at depths shallower than 50 feet below ground surface. Factors known to influence liquefaction potential include composition and thickness of soil layers, grain size, relative density, groundwater level, degree of saturation, and both intensity and duration of ground shaking.

According to the State of California Seismic Hazards Zones map (CDMG, 2001), the site is not located in an area mapped as potentially susceptible to liquefaction. However, based on our subsurface evaluation and the presence of medium dense subsurface soils, the liquefaction potential of subsurface soils was evaluated using the soil sampler blow counts recorded at various depths in exploratory borings B-3, B-4, B-5, and B-7, and our laboratory test results. The liquefaction analysis was based on the National Center for Earthquake Engineering Research (NCEER) procedure (Youd, et al., 2001) using the computer program LiquefyPro (CivilTech Corporation, 2008). A groundwater depth of 16 feet was used in our analysis. A design PGA of 0.42g was used in our analysis for a design earthquake magnitude of 6.6. Our liquefaction analysis indicates that relatively medium dense interbedded sand layers susceptible to liquefaction during the design seismic event were encountered in boring B-5 from approximately 36 feet below the ground surface to the depth of approximately 49 feet below the ground surface. The results of the liquefaction analysis are presented in Appendix C.

8.4. Liquefaction-Induced Settlement

As a result of liquefaction, the proposed structures may be subject to liquefaction-induced settlement. In order to estimate the amount of post-earthquake settlement, the method

proposed by Tokimatsu and Seed (1987) was used in which the seismically induced cyclic stress ratios and corrected N-values are related to the volumetric strain of the soil. The amount of soil settlement during a strong seismic event depends on the thickness of the liquefiable layers and the density and/or consistency of the soils.

Based on our analysis, a post-earthquake total settlement of up to approximately 2 inches is calculated for the site. Based on the guidelines presented in CDMG Special Publication 117 (2008) and assuming relatively consistent subsurface stratigraphy across the site, we estimate differential settlement on the order of one inch over a distance of 40 feet.

9. CONCLUSIONS

Based on our geotechnical evaluation, it is our opinion that the Center Pointe Senior Living project is feasible from a geotechnical standpoint, provided that the following recommendations are incorporated into the design and construction of the proposed building. In general, the following conclusions were made:

- Based on our subsurface exploration, the site is underlain by fill soils and older alluvial deposits. The materials generally consisted of dry to wet, medium dense to very dense, sandy silt, and clayey to silty sand, poorly graded sand, poorly graded sand with silt and poorly graded sand with clay, and firm to hard, sandy clay.
- Groundwater was encountered during our evaluation at a depth of approximately 36 feet. However, the groundwater level measured during our field exploration is not considered stabilized and will be subject to change. Groundwater in a monitoring well approximately 0.7 mile from the site was previously measured ranging from approximately 19 to 23 feet below the ground surface. Seasonal fluctuations in groundwater will occur and shallower groundwater conditions should be anticipated for design and construction.
- Excavations during site grading should be feasible with heavy-duty earthmoving equipment in good working order.
- The subject site is not located within an Earthquake Fault Zone associated with active faulting as defined by the Alquist-Priolo Earthquake Fault Zoning Act. Accordingly, the potential for fault rupture across the site is considered low.
- The site is not located in a State of California Seismic Hazard Zone for liquefaction. However, based on our subsurface evaluation, the soils below the groundwater are susceptible to liquefaction during the design seismic event. Our analysis indicates that liquefaction-induced dynamic settlement up to approximately 2 inches may occur at the site.

- Our limited laboratory corrosion testing indicates that the near-surface site soils can be classified as corrosive based on California Department of Transportation (Caltrans, 2012) corrosion guidelines.

10. RECOMMENDATIONS

The following sections include our geotechnical recommendations for construction of the proposed Center Pointe Senior Living project. These recommendations are based on our evaluation of the site geotechnical conditions and our understanding of the planned construction. The proposed construction should also be performed in accordance with the requirements of the applicable governing agencies.

10.1. Earthwork

Earthwork at the site is anticipated to include removal of the existing foundations, landscaping, hardscape, and pavement improvements; removal and backfilling of existing underground utilities and other buried structures; building pad preparation; new foundation and basement excavations, trenching and backfilling for new utilities and pavement construction. Earthwork should be performed in accordance with the requirements of the applicable governing agencies and the recommendations presented in the following sections.

10.1.1. Construction Plan Review and Pre-Construction Conference

We recommend that the grading and foundation plans be submitted to Ninyo & Moore for review to check for conformance to the recommendations provided in this report. We further recommend that a pre-construction conference be held in order to discuss the grading recommendations presented in this report. The owner and/or their representative, the governing agencies' representatives, the civil engineer, Ninyo & Moore, and the contractor should be in attendance to discuss the work plan, project schedule, and earthwork requirements.

10.1.2. Clearing and Grubbing

Prior to commencing earthwork operations, deleterious materials, including vegetation, pavement, and/or other site improvements should be cleared from the site. Debris from the clearing operations should be disposed of off-site. Resulting holes due to removal of

obstructions that extend below grade, such as foundations or underground utilities, should be filled with compacted fill in accordance with Section 10.1.10 of this report.

10.1.3. Ground Preparation and Overexcavation

The following recommendations are provided for ground preparation for the subterranean parking structure and overexcavation for at-grade ancillary structures, if proposed.

The removal and recompaction work should consist of 1) overexcavating to the depths discussed in the following sections, 2) scarifying, moisture conditioning, and compacting the exposed subgrade soils, and 3) replacing the excavated earth materials with recompacted fill. The fill soils should be moisture-conditioned to generally above the optimum moisture content and should be compacted to a relative compaction of 90 percent or greater, or 95 percent or greater, as recommended in the following sections. Relative compactions should be evaluated by ASTM International (ASTM) D 1557.

10.1.3.1. Subterranean Parking Structure

The planned excavation of approximately 14 feet for the parking structure is anticipated to expose varying soil types, including sandy silt, clayey to silty sand, poorly graded sand with silt, and silty to sandy clay alluvial soils at the planned subgrade for the slab-on-grade and spread footing foundations. In order to provide relatively consistent soil bearing and soil expansion conditions, we recommend expansive soil materials be removed to a depth of 2 feet below the bottoms of the mat foundation and replaced with low expansion (expansion index between 0 and 50), granular soil compacted to 95 percent or more relative compaction per ASTM D1557.

A representative of Ninyo & Moore should observe the excavation to evaluate if the expansive soil materials have been removed beneath the foundation areas.

Excavation of relatively shallow test pits at the mat foundation subgrades may also be appropriate to evaluate the subgrade soils directly beneath the mat foundation.

10.1.3.2. Ancillary Structures

If at-grade ancillary structures, such as low-height seat walls, planter walls, or retaining walls, are proposed in areas that are located beyond the limits of the subterranean parking structure, these structures should be supported by 2 feet or more of low expansion potential compacted fill below the bottoms of the foundations. The overexcavation should extend a lateral distance of approximately 2 feet beyond the edge of the foundations.

If new utility vaults are proposed that will be located beyond the limits of the subterranean parking structure, additional removal and recompaction below the bottoms of the vaults may be appropriate depending on the depths and size of the vaults. Remedial grading may include overexcavating to depths of 1 to 2 feet and replacing the excavated soil with engineered fill compacted to 90 percent relative compaction. The actual depths of remedial grading should be based on review of the utility vault plans and the soil conditions exposed at the time of construction.

10.1.4. Temporary Excavations and Shoring

We anticipate that excavation within the fill soils and older alluvial deposits at the site may be accomplished using heavy-duty equipment in good operating condition. Based on the results of our subsurface exploration, we anticipate that the subsurface soils encountered will generally consist of dry to wet, medium dense to very dense, sandy silt, and clayey to silty sand, poorly graded sand, poorly graded sand with silt and poorly graded sand with clay, and firm to hard, sandy clay. Although oversized materials were not encountered in our borings, oversized and cemented materials may be encountered during excavation, including debris in the fills. The contractor should be prepared to take appropriate measures to address the presence of cemented and oversized materials.

Temporary near-vertical excavations not exceeding a depth of approximately 4 feet should be feasible. Excavations that are unstable or deeper than 4 feet should be laid back to slope inclinations of approximately 1½:1 (horizontal to vertical) or flatter. If excavations extend below the water table or where temporary slopes are not possible, shoring will be involved. Excavations should be performed in accordance with Occupational Safety and Health Administration (OSHA) regulations. On-site soils should be considered as Type C soils in accordance with OSHA guidelines.

The shoring system will be constructed through fill and older alluvial deposits. Appropriate shoring systems may include cantilevered shoring or shoring walls with internal bracing. We recommend that temporary cantilevered shoring walls be designed utilizing the parameters presented on Figure 7. For design of the braced shoring walls, the design parameters presented on Figure 8 should be utilized. The design lateral earth pressures recommended on Figures 7 and 8 do not include the loads imposed on the shoring system from raising the ground surface elevation behind the wall, soil stockpiles, construction materials, and other loads acting above a 1:1 (horizontal to vertical) plane extending up and back from the base of the wall. For a shoring system subjected to the above-mentioned surcharge loads, the contractor should include the effect of these loads on the lateral earth pressures acting on the shored walls.

We anticipate that settlement of the ground surface will occur behind the shored excavation. The amount of settlement depends heavily on the type of shoring system, the contractor's workmanship, and soil conditions. To reduce the potential for distress to adjacent improvements, we recommend that the shoring system be designed to limit the ground settlement behind the shoring system to ½ inch or less. Possible causes of settlement that should be addressed include settlement during installation of the shoring elements, excavation for structure construction, construction vibrations, and removal of the support system. We recommend that shoring installation be evaluated carefully by the contractor prior to construction and that ground vibration and settlement monitoring be performed during construction.

The contractor should retain a qualified and experienced engineer to design the shoring system. The shoring parameters presented in this report are minimum requirements, and the contractor should evaluate the adequacy of these parameters and make the appropriate modifications for their design. We recommend that the contractor take appropriate measures to protect workers. OSHA requirements pertaining to worker safety should be observed.

10.1.5. Existing Utilities

Multiple existing utilities are present across the site. Utility improvements at the site include shallow utility trenches and the deeper, grease interceptor vault. It is imperative that the contractor take care to locate and protect existing utilities or other buried structures during construction. Shoring and excavation systems should be designed to support excavations and protect utilities in advance of excavating.

10.1.6. Construction Dewatering

Groundwater was encountered at approximately 36 feet below the ground surface during drilling and as shallow as 30 feet in one boring where water was added. Our evaluation indicated that the historic high groundwater level is approximately 16 feet below the existing ground surface. Fluctuations in the depth to groundwater will occur and shallower groundwater should be considered. Accordingly, dewatering may be anticipated for the planned underground parking in order to perform work in a dry condition. The dewatering system design should be performed by a specialty dewatering contractor. Disposal of groundwater should be performed in accordance with guidelines of the Regional Water Quality Control Board. To further evaluate the depth to groundwater prior to construction, we recommend that a monitoring well be installed.

10.1.7. Excavation Bottom Stability

The excavation bottom for the underground parking is anticipated to expose moist, medium dense to very dense, sandy silt, clayey to silty sand, poorly graded sand with silt, and stiff to hard, silty to sandy clay alluvial soils. Heavy equipment for excavation and compaction may result in pumping and unstable bottom conditions. In order to

provide a stable surface for working and placement of foundations, we recommend placement of a 1 to 2 foot layer of aggregate base material or crushed rock at the bottom of the excavation. If crushed rock is used, a suitable filler fabric such as Mirafi 140 N or equivalent should be placed between the subgrade and the rock layer. Recommendations for additional stabilization of the excavation bottom should be based on evaluation in the field by Ninyo & Moore at the time of construction, if appropriate.

10.1.8. Pipe Bedding

We recommend that pipelines and other utility lines be supported on 6 inches or more of granular bedding material such as sand with a sand equivalent value of 30 or more in accordance with ASTM D 2419. Bedding material should be placed and compacted around the pipe, and 12 inches or more above the top of the pipe in accordance with the current “Greenbook” Standard Specifications for Public Works. Special care should be taken not to allow voids beneath and around the pipe. Bedding material and compaction requirements should be in accordance with the recommendations of this report, the project specifications, and applicable requirements of the appropriate agencies. If on-site materials are used for pipe bedding, these materials should be tested for sand equivalent and gradation.

10.1.9. Trench Backfill

The silty, sandy, and clayey fill and alluvial materials encountered at the site should generally be suitable for reuse as backfill provided they are free of organic material, clay lumps, debris, and rocks greater than approximately 4 inches in diameter. Wet soils should be allowed to dry to a moisture content that is near the laboratory optimum moisture prior to their placement as trench backfill. However, the clayey and silty materials may be difficult to handle, and may require extended time for drying to near their optimum moisture contents.

In the event that drying of on-site soils is not feasible, imported granular soils should be used for backfill. Fill material imported to the site (if any), should be granular, non-expansive soil, and free of trash, debris, roots, vegetation, or other deleterious materials.

“Non-expansive” soils can be defined as having an expansion index less than 20 as evaluated in accordance with ASTM test method D 4829. Fill should generally be free of rocks or hard lumps of material in excess of 4 inches in diameter. Rocks or hard lumps larger than approximately 4 inches in diameter should be broken into smaller pieces or should be removed from the site. Materials for use as imported structural fill should be evaluated by Ninyo & Moore prior to importing. We recommend that trench backfilling conform to the “Greenbook” specifications for structure backfill. Backfill should be compacted to a relative compaction of 90 percent as evaluated ASTM D 1557. Lift thickness for backfill will depend on the type of compaction equipment utilized, but fill should generally be placed in lifts not exceeding 8 inches in loose thickness. Special care should be exercised to avoid damaging the pipe during compaction of the backfill.

10.1.10. Fill Placement and Compaction

Fill material should be placed and compacted in accordance with project specifications, City of Newport Beach guidelines, and sound construction practices. Fill material should be compacted in horizontal lifts to a relative compaction of 90 percent or more as evaluated by ASTM D 1557. Aggregate base beneath constructed pavement areas of the access road should be compacted to a relative compaction of 95 percent. Fill materials should be moisture-conditioned to slightly above the laboratory optimum moisture content. The optimum lift thickness of fill will depend on the type of compaction equipment used, but generally should not exceed 8 inches in loose thickness. Fill should be tested for specified compaction level by the geotechnical consultant.

10.2. Seismic Design Considerations

Design of the proposed improvements should be performed in accordance with the requirements of governing jurisdictions and applicable building codes. Table 2 presents the seismic design parameters for the site in accordance with the CBC (2013) guidelines and adjusted MCE_R spectral response acceleration parameters (USGS, 2015b).

Table 2 – 2013 California Building Code Seismic Design Criteria

Seismic Design Factors	Value
Site Class	D
Site Coefficient, F_a	1.0
Site Coefficient, F_v	1.5
Mapped Spectral Response Acceleration at 0.2-second Period, S_s	1.598g
Mapped Spectral Response Acceleration at 1.0-second Period, S_1	0.585g
Spectral Response Acceleration at 0.2-second Period Adjusted for Site Class, S_{MS}	1.598g
Spectral Response Acceleration at 1.0-second Period Adjusted for Site Class, S_{M1}	0.877g
Design Spectral Response Acceleration at 0.2-second Period, S_{DS}	1.065g
Design Spectral Response Acceleration at 1.0-second Period, S_{D1}	0.585g

10.3. Foundations

Our soil liquefaction analysis indicated that the liquefaction-induced dynamic settlement is approximately 2 inches. According to the Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California (CGS, 2008), structural mitigation may be acceptable where displacements of less than 4 inches vertical are predicted. Accordingly, it is our opinion that the proposed building can be supported by a mat foundation.

The following foundation design parameters and recommendations are provided for the proposed buildings utilizing mat foundations. Foundations should be designed in accordance with structural considerations and our geotechnical recommendations. In addition, requirements of the governing jurisdictions, practices of the Structural Engineers Association of California, and applicable building codes should be considered in the design of the structures. The foundation design parameters are provided as preliminary recommendations based on our geotechnical analysis and the preliminary foundation loading information that was provided. Updated recommendations may be appropriate when the final design is developed.

Should ancillary structures, such as site walls or retaining walls, be part of the final design, we are providing design parameters for spread footing foundations supported on fill placed and compacted in general accordance with the recommendations of this report.

10.3.1. Mat Foundations for Subterranean Parking Structure

Mat foundations for at-grade equipment bearing on compacted fill as outlined in the preceding sections of this report may be designed using a net allowable bearing capacity of 3,000 pounds per square foot (psf). The total and differential settlements corresponding to these allowable bearing loads are estimated to be less than approximately 1 inch and ½ inch over a horizontal span of 40 feet, respectively. The allowable bearing capacity may be increased by one third when considering loads of short duration, such as wind or seismic forces. Mat foundations typically experience some deflection due to loads placed on the mat and the reaction of the soils underlying the mat. A design modulus of subgrade reaction of 150 tons per cubic foot (tcf) may be used for the subgrade soils in evaluating such deflections. This value is based on a unit square foot area and should be adjusted for large mats. Adjusted values of the modulus of subgrade reaction, K, can be obtained from the following equations for mats of various widths:

$$K = 150[(B+1)/2B]^2 \text{ (tcf); where B is the width of mat measured in feet}$$

For frictional resistance to lateral loads on mat foundations, we recommend a coefficient of friction of 0.35 for compacted granular subgrade soil. For a mat with an embedment depth shallower than 2 feet, an allowable passive earth pressure of 350 psf per foot should be ignored while evaluating lateral resistance; only frictional resistance should be considered. For mat foundations with embedment depths more than 2 feet, passive earth pressure may be combined with frictional resistance to evaluate the total lateral resistance. In such cases, the lateral resistance can be taken as the sum of the frictional resistance and passive resistance provided the passive resistance does not exceed one-half of the total resistance. The passive resistance values may be increased by one-third when considering loads of short duration such as wind or seismic forces.

10.3.2. Waterproofing

Due to the nature of the subterranean level, waterproofing of the subterranean walls and slabs is recommended. Particular care should be taken in the design and installation of

waterproofing to avoid moisture problems, or actual water seepage into the structure through any normal shrinkage cracks which may develop in the concrete walls, floor slab, foundations and/or construction joints. For wall penetrations at pipe locations, installation of “watertight” seals should be utilized. The design and inspection of the waterproofing is not the responsibility of the geotechnical engineer. A waterproofing consultant should be retained to design the systems.

10.3.3. Shallow Foundations for Ancillary Structures

Footings for ancillary structures may be supported on conventional spread footings that extend 24 inches below the adjacent finished grade and bear on 2 feet of low expansion potential compacted fill. Footings should have a width of 24 inches or more and isolated pad footings should have a width of 18 inches or more. Footings should be reinforced with a minimum of four No. 4 steel reinforcing bars, two placed near the top and two placed near the bottom of the footings, and further detailed in accordance with the recommendations of the structural engineer.

Footings, as described above and bearing on 2 feet of low expansion potential compacted fill, may be designed using an allowable bearing capacity of 3,000 psf. Total and differential settlements for footings designed in accordance with the above recommendations are estimated to be on the order of ½ inch and ¼ inch over a horizontal span of 40 feet, respectively.

Foundations bearing on compacted fill may be designed using a coefficient of friction of 0.35, where the total frictional resistance equals the coefficient of friction times the dead load. Foundations may be designed using a passive resistance of 350 psf per foot of depth, to a value of 3,500 psf. The allowable lateral resistance can be taken as the sum of the frictional resistance and passive resistance provided the passive resistance does not exceed one-half of the total allowable resistance. The bearing capacity and passive resistance (including the maximum value) values may be increased by one-third when considering loads of short duration such as wind or seismic forces.

10.3.4. Retaining Wall Earth Pressures

The 2013 CBC and ASCE 7-05 require that, if the project possesses a seismic design category of D, E or F, the proposed earth retaining structures and basement walls be designed for static lateral earth pressures plus seismic earth pressures. The seismic earth pressure is usually estimated using the Mononobe-Okabe method of analysis developed in the 1920s. Based on the recent study (Lew et al., 2010), it is evident that there have been no reports of damage to building basement walls as a result of seismic earth pressures in recent U.S. earthquakes, including the 1971 San Fernando, 1987 Whittier Narrows, 1989 Loma Prieta and 1994 Northridge earthquakes. Accordingly, Lew, et al. suggested that building basement walls retaining level unsaturated earth materials may be considered adequate when just designed for at-rest earth pressures as stipulated in the building codes. Consequently, we recommend that the proposed basement walls be designed using lateral earth pressures shown on Figures 9 or 10, whichever is higher, provided free-draining materials are used as backfill. For yielding retaining walls, the lateral earth pressures presented on Figure 11 should be used. Measures should be taken to reduce the potential for build-up of hydrostatic pressure behind the retaining walls. Retaining wall backfill should conform to Section 300-3.5 of the Standard Specification for Public Works Construction (Greenbook). Granular, free-draining backfill material should be placed at a horizontal distance of $0.6H$ or more behind the wall, where H is the height of the wall measured in feet. Drainage behind the retaining walls should be constructed as shown on Figure 12. The subdrain shown on Figure 12 should be connected to a suitable outlet, such as a storm drain, or should outlet using a sump pump system.

10.4. Sidewalks

In general, new pedestrian sidewalks may be supported on low expansion potential soil compacted to a relative compaction of 90 percent. The moisture content of the subgrade soil should be maintained at slightly above the laboratory optimum until the concrete is poured. Deepened slab edges should be provided where exterior slabs-on-grade are placed adjacent to landscaping areas. Sidewalks should be designed in accordance with agency standards.

10.5. Corrosivity

Laboratory testing was performed on a representative sample of the on-site soils to evaluate pH, electrical resistivity, water-soluble chloride content, and water-soluble sulfate content. The soil pH and electrical resistivity tests were performed in general accordance with California Test Method (CT) 643. Chloride content tests were performed in general accordance with CT 422. Sulfate testing was performed in general accordance with CT 417. The laboratory test results are presented in Appendix B.

The results of our corrosivity testing indicated an electrical resistivity of approximately 300 ohm-centimeters (ohm-cm), a soil pH of approximately 7.2, a chloride content of approximately 1,160 parts per million (ppm), and a sulfate content of approximately 0.007 percent (70 ppm). Based on the laboratory test results and Caltrans (2012) corrosion criteria, the project site can be classified as corrosive, which is defined as having earth materials with more than 500 ppm chlorides, more than 0.20 percent sulfates (i.e., 2,000 ppm), an electrical resistivity of 1,000 ohm-cm or less, or a pH of 5.5 or less. Due to the presence of corrosive soils in the project area, corrosion protection for the project should be designed by a corrosion engineer.

10.6. Concrete Placement

In contact with soil or water that contains high concentrations of soluble sulfates can be subject to chemical deterioration. Based on the CBC criteria, the potential for sulfate attack is negligible for water-soluble sulfate contents in soil ranging from 0.00 to 0.10 percent by weight and moderate for water-soluble sulfate contents ranging from 0.10 to 0.20 percent by weight. The potential for sulfate attack is severe for water-soluble sulfate contents ranging from 0.20 to 2.00 percent by weight and very severe for water-soluble sulfate contents over 2.00 percent by weight. Laboratory testing indicated that the sulfate content of the sample tested for this evaluation was approximately 0.007 percent, representing a negligible potential for sulfate attack (CBC, 2013). However, due to the potential variability of the soils on site, consideration should be given to using Type II/V cement for the project.

In order to reduce the potential for shrinkage cracks in the concrete during curing, we recommend that the concrete for the proposed structures be placed with a slump of 4 inches based on ASTM C 143. The slump should be checked periodically at the site prior to concrete placement. We further recommend that concrete cover over reinforcing steel for foundations be provided in accordance with CBC (2013). The structural engineer should be consulted for additional concrete specifications.

10.7. Preliminary Pavement Design Recommendations

Based on our experience and laboratory test result, we used a design R-value of 5 for the on-site clayey near surface soil for the purpose of developing preliminary pavement sections for the project. Detailed traffic loading information was not available, but we anticipate that traffic will include automobile parking and drive lanes with periodic heavy truck traffic, such as trash or delivery trucks. Accordingly, we have assumed traffic indices (TI) of 5.0 and 6.0 for the design of various pavement sections. Based on our design R-value and assumed TIs, we have developed the structural sections presented in Table 3 below.

Table 3 – Preliminary Pavement Structural Sections

Traffic Index	Recommended Pavement Section	
	AC / CAB or CMB (inches)	PCC / CAB (inches)
5	3 / 10	6 / 4
6	4 / 12	7 / 4
Notes: AC – Asphalt Concrete CAB – Crushed Aggregate Base CMB – Crushed Miscellaneous Base PCC – Portland Cement Concrete		

In order to provide suitable support for the proposed pavement areas, we recommend that the subgrade soils be excavated and re-compacted to 90 percent approximately 2 feet below the subgrade elevation. Crushed aggregate base should conform to the Standard Specifications for Public Works Construction “Greenbook,” Section 200. The crushed aggregate base material should be placed at a relative compaction of 95 percent. Asphalt

concrete should conform to “Greenbook,” Section 203. We recommend that the paving operations be observed and tested by Ninyo & Moore.

10.8. Drainage

Adequate surface drainage is imperative for satisfactory site performance. Positive drainage should be provided and maintained to direct surface water away from the proposed building. Positive drainage is defined as a slope of 2 percent or more for a distance of 5 feet or more away from foundations and tops of slopes. Runoff should then be directed by the use of swales or pipes into a collective drainage system. Surface water should not be allowed to flow over the slope faces or to pond adjacent to footings.

10.9. Landscaping

Project landscaping should consist of drought tolerant plants. Landscape irrigation should be kept to a level just sufficient to maintain plant vigor. Overwatering should not be permitted.

11. CONSTRUCTION OBSERVATION

The conclusions and recommendations presented in this report are based on analysis of observed conditions in widely spaced exploratory borings. It is imperative that the geotechnical consultant checks the subsurface conditions during construction. If conditions are found to vary from those described in this report, Ninyo & Moore should be notified and additional recommendations will be provided upon request.

During construction, we recommend that the duties of the geotechnical consultant include, but not be limited to, the following:

- Observing clearing, grubbing, and removals.
- Observing excavation, placement, and compaction of fill.
- Evaluating imported materials prior to their use as fill (if used).
- Performing field tests to evaluate fill compaction.
- Observing foundation excavations for bearing materials and cleaning prior to placement of reinforcing steel or concrete.

- Performing material testing services including concrete compressive strength and steel tensile strength tests and inspections.

The recommendations provided in this report are based on the assumption that Ninyo & Moore will provide geotechnical observation and testing services during construction. In the event that Ninyo & Moore's services are not utilized during construction, we request that the selected consultant provide the City of Newport Beach with a letter (with a copy to Ninyo & Moore) indicating that they fully understand Ninyo & Moore's recommendations and that they are in full agreement with the design parameters and recommendations contained in this report.

12. LIMITATIONS

The field evaluation, laboratory testing, and geotechnical analyses presented in this geotechnical report have been conducted in general accordance with current practice and the standard of care exercised by geotechnical consultants performing similar tasks in the project area. No warranty, expressed or implied, is made regarding the conclusions, recommendations, and opinions presented in this report. There is no evaluation detailed enough to reveal every subsurface condition. Variations may exist and conditions not observed or described in this report may be encountered during construction. Uncertainties relative to subsurface conditions can be reduced through additional subsurface exploration. Additional subsurface evaluation will be performed upon request. Please also note that our evaluation was limited to assessment of the geotechnical aspects of the project, and did not include evaluation of structural issues, environmental concerns, or the presence of hazardous materials.

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 additional information or has questions regarding the content, interpretations presented, or completeness of this document.

This report is intended for design purposes only. It does not provide sufficient data to prepare an accurate bid by contractors. It is suggested that the bidders and their geotechnical consultant perform an independent evaluation of the subsurface conditions in the project areas. The

independent evaluations may include, but not be limited to, review of other geotechnical reports prepared for the adjacent areas, site reconnaissance, and additional exploration and laboratory testing.

Our conclusions, recommendations, and opinions are based on an analysis of the observed site conditions. If geotechnical conditions different from those described in this report are encountered, our office should be notified and additional recommendations, if warranted, will be provided upon request. 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.

This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties' sole risk.

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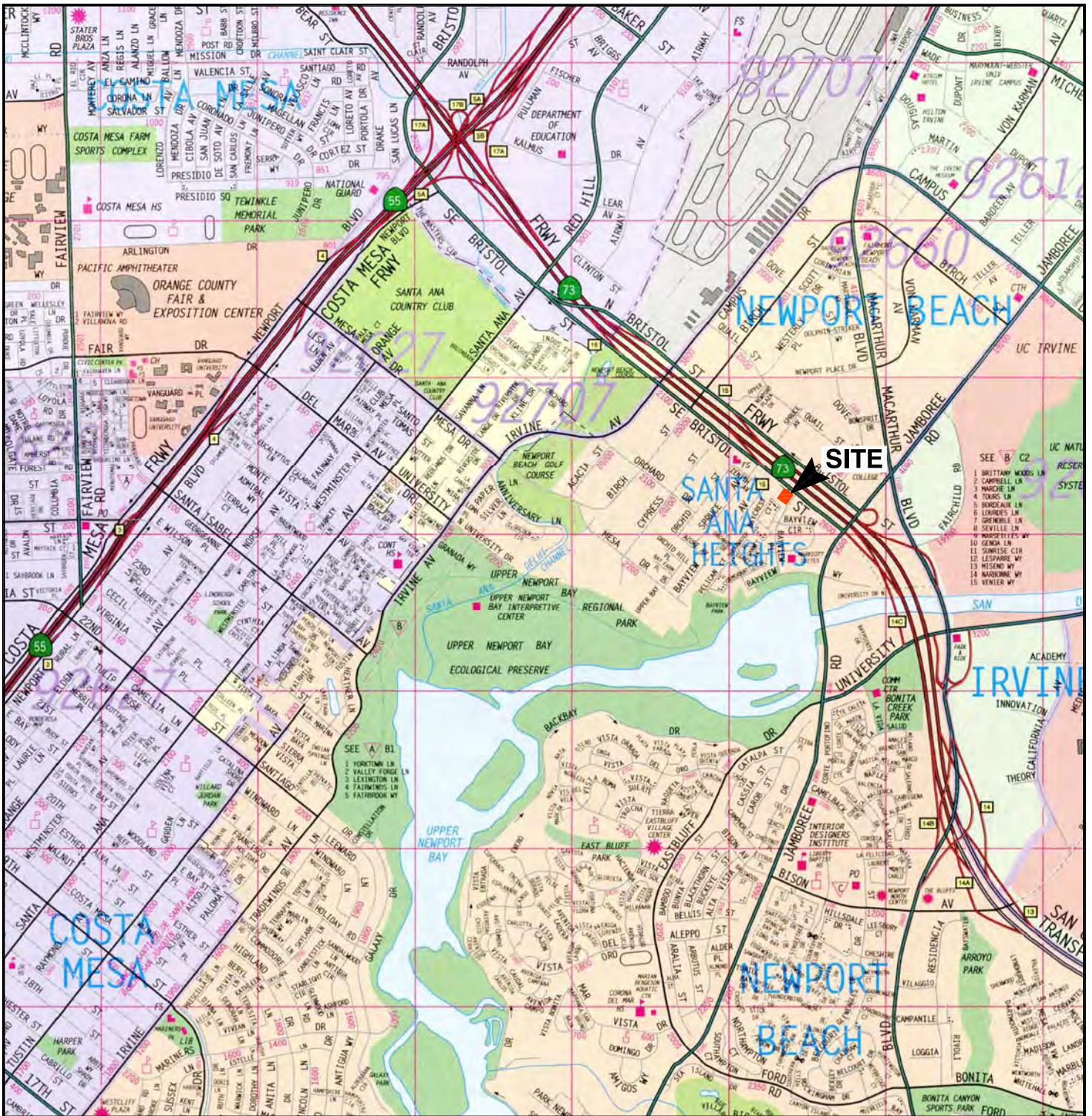
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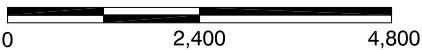
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AERIAL PHOTOGRAPHS				
Source	Date	Flight	Numbers	Scale
USDA	11-18-52	AXK-1K	45 and 46	1: 20,000



REFERENCE: 52ND EDITION, THOMAS GUIDE FOR LOS ANGELES/ORANGE COUNTIES, STREET GUIDE AND DIRECTORY.

SCALE IN FEET



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

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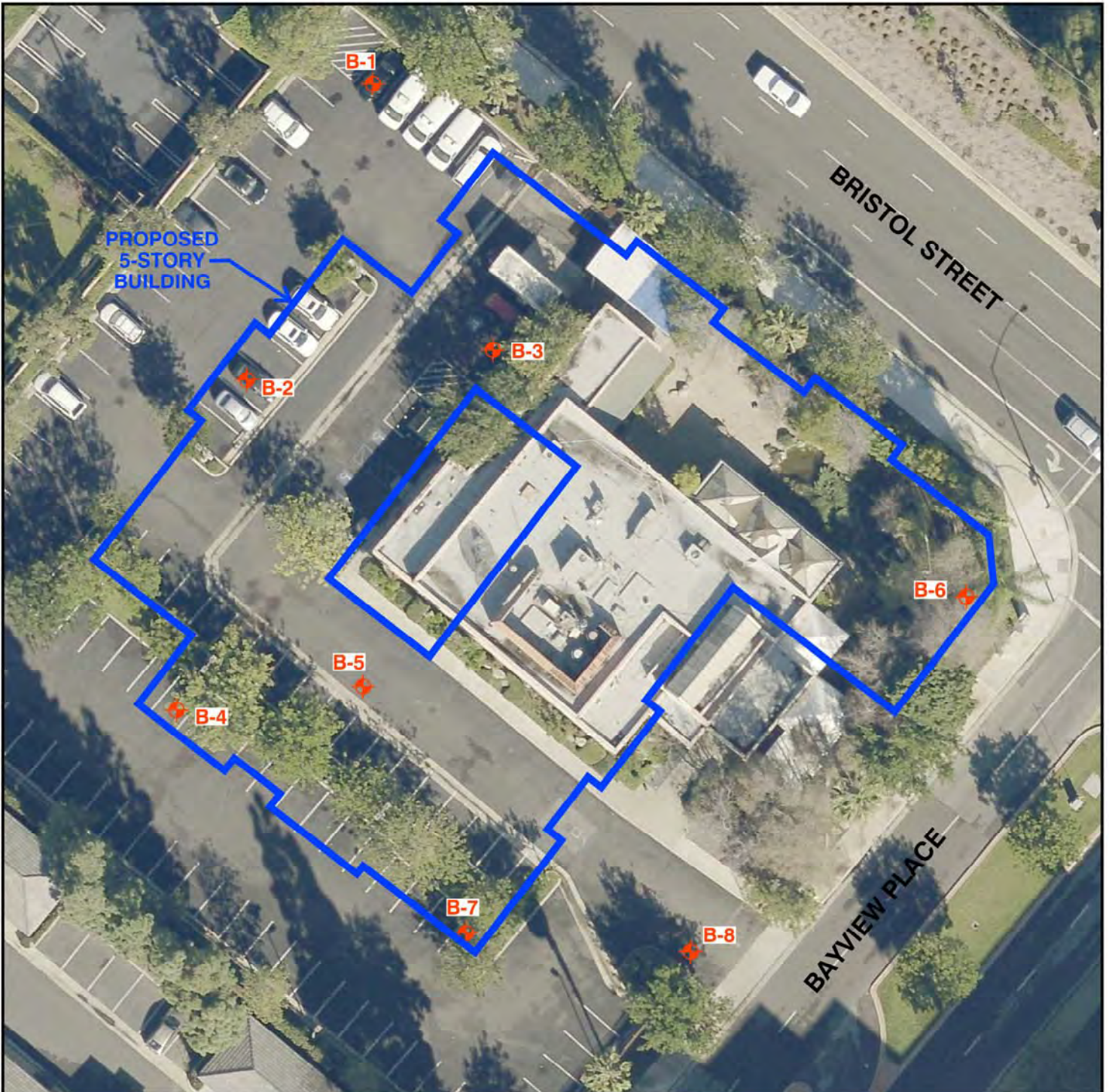
SITE LOCATION

FIGURE

PROJECT NO.	DATE
209537001	12/15

CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

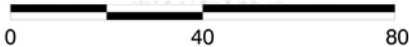
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REFERENCE: PICTOMETRY, 1/27/2015



SCALE IN FEET



NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

LEGEND

B-8  BORING;
TD=TOTAL DEPTH IN FEET

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SITE PLAN

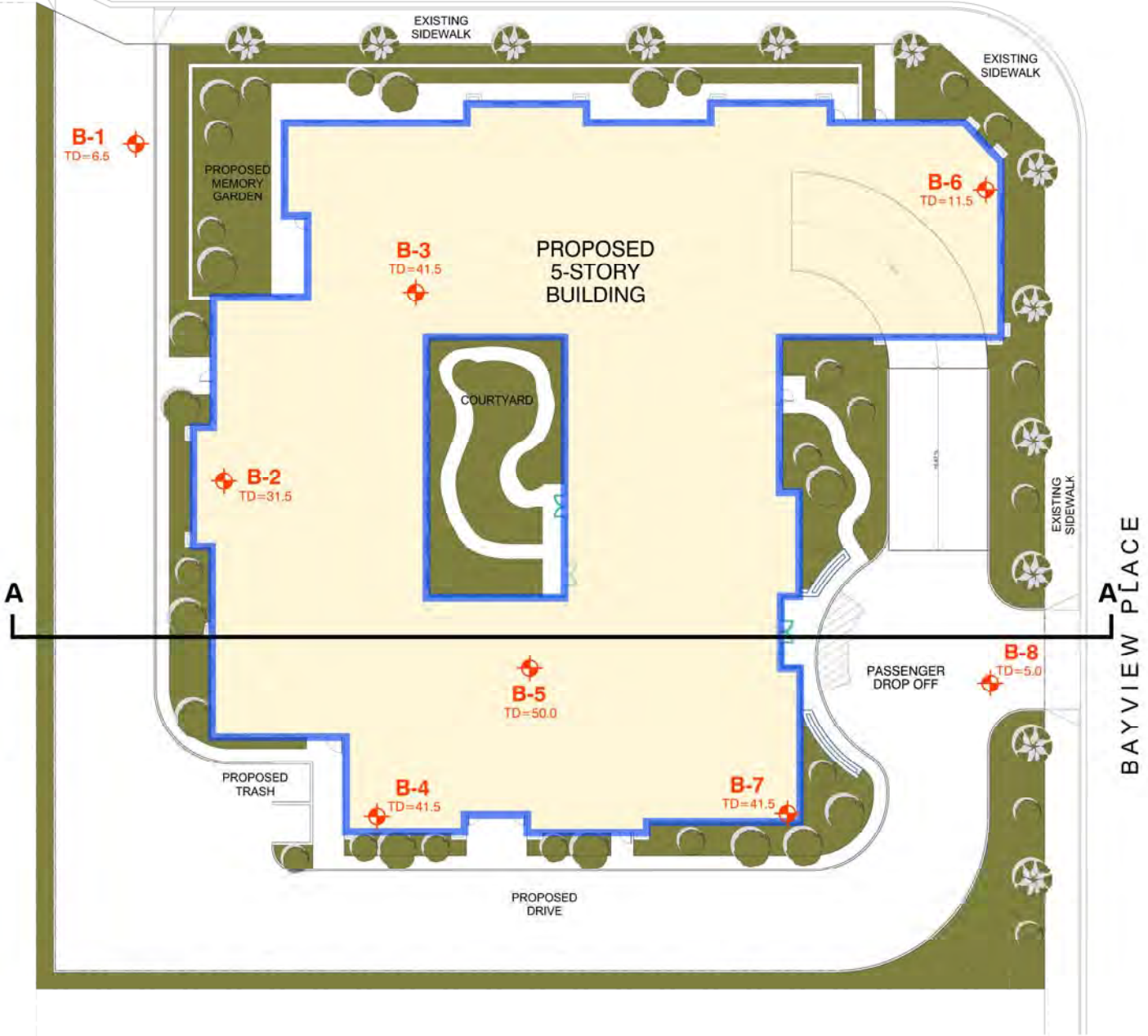
FIGURE

PROJECT NO.	DATE
209537001	12/15

CENTER POINT SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

2

BRISTOL STREET S



REFERENCE: DOUGLAS PANCAKE ARCHITECTS, 2015, HARBOR POINT SENIOR LIVING, LLC, CENTER POINTE SENIOR LIVING, LLC, SITE PLAN, A1, PROJECT NO. 15025.00, DATED SEPTEMBER 17.



SCALE IN FEET



NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

LEGEND



BORING;
TD=TOTAL DEPTH IN FEET



CROSS SECTION

Ninyo & Moore

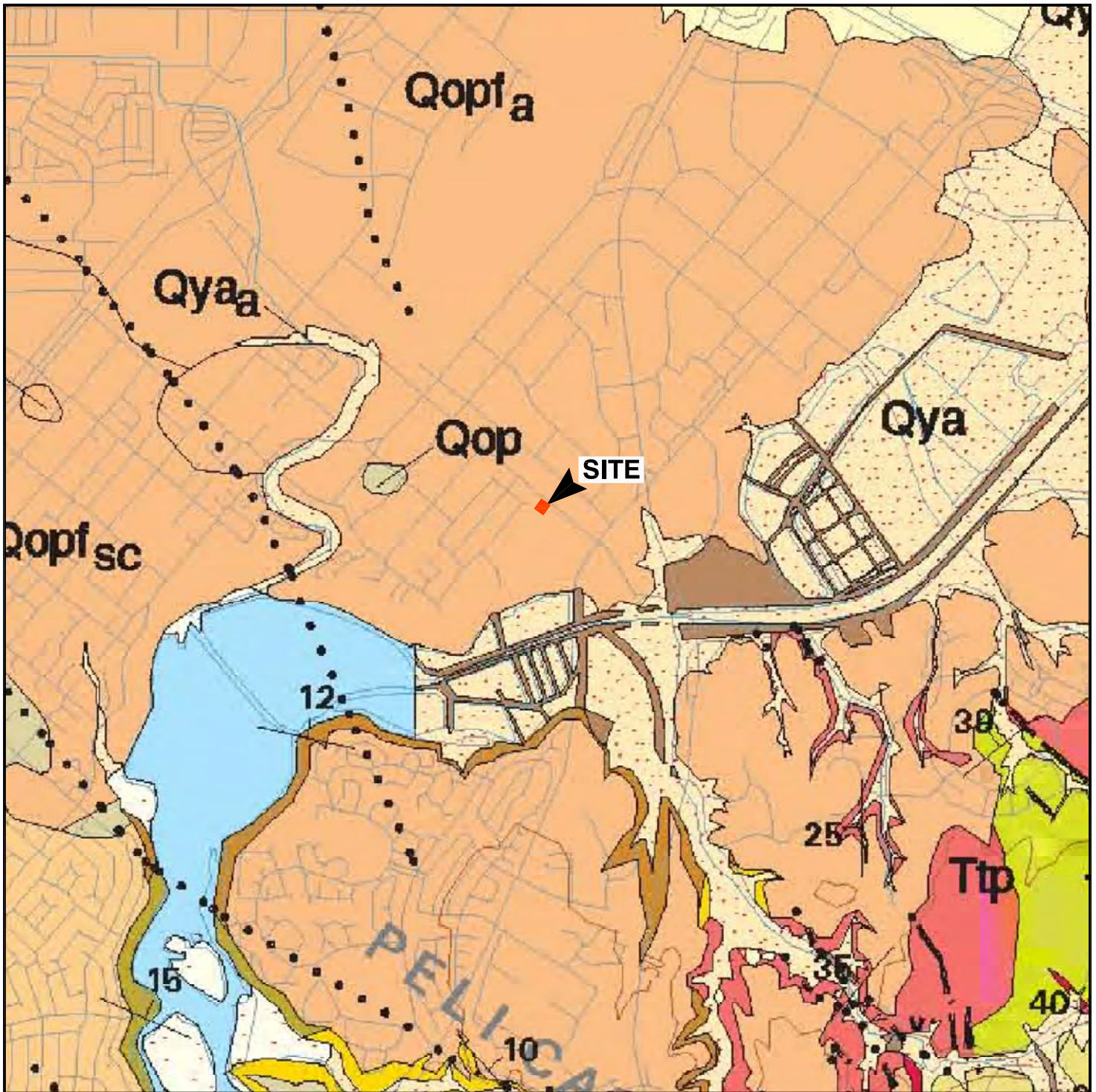
BORING LOCATIONS

FIGURE

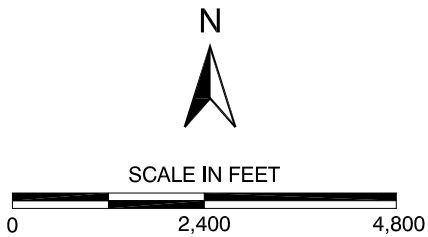
PROJECT NO.	DATE
209537001	12/15

CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

3



REFERENCE: MORTON, D.M. AND MILLER, F.K., 2004, GEOLOGIC MAP OF THE SANTA ANA 30'X60' QUADRANGLE, CALIFORNIA.



NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

LEGEND	
	OLD PARALIC DEPOSITS
	YOUNG AXIAL CHANNEL DEPOSITS
	GEOLOGIC CONTACT
	FAULT; DOTTED WHERE CONCEALED

Ninyo & Moore

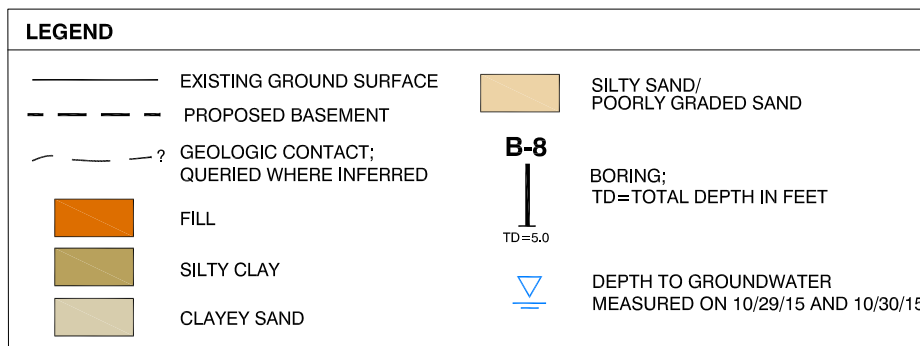
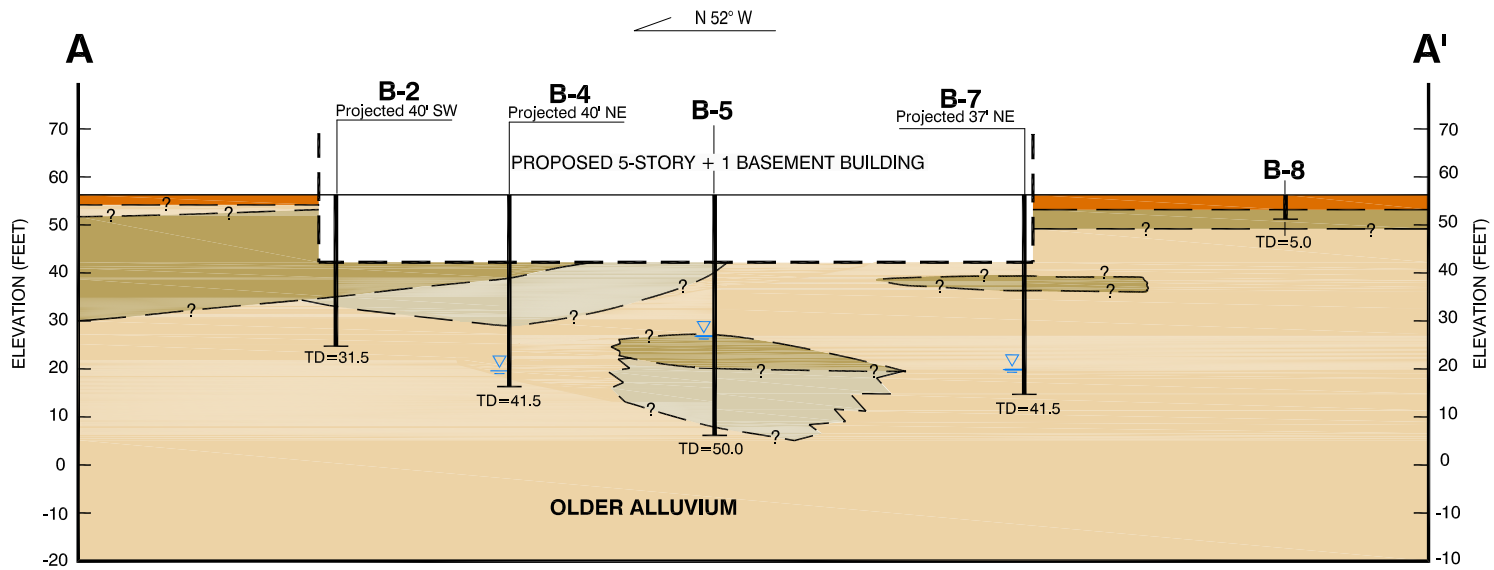
REGIONAL GEOLOGY

FIGURE

PROJECT NO.	DATE
209537001	12/15

CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

4



NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

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PROJECT NO.

209537001

DATE

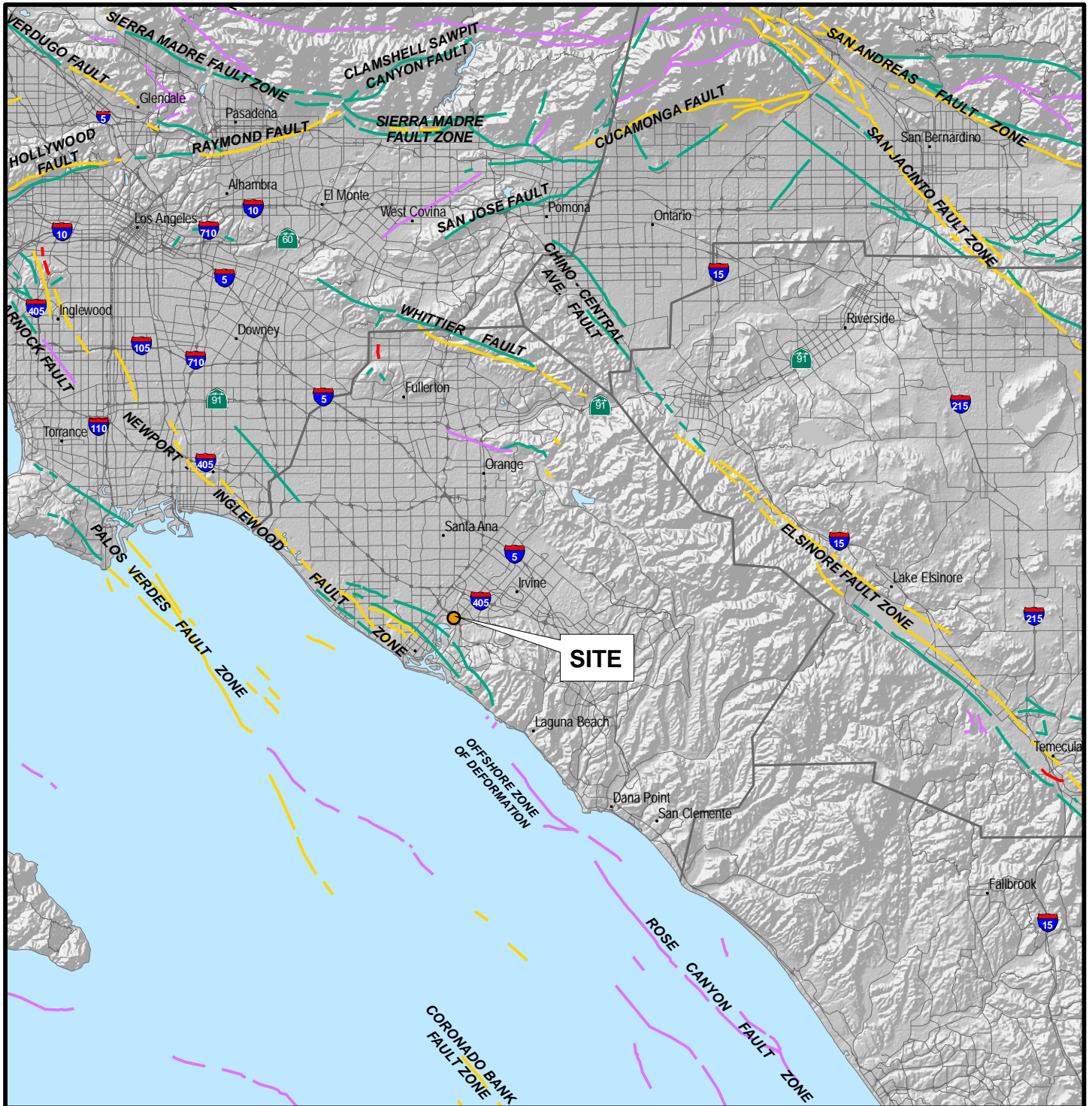
12/15

CROSS SECTION A-A'






CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

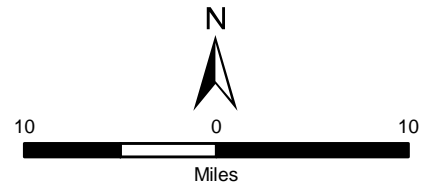
FIGURE

5



GIS DATA SOURCE: CALIFORNIA GEOLOGICAL SURVEY (CGS); ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE (ESRI)
 REFERENCE: JENNINGS, 1994, FAULT ACTIVITY MAP OF CALIFORNIA AND ADJACENT AREAS

LEGEND	
FAULT ACTIVITY:	
	HISTORICALLY ACTIVE
	HOLOCENE ACTIVE
	COUNTY BOUNDARIES
	LATE QUATERNARY (POTENTIALLY ACTIVE)
	QUATERNARY (POTENTIALLY ACTIVE)



NOTE: DIMENSIONS, DIRECTIONS, AND LOCATIONS ARE APPROXIMATE

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FAULT LOCATIONS

FIGURE

PROJECT NO.

DATE

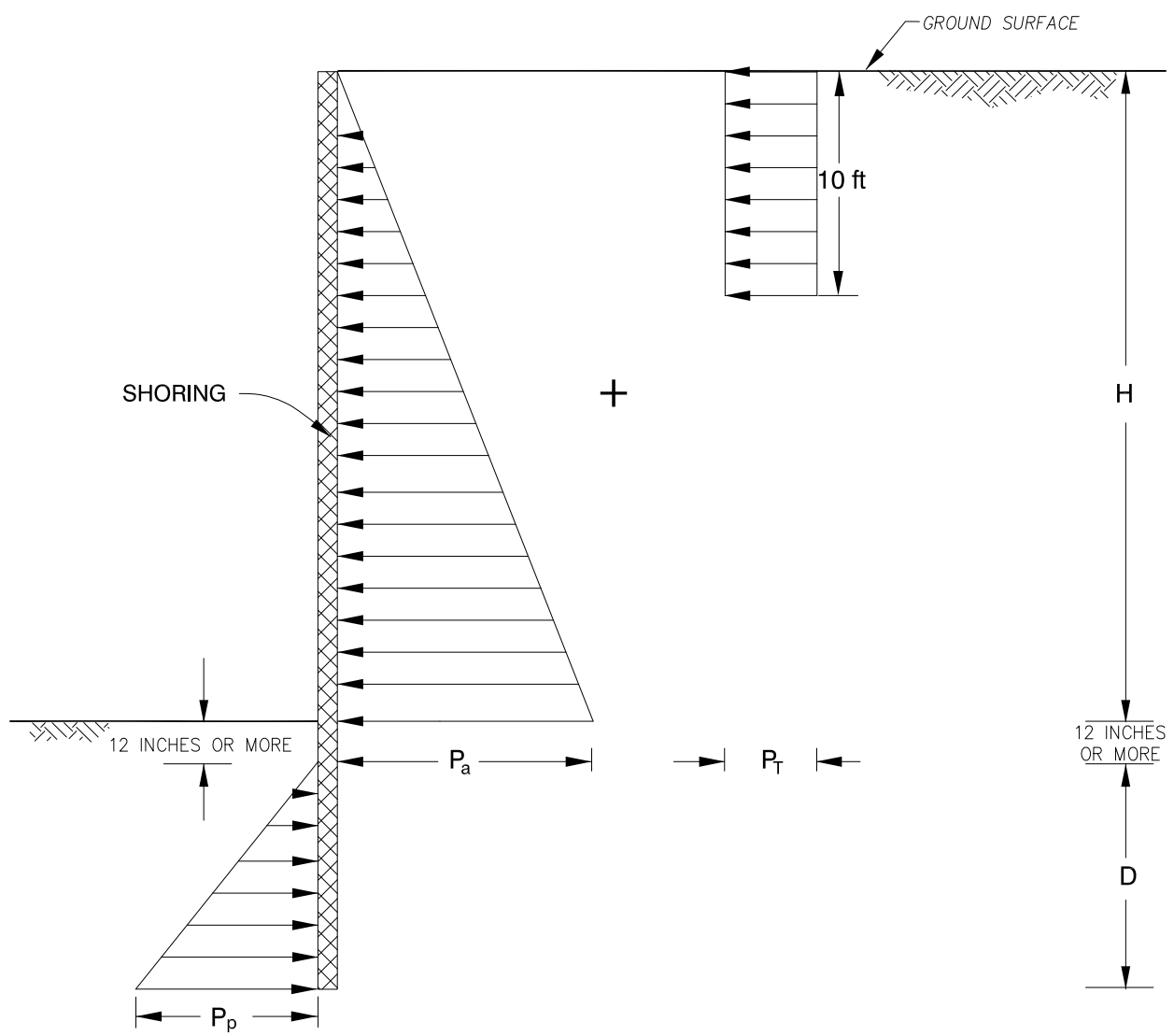
CENTER POINT SENIOR LIVING
 101 BAYVIEW PLACE
 NEWPOT BEACH, CALIFORNIA

6

209537001

12/15

209537001_FL



NOTES:

1. ACTIVE LATERAL EARTH PRESSURE, P_a
 $P_a = 36H$ psf
2. CONSTRUCTION TRAFFIC INDUCED SURCHARGE PRESSURE, P_T
 $P_T = 72$ psf
3. PASSIVE LATERAL EARTH PRESSURE, P_p
 $P_p = 250D$ psf
4. ASSUMES GROUNDWATER IS NOT PRESENT
5. H , h AND D ARE IN FEET
6. SURCHARGE PRESSURES, P_s , CAUSED BY NEARBY STRIP LOADS DO NOT NEED TO BE INCLUDED IF THE STRIP LOADS ARE LOCATED BEYOND A DISTANCE OF h FEET FROM WALL
7. SURCHARGES FROM EXCAVATED SOIL OR CONSTRUCTION MATERIALS ARE NOT INCLUDED

NOT TO SCALE

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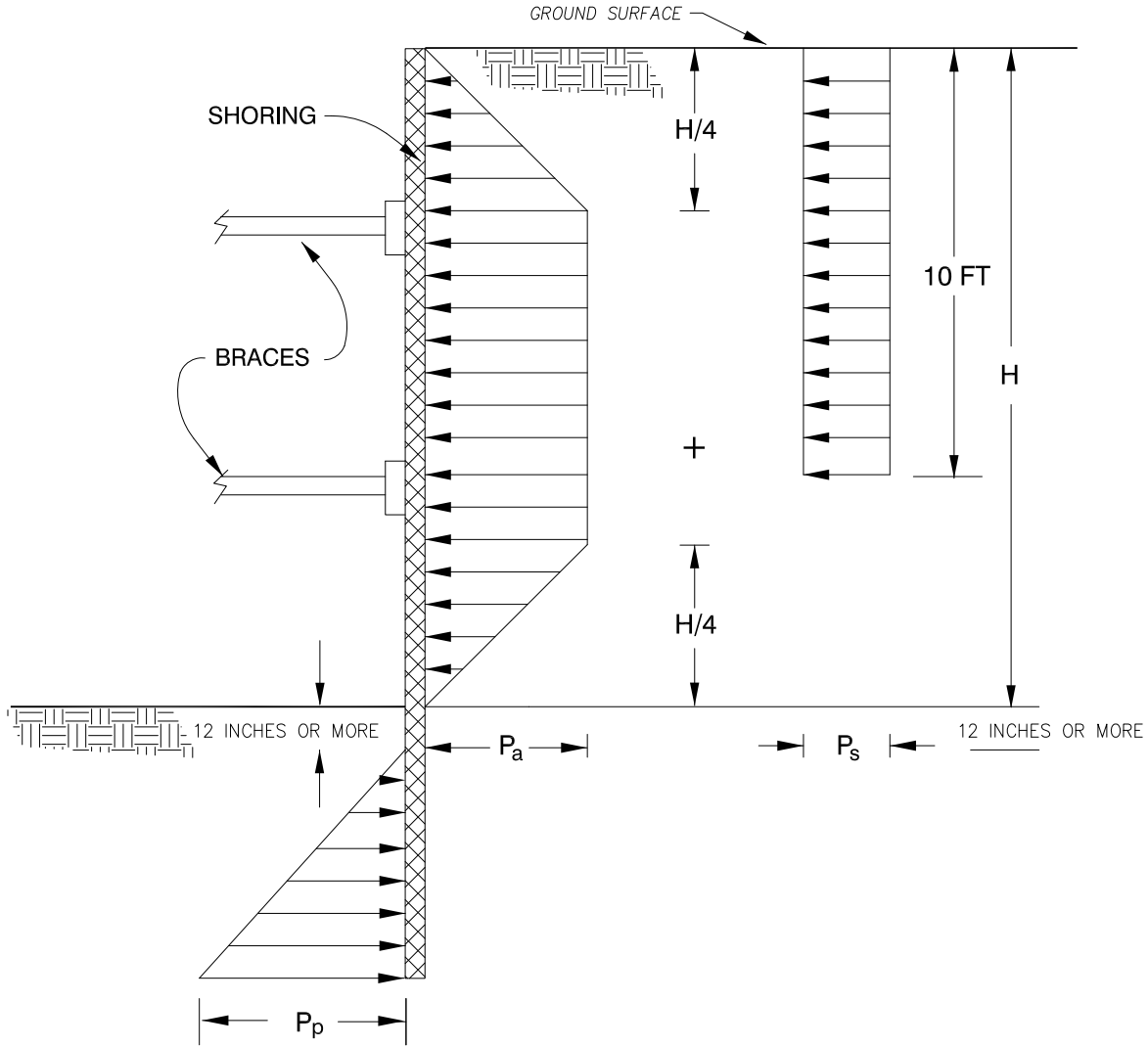
LATERAL EARTH PRESSURES FOR TEMPORARY CANTILEVERED SHORING

FIGURE

PROJECT NO.	DATE
209537001	12/15

CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

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NOTES:

1. APPARENT LATERAL EARTH PRESSURE, P_a
 $P_a = 46 H$ psf
2. CONSTRUCTION TRAFFIC INDUCED SURCHARGE PRESSURE, P_s
 $P_s = 120$ psf
3. PASSIVE LATERAL EARTH PRESSURE, P_p
 $P_p = 350 D$ psf
4. ASSUMES GROUNDWATER IS NOT PRESENT
5. SURCHARGES FROM EXCAVATED SOIL OR CONSTRUCTION MATERIALS ARE NOT INCLUDED
6. H AND D ARE IN FEET

NOT TO SCALE

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LATERAL EARTH PRESSURES FOR BRACED EXCAVATION (STIFF CLAY)

FIGURE

8

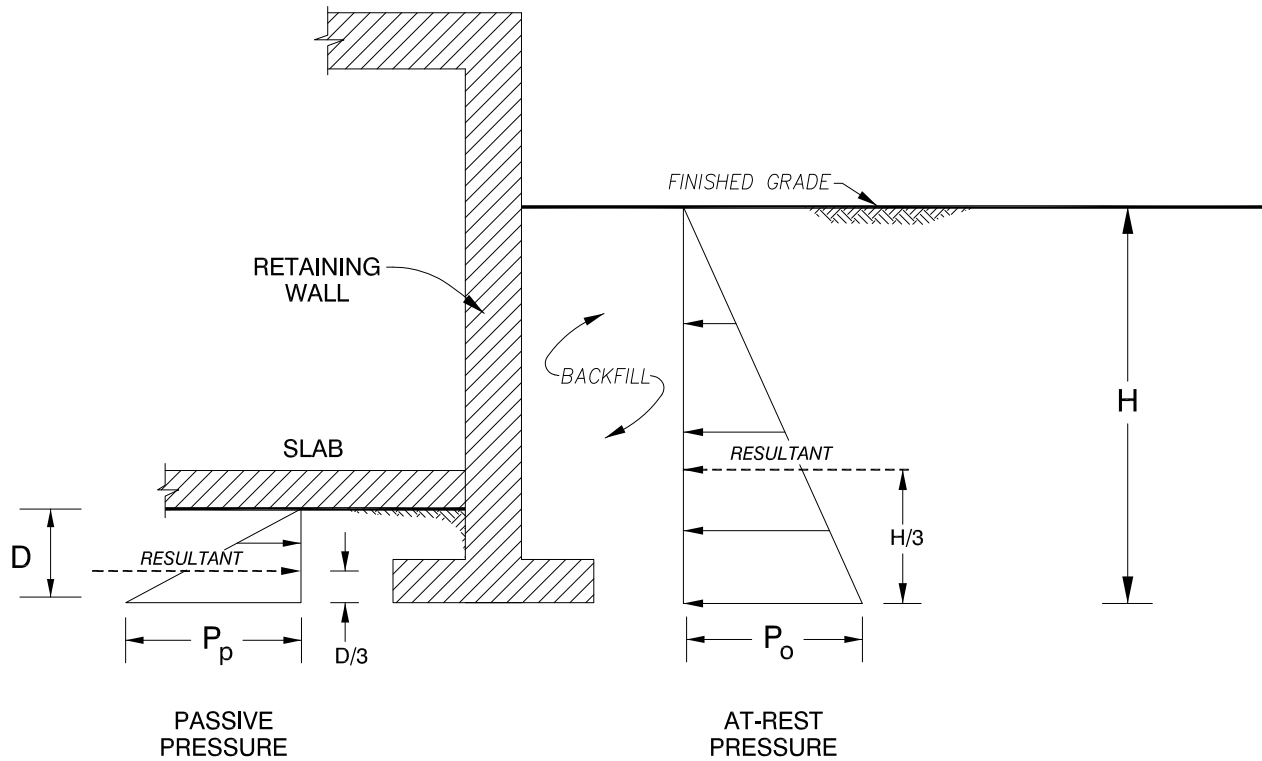
PROJECT NO.

DATE

CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

209537001

12/15



NOTES:

1. ASSUMES NO HYDROSTATIC PRESSURE BUILD-UP BEHIND THE RETAINING WALL
2. STRUCTURAL, GRANULAR BACKFILL MATERIALS AS SPECIFIED IN GREENBOOK SHOULD BE USED FOR RETAINING WALL BACKFILL
3. DRAINS AS RECOMMENDED IN THE RETAINING WALL DRAINAGE DETAIL SHOULD BE INSTALLED BEHIND THE RETAINING WALL
4. SURCHARGE PRESSURES, P_s , CAUSED BY NEARBY STRIP LOADS DO NOT NEED TO BE INCLUDED IF THE STRIP LOADS ARE LOCATED BEYOND A DISTANCE OF H FEET FROM WALL
5. H AND D ARE IN FEET

RECOMMENDED GEOTECHNICAL DESIGN PARAMETERS

Lateral Earth Pressure	Equivalent Fluid Pressure (lb/ft ² /ft) ⁽¹⁾
P_o	Level Backfill with Granular Soils ⁽²⁾
	57 H
P_p	Level Ground
	350 D

NOT TO SCALE



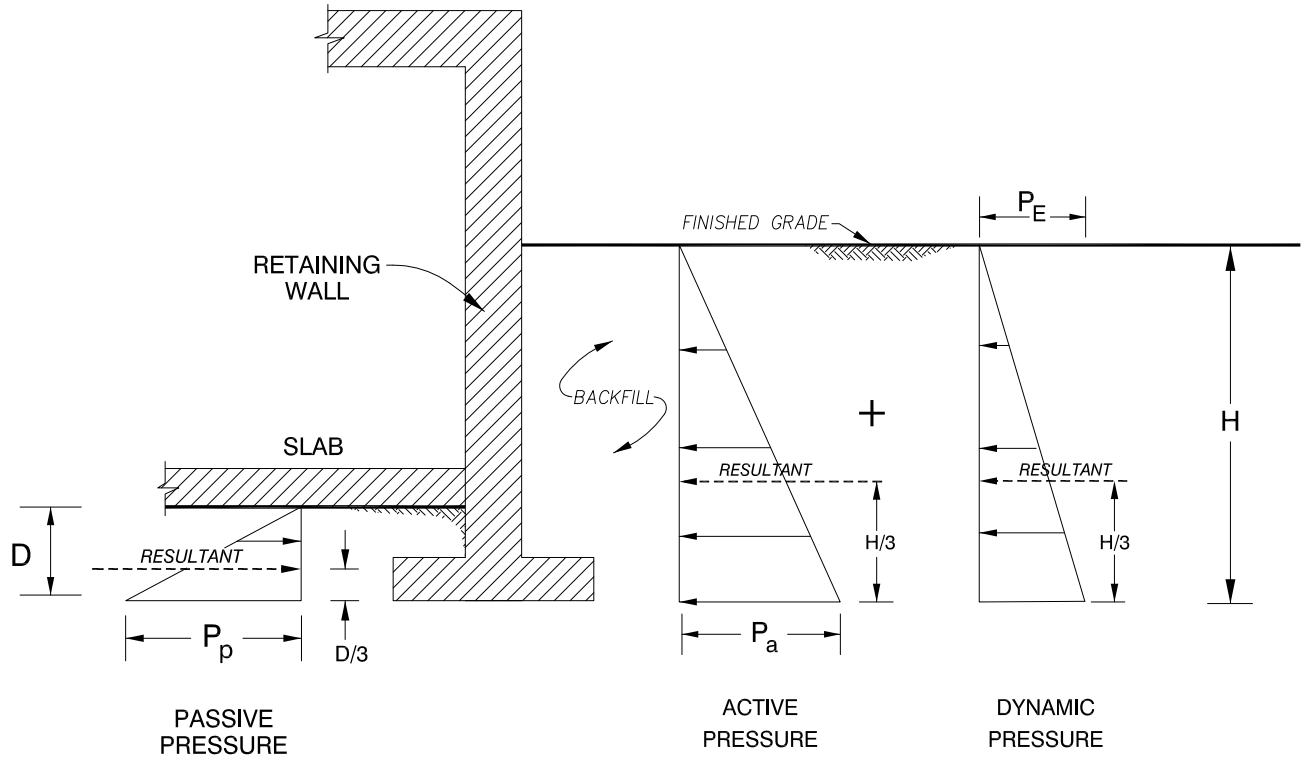
LATERAL EARTH PRESSURES FOR RESTRAINED BASEMENT WALLS (AT-REST PRESSURE ONLY)

FIGURE

PROJECT NO.	DATE
209537001	12/15

CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

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NOTES:

1. ASSUMES NO HYDROSTATIC PRESSURE BUILD-UP BEHIND THE RETAINING WALL
2. STRUCTURAL, GRANULAR BACKFILL MATERIALS AS SPECIFIED IN GREENBOOK SHOULD BE USED FOR RETAINING WALL BACKFILL
3. DRAINS AS RECOMMENDED IN THE RETAINING WALL DRAINAGE DETAIL SHOULD BE INSTALLED BEHIND THE RETAINING WALL
4. DYNAMIC LATERAL EARTH PRESSURE IS BASED ON A PEAK GROUND ACCELERATION OF 0.42g
5. SURCHARGE PRESSURES, P_s , CAUSED BY NEARBY STRIP LOADS DO NOT NEED TO BE INCLUDED IF THE STRIP LOADS ARE LOCATED BEYOND A DISTANCE OF H FEET FROM WALL
6. H AND D ARE IN FEET

RECOMMENDED GEOTECHNICAL DESIGN PARAMETERS

Lateral Earth Pressure	Equivalent Fluid Pressure (lb/ft ² /ft) ⁽¹⁾
P_a	Level Backfill with Granular Soils ⁽²⁾
	37 H
P_E	17 H
P_p	Level Ground
	350 D

NOT TO SCALE



LATERAL EARTH PRESSURES FOR RESTRAINED BASEMENT WALLS (ACTIVE PRESSURE PLUS DYNAMIC PRESSURE)

CENTER POINTE SENIOR LIVING
 101 BAYVIEW PLACE
 NEWPORT BEACH, CALIFORNIA

FIGURE

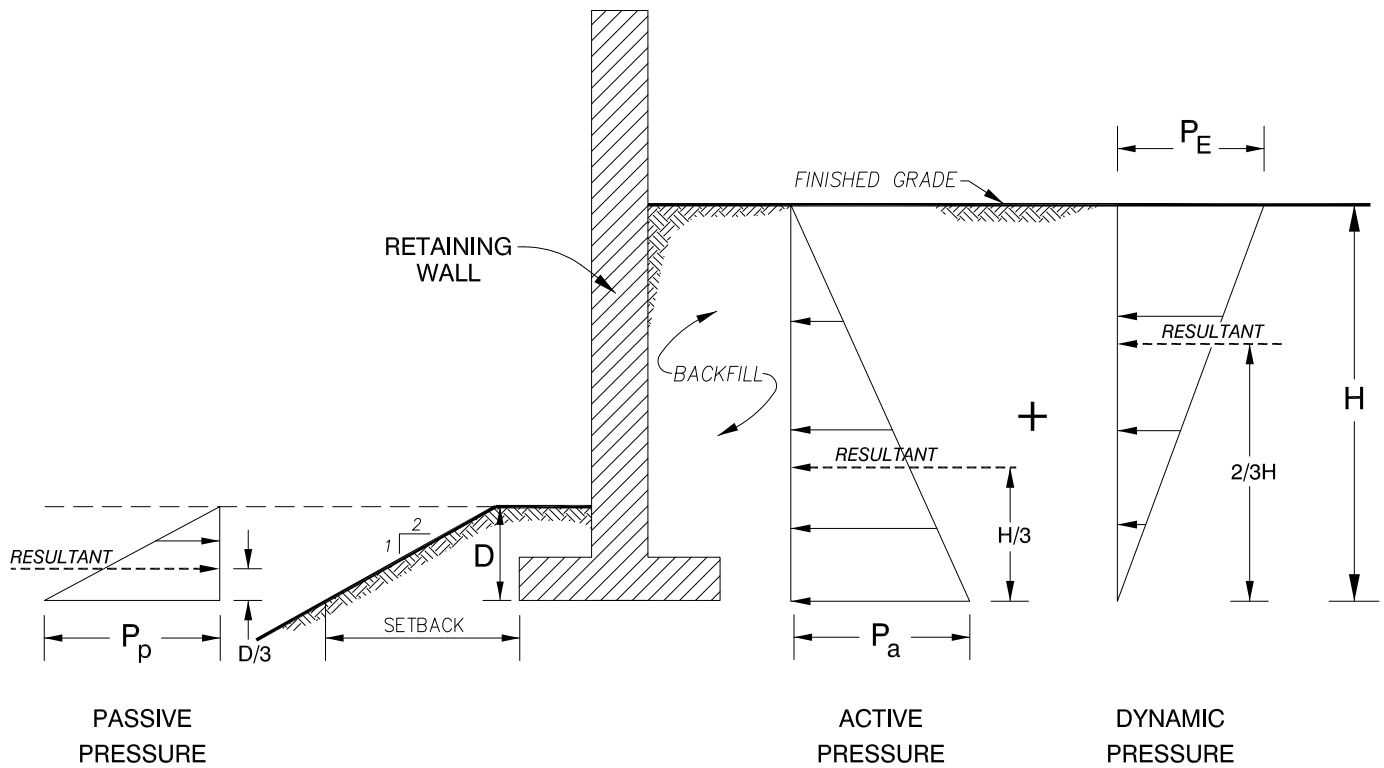
10

PROJECT NO.

DATE

209537001

12/15



NOTES:

1. ASSUMES NO HYDROSTATIC PRESSURE BUILD-UP BEHIND THE RETAINING WALL
2. STRUCTURAL, GRANULAR BACKFILL MATERIALS AS SPECIFIED IN GREENBOOK SHOULD BE USED FOR RETAINING WALL BACKFILL
3. DRAINS AS RECOMMENDED IN THE RETAINING WALL DRAINAGE DETAIL SHOULD BE INSTALLED BEHIND THE RETAINING WALL
4. DYNAMIC LATERAL EARTH PRESSURE IS BASED ON A PEAK GROUND ACCELERATION OF 0.42g
5. SURCHARGE PRESSURES CAUSED BY VEHICLES OR NEARBY STRUCTURES ARE NOT INCLUDED
6. H AND D ARE IN FEET
7. SETBACK SHOULD BE IN ACCORDANCE WITH FIGURE 1808.7.1 OF THE CBC (2013)

RECOMMENDED GEOTECHNICAL DESIGN PARAMETERS

Lateral Earth Pressure	Equivalent Fluid Pressure (lb/ft ² /ft) ⁽¹⁾	
	Level Backfill with Granular Soils ⁽²⁾	2H:1V Sloping Backfill with Granular Soils ⁽²⁾
P_a	37 H	57 H
P_E	17 H	17 H
P_p	Level Ground	2H:1V Descending Ground
	350 D	150 D

NOT TO SCALE

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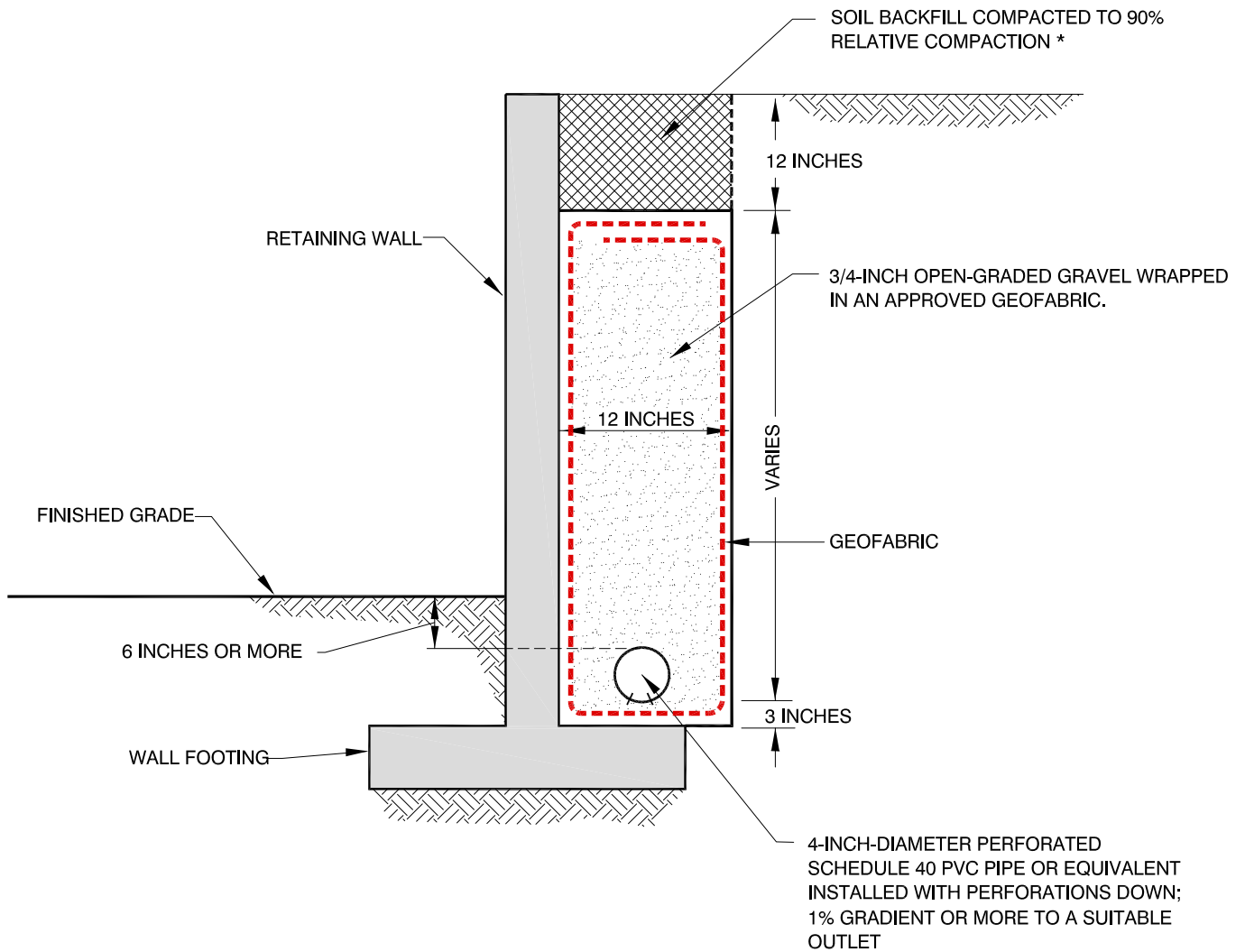
LATERAL EARTH PRESSURES FOR YIELDING RETAINING WALLS

FIGURE

PROJECT NO.	DATE
209537001	12/15

CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

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*BASED ON ASTM D1557

NOT TO SCALE

NOTE: AS AN ALTERNATIVE, AN APPROVED GEOCOMPOSITE DRAIN SYSTEM MAY BE USED.

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RETAINING WALL DRAINAGE DETAIL

FIGURE

PROJECT NO.

DATE

CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

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APPENDIX A

BORING LOG

Field Procedure for the Collection of Disturbed Samples

Disturbed soil samples were obtained in the field using the following methods.

Bulk Samples

Bulk samples of representative earth materials were obtained from the exploratory boring. The samples were bagged and transported to the laboratory for testing.

The Standard Penetration Test (SPT) Sampler

Disturbed drive samples of earth materials were obtained by means of a Standard Penetration Test sampler. The sampler is composed of a split barrel with an external diameter of 2 inches and an unlined internal diameter of 1-3/8 inches. The sampler was driven into the ground 12 to 18 inches with a 140-pound hammer falling freely from a height of 30 inches in general accordance with ASTM D 1586. The blow counts were recorded for every 6 inches of penetration; the blow counts reported on the log are those for the last 12 inches of penetration. Soil samples were observed and removed from the sampler, bagged, sealed and transported to the laboratory for testing.

Field Procedure for the Collection of Relatively Undisturbed Samples

Relatively undisturbed soil samples were obtained in the field using the following method.

The Modified Split-Barrel Drive Sampler

The sampler, with an external diameter of 3 inches, was lined with 1-inch-long, thin brass rings with inside diameters of approximately 2.4 inches. The sample barrel was driven into the ground with the weight of a hammer or the kelly bar of the drill rig in general accordance with ASTM D 3550. The driving weight was permitted to fall freely. The approximate length of the fall, the weight of the hammer or bar, and the number of blows per foot of driving are presented on the boring log as an index to the relative resistance of the materials sampled. The samples were removed from the sample barrel in the brass rings, sealed, and transported to the laboratory for testing.

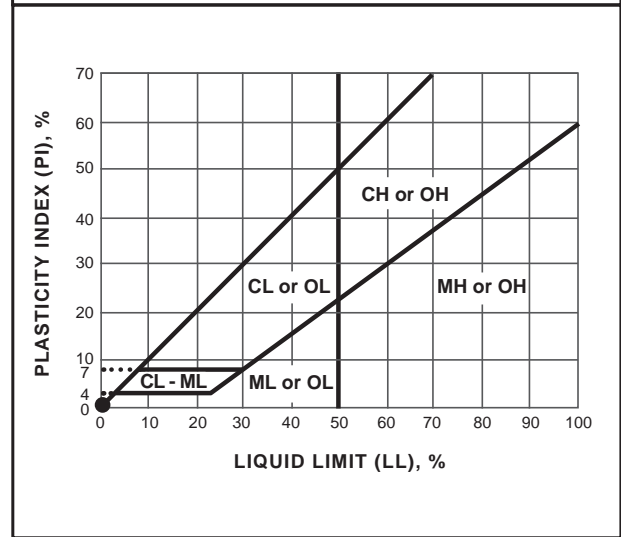
SOIL CLASSIFICATION CHART PER ASTM D 2488

PRIMARY DIVISIONS		SECONDARY DIVISIONS			
		GROUP SYMBOL	GROUP NAME		
COARSE-GRAINED SOILS more than 50% retained on No. 200 sieve	GRAVEL more than 50% of coarse fraction retained on No. 4 sieve	CLEAN GRAVEL less than 5% fines		GW	well-graded GRAVEL
				GP	poorly graded GRAVEL
		GRAVEL with DUAL CLASSIFICATIONS 5% to 12% fines		GW-GM	well-graded GRAVEL with silt
				GP-GM	poorly graded GRAVEL with silt
				GW-GC	well-graded GRAVEL with clay
				GP-GC	poorly graded GRAVEL with clay
		GRAVEL with FINES more than 12% fines		GM	silty GRAVEL
				GC	clayey GRAVEL
				GC-GM	silty, clayey GRAVEL
	SAND 50% or more of coarse fraction passes No. 4 sieve		CLEAN SAND less than 5% fines		SW
				SP	poorly graded SAND
		SAND with DUAL CLASSIFICATIONS 5% to 12% fines		SW-SM	well-graded SAND with silt
				SP-SM	poorly graded SAND with silt
				SW-SC	well-graded SAND with clay
				SP-SC	poorly graded SAND with clay
		SAND with FINES more than 12% fines		SM	silty SAND
				SC	clayey SAND
				SC-SM	silty, clayey SAND
FINE-GRAINED SOILS 50% or more passes No. 200 sieve	SILT and CLAY liquid limit less than 50%	INORGANIC		CL	lean CLAY
				ML	SILT
				CL-ML	silty CLAY
		ORGANIC		OL (PI > 4)	organic CLAY
				OL (PI < 4)	organic SILT
	SILT and CLAY liquid limit 50% or more	INORGANIC		CH	fat CLAY
				MH	elastic SILT
		ORGANIC		OH (plots on or above "A"-line)	organic CLAY
				OH (plots below "A"-line)	organic SILT
		Highly Organic Soils			PT

GRAIN SIZE

DESCRIPTION	SIEVE SIZE	GRAIN SIZE	APPROXIMATE SIZE
Boulders	> 12"	> 12"	Larger than basketball-sized
Cobbles	3 - 12"	3 - 12"	Fist-sized to basketball-sized
Gravel	Coarse	3/4 - 3"	Thumb-sized to fist-sized
	Fine	#4 - 3/4"	Pea-sized to thumb-sized
Sand	Coarse	#10 - #4	Rock-salt-sized to pea-sized
	Medium	#40 - #10	Sugar-sized to rock-salt-sized
	Fine	#200 - #40	Flour-sized to sugar-sized
Fines	Passing #200	< 0.0029"	Flour-sized and smaller

PLASTICITY CHART



APPARENT DENSITY - COARSE-GRAINED SOIL

APPARENT DENSITY	SPOOLING CABLE OR CATHEAD		AUTOMATIC TRIP HAMMER	
	SPT (blows/foot)	MODIFIED SPLIT BARREL (blows/foot)	SPT (blows/foot)	MODIFIED SPLIT BARREL (blows/foot)
Very Loose	≤ 4	≤ 8	≤ 3	≤ 5
Loose	5 - 10	9 - 21	4 - 7	6 - 14
Medium Dense	11 - 30	22 - 63	8 - 20	15 - 42
Dense	31 - 50	64 - 105	21 - 33	43 - 70
Very Dense	> 50	> 105	> 33	> 70

CONSISTENCY - FINE-GRAINED SOIL

CONSISTENCY	SPOOLING CABLE OR CATHEAD		AUTOMATIC TRIP HAMMER	
	SPT (blows/foot)	MODIFIED SPLIT BARREL (blows/foot)	SPT (blows/foot)	MODIFIED SPLIT BARREL (blows/foot)
Very Soft	< 2	< 3	< 1	< 2
Soft	2 - 4	3 - 5	1 - 3	2 - 3
Firm	5 - 8	6 - 10	4 - 5	4 - 6
Stiff	9 - 15	11 - 20	6 - 10	7 - 13
Very Stiff	16 - 30	21 - 39	11 - 20	14 - 26
Hard	> 30	> 39	> 20	> 26




Ninyo & Moore

USCS METHOD OF SOIL CLASSIFICATION

Explanation of USCS Method of Soil Classification

PROJECT NO.	DATE	FIGURE
-------------	------	--------

BORING LOG EXPLANATION SHEET

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	
	Bulk	Driven						
0	█							<p>Bulk sample.</p> <p>Modified split-barrel drive sampler.</p> <p>No recovery with modified split-barrel drive sampler.</p> <p>Sample retained by others.</p> <p>Standard Penetration Test (SPT).</p> <p>No recovery with a SPT.</p> <p>Shelby tube sample. Distance pushed in inches/length of sample recovered in inches.</p> <p>No recovery with Shelby tube sampler.</p> <p>Continuous Push Sample.</p> <p>Seepage.</p> <p>Groundwater encountered during drilling.</p> <p>Groundwater measured after drilling.</p>
5								<p>XX/XX</p>
10								
15							SM	<p><u>MAJOR MATERIAL TYPE (SOIL):</u> Solid line denotes unit change.</p>
15							CL	<p>Dashed line denotes material change.</p> <p>Attitudes: Strike/Dip b: Bedding c: Contact j: Joint f: Fracture F: Fault cs: Clay Seam s: Shear bss: Basal Slide Surface sf: Shear Fracture sz: Shear Zone sbs: Shear Bedding Surface</p>
20								<p>The total depth line is a solid line that is drawn at the bottom of the boring.</p>



BORING LOG

Explanation of Boring Log Symbols

PROJECT NO.

DATE
Rev. 11/11

FIGURE

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/30/15</u> BORING NO. <u>B-1</u>	
	Bulk	Driven						GROUND ELEVATION <u>56' ± (MSL)</u>	SHEET <u>1</u> OF <u>1</u>
								METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>	
								DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>	
								SAMPLED BY <u>AFW</u> LOGGED BY <u>AFW</u> REVIEWED BY <u>CAP</u>	
DESCRIPTION/INTERPRETATION									
0								ALPHALT CONCRETE: Approximately 3 inches thick.	
							GP	AGGREGATE BASE: Brown, moist, dense, sandy GRAVEL; approximately 5 inches thick.	
							CL	FILL: Dark brown, moist, very stiff, sandy CLAY; trace wood fragments and gravel fragments.	
5			37					Hard.	
10								Total Depth = 6.5 feet. Groundwater not encountered during drilling. Backfilled with on-site soil on 10/30/2015.	
15								NOTES: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.	
20								The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.	



BORING LOG

Center Pointe Senior Living
101 Bayview Place, Newport Beach, California

PROJECT NO.
209537001

DATE
12/15

FIGURE
A-1

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/29/15</u> BORING NO. <u>B-2</u>	
	Bulk	Driven						GROUND ELEVATION <u>56' ± (MSL)</u>	SHEET <u>1</u> OF <u>2</u>
								METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>	
								DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>	
								SAMPLED BY <u>AFW</u> LOGGED BY <u>AFW</u> REVIEWED BY <u>CAP</u>	
DESCRIPTION/INTERPRETATION									
0								ASPHALT CONCRETE PAVEMENT: Approximately 3 inches thick.	
							GP	AGGREGATE BASE: Brown, moist, dense, sandy GRAVEL; approximately 10 inches thick.	
							SM	FILL: Light brown to brown, moist, medium dense, silty SAND; few gravel fragments.	
							CL	OLDER ALLUVIUM (OLD PARALIC DEPOSITS): Dark brown, moist, hard, sandy CLAY.	
5			27						
10			30						
							SC	Brown, moist, dense, clayey SAND.	
							CL	Brown, reddish yellow and reddish brown, moist, hard, sandy CLAY; mottled.	
15			41	16.0	110.1				
20									



BORING LOG

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FIGURE
A-2

DEPTH (feet)	SAMPLES Bulk Driven	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED	BORING NO.	
							10/29/15	B-2	
							GROUND ELEVATION	SHEET	OF
							56' ± (MSL)	2	2
							METHOD OF DRILLING		
							8" Hollow Stem Auger (Geoboden, Inc.)		
							DRIVE WEIGHT	DROP	
							140 lbs (Auto. Trip Hammer)	30 in	
							SAMPLED BY	LOGGED BY	REVIEWED BY
							AFW	AFW	CAP
							DESCRIPTION/INTERPRETATION		
20		26				CL	OLDER ALLUVIUM (OLD PARALIC DEPOSITS): (Continued) Brown, reddish yellow and reddish brown, moist, hard, sandy CLAY; mottled.		
						SC	Light brown, dry to moist, dense, clayey SAND.		
						SP-SM	Light brown, dry to moist, very dense, poorly graded SAND with silt; fine sand.		
25	96/10"								
30		45					Light brown to yellow.		
35							Total Depth = 31.5 feet. Groundwater not encountered during drilling. Backfilled with on-site soil on 10/29/15.		
40							<p><u>NOTES:</u> Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.</p> <p>The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.</p>		



BORING LOG

Center Pointe Senior Living
101 Bayview Place, Newport Beach, California

PROJECT NO.	DATE	FIGURE
209537001	12/15	A-3

DEPTH (feet)	BULK SAMPLES Driven	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED	BORING NO.	
							10/29/15	B-3	
							GROUND ELEVATION	SHEET	OF
							56' ± (MSL)	1	3
							METHOD OF DRILLING 8" Hollow Stem Auger (Geoboden, Inc.)		
							DRIVE WEIGHT	DROP	
							140 lbs (Auto. Trip Hammer)	30 in	
							SAMPLED BY	LOGGED BY	REVIEWED BY
							AFW	AFW	CAP
							DESCRIPTION/INTERPRETATION		
0							ASPHALT CONCRETE PAVEMENT: Approximately 3 inches thick.		
					GP				
					SM		AGGREGATE BASE: Brown, moist, dense, sandy GRAVEL; approximately 9 inches thick.		
							FILL: Light brown, dry to moist, medium dense, silty SAND; few to little gravel and asphalt fragments.		
					SM		OLDER ALLUVIUM (OLD PARALIC DEPOSITS): Brown, moist, medium dense, silty SAND.		
5		47			CL		Dark brown, moist, hard, sandy CLAY.		
					SM		Light brown, moist, dense, silty SAND.		
10		21			CL		Light brown, moist, hard, sandy CLAY.		
15		37	15.0	110.5					
20									



BORING LOG

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PROJECT NO.
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DATE
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FIGURE
A-4

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/29/15</u> BORING NO. <u>B-3</u>	
	Bulk	Driven						GROUND ELEVATION <u>56' ± (MSL)</u>	SHEET <u>2</u> OF <u>3</u>
								METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>	
								DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>	
								SAMPLED BY <u>AFW</u> LOGGED BY <u>AFW</u> REVIEWED BY <u>CAP</u>	
DESCRIPTION/INTERPRETATION									
20							CL	OLDER ALLUVIUM (OLD PARALIC DEPOSITS): (Continued)	
			26				SM	Light brown, moist, hard, sandy CLAY. Light brown, moist, dense, silty SAND.	
							SP-SM	Light brown, dry to moist, very dense, poorly graded SAND with silt.	
25			104/10"	2.6	117.3				
30			26					Moist; dense.	
							CL	Light brown, moist to wet, stiff, sandy CLAY.	
35			8					@ 36.5': Groundwater encountered during drilling.	
							SP-SM	Light brown, wet, dense, poorly graded SAND with silt.	
40									



BORING LOG

Center Pointe Senior Living
101 Bayview Place, Newport Beach, California

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FIGURE
A-5

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/29/15</u> BORING NO. <u>B-3</u>
	Bulk	Driven						GROUND ELEVATION <u>56' ± (MSL)</u> SHEET <u>3</u> OF <u>3</u>
								METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>
								DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>
								SAMPLED BY <u>AFW</u> LOGGED BY <u>AFW</u> REVIEWED BY <u>CAP</u>
DESCRIPTION/INTERPRETATION								
40			22				SM	OLDER ALLUVIUM (OLD PARALIC DEPOSITS): (Continued) Light brown, wet, dense, silty SAND; interbedded clayey sand.
								Total Depth = 41.5 feet. Groundwater encountered during drilling at approximately 36.5 feet. Backfilled with cement-bentonite grout and on-site soil on 10/29/15.
								<u>NOTES:</u> Groundwater may rise to a level higher than that measured in borehole due to seasonal variations in precipitation and several other factors as discussed in the report.
45								The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
50								
55								
60								

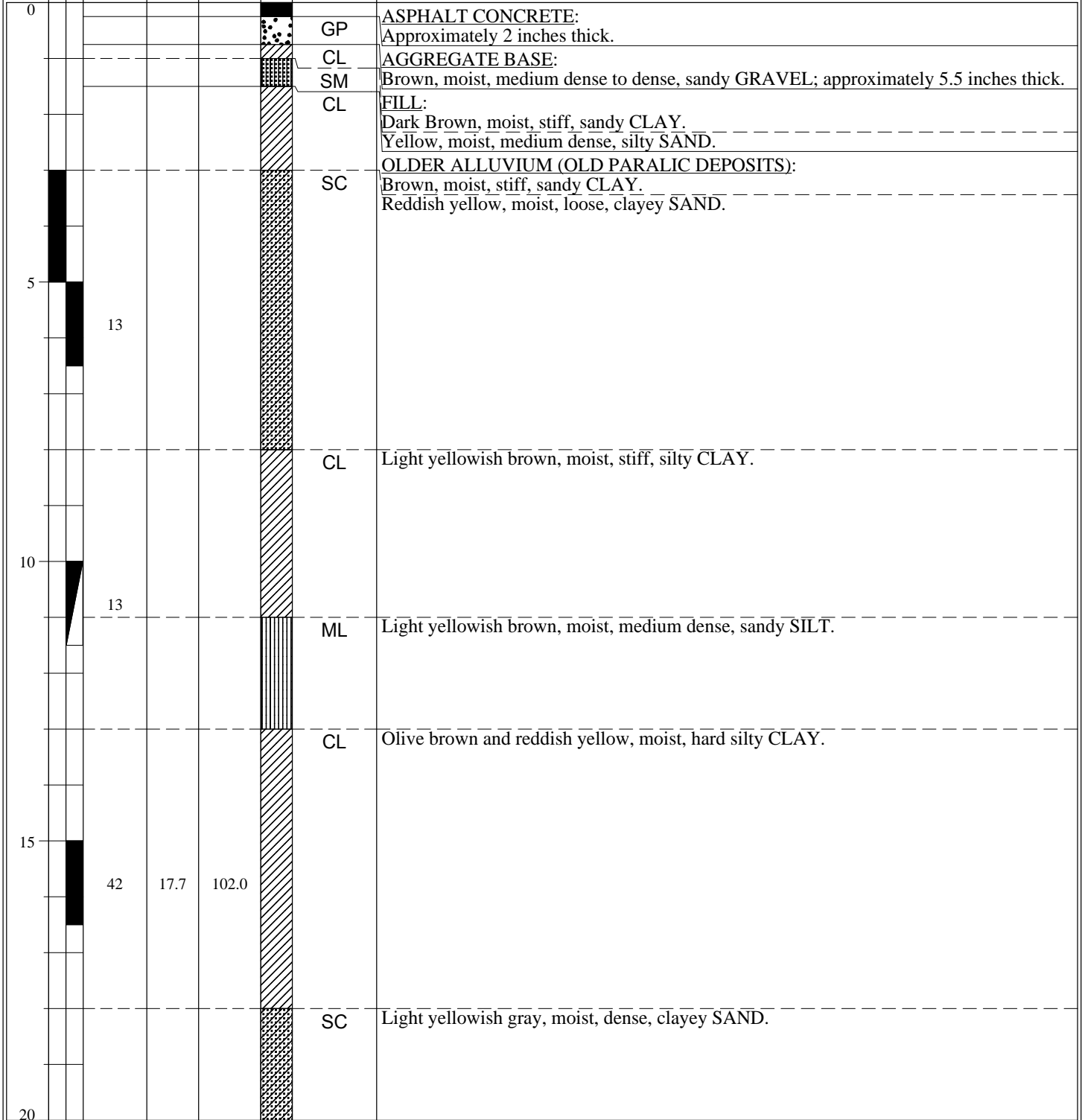


BORING LOG

Center Pointe Senior Living
101 Bayview Place, Newport Beach, California

PROJECT NO.	DATE	FIGURE
209537001	12/15	A-6

DEPTH (feet)	Bulk Driven	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/29/15</u> BORING NO. <u>B-4</u>
							GROUND ELEVATION <u>56' ± (MSL)</u> SHEET <u>1</u> OF <u>3</u>
							METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>
							DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>
							SAMPLED BY <u>ZH</u> LOGGED BY <u>ZH</u> REVIEWED BY <u>CAP</u>
DESCRIPTION/INTERPRETATION							



BORING LOG		
Center Pointe Senior Living 101 Bayview Place, Newport Beach, California		
PROJECT NO. 209537001	DATE 12/15	FIGURE A-7


DEPTH (feet)	Bulk Samples Driven	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED	BORING NO.	
							10/29/15	B-4	
							GROUND ELEVATION	SHEET	OF
							56' ± (MSL)	2	3
							METHOD OF DRILLING 8" Hollow Stem Auger (Geoboden, Inc.)		
							DRIVE WEIGHT	DROP	
							140 lbs (Auto. Trip Hammer)	30 in	
							SAMPLED BY	LOGGED BY	REVIEWED BY
							ZH	ZH	CAP
DESCRIPTION/INTERPRETATION									
20		32				SC	OLDER ALLUVIUM (OLD PARALIC DEPOSITS): (Continued) Light yellowish gray, moist, dense, clayey SAND.		
25									
30		28				SP	Light yellowish gray, moist, dense, poorly graded SAND.		
35		39	20.8	103.8		SM	Light yellowish gray, moist, medium dense, silty SAND.		
40							@ 36': Groundwater measured approximately 16 hours after drilling.		
							@ 37': Groundwater encountered during drilling. Wet.		



BORING LOG

Center Pointe Senior Living
101 Bayview Place, Newport Beach, California

PROJECT NO.	DATE	FIGURE
209537001	12/15	A-8

DEPTH (feet)	Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/29/15</u> BORING NO. <u>B-4</u>
	Driven						SAMPLES
							METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>
							DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>
							SAMPLED BY <u>ZH</u> LOGGED BY <u>ZH</u> REVIEWED BY <u>CAP</u>
DESCRIPTION/INTERPRETATION							
40		18				ML	<u>OLDER ALLUVIUM (OLD PARALIC DEPOSITS): (Continued)</u> Yellowish brown, moist, medium dense, sandy SILT.
45							Total Depth = 41.5 feet. Groundwater encountered during drilling at approximately 37 feet. Groundwater measured at approximately 36 feet 16 hours after drilling. Backfilled with cement-bentonite grout and on-site soil on 10/30/15.
50							<u>NOTES:</u> Groundwater may rise to a level higher than that measured in borehole due to seasonal variations in precipitation and several other factors as discussed in the report.
55							The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
60							



BORING LOG

Center Pointe Senior Living
101 Bayview Place, Newport Beach, California

PROJECT NO. 209537001	DATE 12/15	FIGURE A-9
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DEPTH (feet)	Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/29/15</u>	BORING NO. <u>B-5</u>
	Driven						GROUND ELEVATION <u>56' ± (MSL)</u>	SHEET <u>1</u> OF <u>3</u>
							METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>	
							DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u>	DROP <u>30 in</u>
							SAMPLED BY <u>ZH</u> LOGGED BY <u>ZH</u> REVIEWED BY <u>CAP</u>	
DESCRIPTION/INTERPRETATION								

0						GP	ASPHALT CONCRETE: Approximately 4 inches thick.	
						CL	AGGREGATE BASE: Brown, moist, medium dense to dense, sandy GRAVEL; approximately 8 inches thick.	
							FILL: Brown, moist, firm to stiff, sandy CLAY; trace coarse sand.	
						SC	Reddish brown, moist, medium dense, clayey SAND; few chunks of sandy clay.	
						CL	OLDER ALLUVIUM (OLD PARALIC DEPOSITS): Brown to dark brown, moist, very stiff, sandy CLAY; trace coarse sand.	
5	16						Yellowish brown, silty, trace sand.	
10	22					SC	Reddish yellow, moist, dense, clayey SAND; medium to coarse sand.	
15	38	6.1	111.0			SP	Yellow, moist, medium dense, poorly graded SAND.	
20						SM	Yellow, moist, medium dense, silty SAND; trace clay; fine sand; trace coarse sand.	



BORING LOG		
Center Pointe Senior Living 101 Bayview Place, Newport Beach, California		
PROJECT NO. 209537001	DATE 12/15	FIGURE A-10

DEPTH (feet)	Bulk Samples Driven	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED	BORING NO.	
							10/29/15	B-5	
							GROUND ELEVATION	SHEET	OF
							56' ± (MSL)	2	3
							METHOD OF DRILLING		
							8" Hollow Stem Auger (Geoboden, Inc.)		
							DRIVE WEIGHT	DROP	
							140 lbs (Auto. Trip Hammer)	30 in	
							SAMPLED BY		
							ZH	LOGGED BY	REVIEWED BY
							ZH	CAP	
DESCRIPTION/INTERPRETATION									
20		20				SM	OLDER ALLUVIUM (OLD PARALIC DEPOSITS): (Continued) Yellow, moist, medium dense, silty SAND; trace clay; fine sand; trace coarse sand.		
25		45	11.1	102.7			Dense.		
30		14				CL	Yellowish brown and reddish yellow, moist, very stiff, silty CLAY; mottled; trace black organic material. @30': Groundwater measured 30 minutes after drilling (water had been added due to heaving sands).		
35		32	19.8	105.8			Gray and reddish brown; mottled. Hard. @ 36': Groundwater encountered during drilling.		
40						SC	Reddish yellow, wet, medium dense, clayey SAND.		



BORING LOG

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FIGURE
A-11

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/29/15</u> BORING NO. <u>B-5</u>
	Bulk	Driven						GROUND ELEVATION <u>56' ± (MSL)</u> SHEET <u>3</u> OF <u>3</u>
								METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>
								DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>
								SAMPLED BY <u>ZH</u> LOGGED BY <u>ZH</u> REVIEWED BY <u>CAP</u>
DESCRIPTION/INTERPRETATION								
40			10				SP-SC	<u>OLDER ALLUVIUM (OLD PARALIC DEPOSITS) (Continued):</u> Reddish brown, and olive brown, wet, medium dense, clayey SAND.
45			39					
50							CL	Dark gray, moist, very stiff, silty CLAY; heaving sands to 45 feet inside auger.
55								Total Depth = 50 feet. Groundwater encountered during drilling at approximately 36 feet. Groundwater measured at approximately 30 feet 30 minutes after drilling after water had been added due to heaving sand. Backfilled with cement-bentonite grout and on-site soil on 10/29/15.
60								<u>NOTES:</u> Groundwater may rise to a level higher than that measured in borehole due to seasonal variations in precipitation and several other factors as discussed in the report. The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.



BORING LOG

Center Pointe Senior Living
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PROJECT NO.	DATE	FIGURE
209537001	12/15	A-12

DEPTH (feet)	BULK SAMPLES Driven	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED	BORING NO.	
							10/30/15	B-6	
							GROUND ELEVATION	SHEET	OF
							60' ± (MSL)	1	1
							METHOD OF DRILLING		
							4' Hand Auger		
							DRIVE WEIGHT	DROP	
							140 lbs (Auto. Trip Hammer)	30 in	
							SAMPLED BY	LOGGED BY	REVIEWED BY
							ZH/AFW	ZH/AFW	CAP
DESCRIPTION/INTERPRETATION									
0						CL	FILL:		
						ML	Brown, moist, stiff, sandy CLAY; abundant rootlets and tree roots near surface.		
						CL	Yellow, moist, medium dense, sandy SILT.		
							Dark brown and reddish brown, moist, stiff to very stiff, sandy CLAY.		
5						SM	Light brown, moist, medium dense, silty SAND.		
						CL	<u>OLDER ALLUVIUM (OLD PARALIC DEPOSITS):</u> Brown, moist, stiff, sandy CLAY.		
						SC	Brown, moist, medium dense, clayey SAND; fine sand.		
10						SM	Light brown, moist, medium dense, silty SAND; fine sand.		
15							Total Depth = 11.5 feet. Groundwater not encountered during drilling. Backfilled with on-site soil on 10/30/15.		
							<u>NOTES:</u> Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.		
							The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.		
20									



BORING LOG

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FIGURE
A-13

DEPTH (feet)	BULK SAMPLES Driven	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED	BORING NO.	
							10/30/15	B-7	
							GROUND ELEVATION	SHEET	OF
							56' ± (MSL)	1	3
							METHOD OF DRILLING 8" Hollow Stem Auger (Geoboden, Inc.)		
							DRIVE WEIGHT	DROP	
							140 lbs (Auto. Trip Hammer)	30 in	
							SAMPLED BY	LOGGED BY	REVIEWED BY
							AFW	AFW	CAP
							DESCRIPTION/INTERPRETATION		
0							ASPHALT CONCRETE PAVEMENT: Approximately 3 inches thick.		
					GP				
					CL		AGGREGATE BASE: Brown, moist, dense, sandy GRAVEL; approximately 7 inches thick.		
							FILL: Dark brown, moist, very stiff, sandy CLAY.		
5		10			CL		OLDER ALLUVIUM (OLD PARALIC DEOPSITS): Brown to dark brown, moist, stiff, sandy CLAY.		
					SP-SM		Light brown, dry to moist, very dense, poorly graded SAND with silt; fine sand.		
10		38							
					SM		Light brown and reddish yellow, moist, very dense, silty SAND; fine sand; mottled.		
15		72	7.9	105.9					
					CL		Light brown, moist, very stiff to hard, sandy CLAY.		
20									



BORING LOG

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FIGURE
A-14

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/30/15</u> BORING NO. <u>B-7</u>	
	Bulk	Driven						GROUND ELEVATION <u>56' ± (MSL)</u>	SHEET <u>2</u> OF <u>3</u>
								METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>	
								DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>	
								SAMPLED BY <u>AFW</u> LOGGED BY <u>AFW</u> REVIEWED BY <u>CAP</u>	
DESCRIPTION/INTERPRETATION									
20			19				SP-SM	OLDER ALLUVIUM (OLD PARALIC DEPOSITS): (Continued) Light brown, moist, medium dense, poorly graded SAND with silt.	
25			97/9"	2.6	95.7			Very dense.	
30			55						
35			90/10"	⊥			SP	Light brown, moist, very dense, poorly graded SAND.	
40								@ 36': Groundwater encountered during drilling. Wet.	



BORING LOG

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FIGURE
A-15

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/30/15</u> BORING NO. <u>B-7</u>	
	Bulk	Driven						GROUND ELEVATION <u>56' ± (MSL)</u>	SHEET <u>3</u> OF <u>3</u>
								METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>	
								DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>	
								SAMPLED BY <u>AFW</u> LOGGED BY <u>AFW</u> REVIEWED BY <u>CAP</u>	
DESCRIPTION/INTERPRETATION									
40			30				SP	<u>OLDER ALLUVIUM (OLD PARALIC DEPOSITS):</u> (Continued) Light brown, wet, dense, poorly graded SAND.	
45								<p>Total Depth = 41.5 feet. Groundwater encountered during drilling at approximately 36 feet. Backfilled with cement-bentonite grout and on-site soil on 10/30/15.</p> <p><u>NOTES:</u> Groundwater may rise to a level higher than that measured in borehole due to seasonal variations in precipitation and several other factors as discussed in the report.</p> <p>The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.</p>	
50									
55									
60									



BORING LOG

Center Pointe Senior Living
101 Bayview Place, Newport Beach, California

PROJECT NO. 209537001	DATE 12/15	FIGURE A-16
--------------------------	---------------	----------------

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/29/15</u> BORING NO. <u>B-8</u>	
	Bulk	Driven						GROUND ELEVATION <u>56' ± (MSL)</u>	SHEET <u>1</u> OF <u>1</u>
								METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>	
								DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>	
								SAMPLED BY <u>ZH</u> LOGGED BY <u>ZH</u> REVIEWED BY <u>CAP</u>	
DESCRIPTION/INTERPRETATION									
0								<u>ASPHALT CONCRETE:</u> Approximately 9 inches thick.	
							GP	<u>AGGREGATE BASE:</u>	
							CL	Brown, moist, medium dense to dense, sandy GRAVEL; approximately 3 inches thick.	
								<u>FILL:</u> Brown and olive gray, moist, stiff, sandy to silty CLAY.	
							CL	<u>OLDER ALLUVIUM (OLD PARALIC DEPOSITS):</u> Reddish yellow, moist, stiff, sandy CLAY.	
5								Total Depth = 5 feet. Groundwater not encountered during drilling. Backfilled with on-site soil on 10/30/15.	
								<u>NOTES:</u> Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.	
								The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.	
10								Irrigation line damaged during hand augering; repaired on 10/30/15.	
15									
20									



BORING LOG

Center Pointe Senior Living
101 Bayview Place, Newport Beach, California

PROJECT NO.	DATE	FIGURE
209537001	12/15	A-17

APPENDIX B

LABORATORY TESTING

In-Place Moisture and Density Tests

The moisture content and dry density of relatively undisturbed samples obtained from the exploratory boring were evaluated in general accordance with ASTM D 2937. The test results are presented on the logs of the exploratory boring in Appendix A.

Classification

Soils were visually and texturally classified in accordance with the Unified Soil Classification System (USCS) in general accordance with ASTM D 2488. Soil classifications are indicated on the logs of the exploratory boring in Appendix A.

Gradation Analysis

Gradation analysis tests were performed on selected representative soil samples in general accordance with ASTM D 422. The grain-size distribution curves are shown on Figures B-1 and B-2. These test results were utilized in evaluating the soil classifications in accordance with the Unified Soil Classification System (USCS).

200 Wash

An evaluation of the percentage of particles finer than the No. 200 sieve in a selected soil sample was performed in general accordance with ASTM D 1140. The results of the test are presented on Figure B-3.

Atterberg Limits

Tests were performed on selected representative fine-grained soil samples to evaluate the liquid limit, plastic limit, and plasticity index in general accordance with ASTM D 4318. These test results were utilized to evaluate the soil classification in accordance with the Unified Soil Classification System (USCS). The test results and classifications are shown on Figure B-4.

Consolidation Tests

Consolidation tests were performed on selected relatively undisturbed soil samples in general accordance with ASTM D 2435. The samples were inundated during testing to represent adverse field conditions. The percent of consolidation for each load cycle was recorded as a ratio of the amount of vertical compression to the original height of the sample. The results of the tests are summarized on Figure B-5

Direct Shear Tests

Direct shear tests were performed on a relatively undisturbed sample in general accordance with ASTM D 3080 to evaluate the shear strength characteristics of the selected material. The sample was inundated during shearing to represent adverse field conditions. The results are shown on Figure B-6.

Expansion Index Tests

The expansion index of a selected sample was evaluated in general accordance with Uniform Building Code (UBC) Standard No. 18-2 (ASTM D 4829). The specimen was molded under a specified compactive energy at approximately 50 percent saturation (plus or minus 1 percent). The prepared 1-inch thick by 4-inch diameter specimen was loaded with a surcharge of 144 pounds per square foot and were inundated with tap water. Readings of volumetric swell were made for a period of 24 hours. The results of this test are presented on Figure B-7.

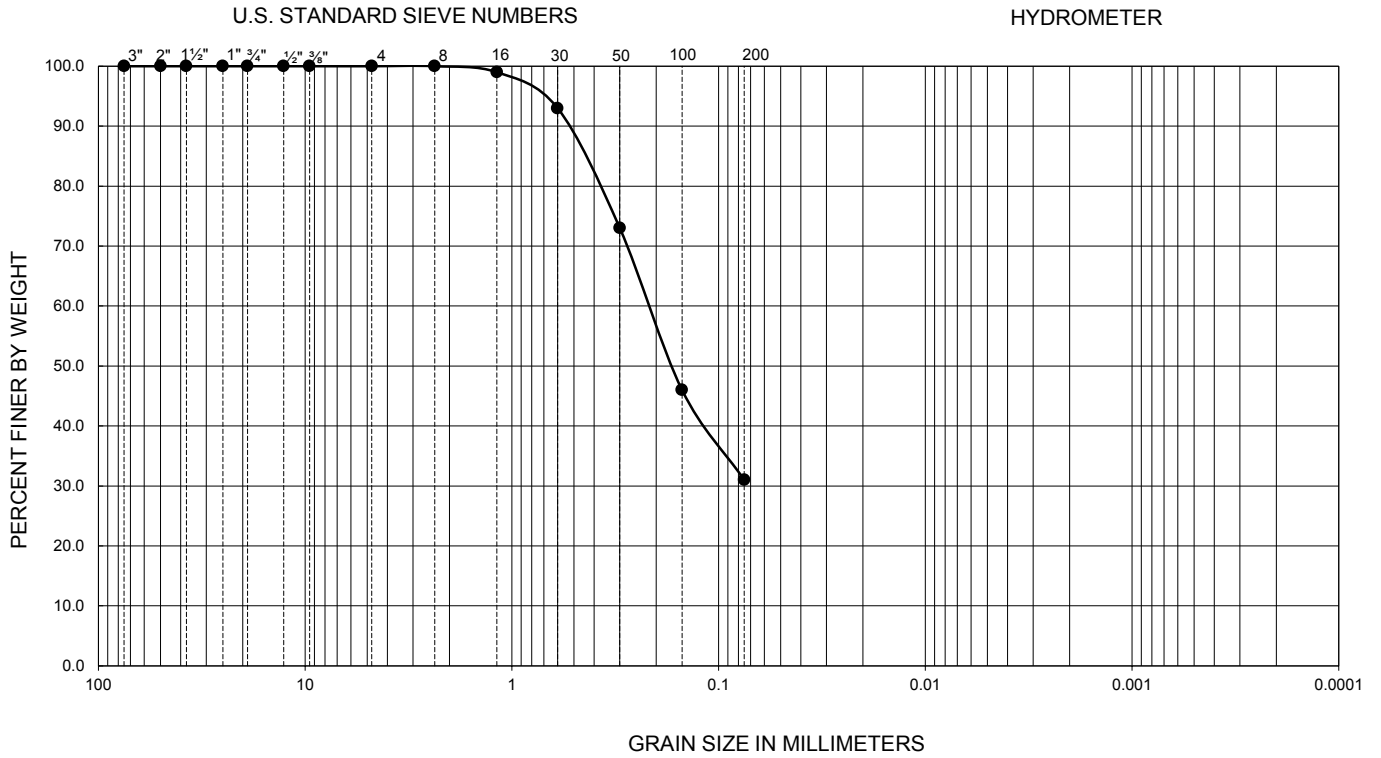
Soil Corrosivity Tests

Soil pH, and resistivity tests were performed on a representative sample in general accordance with California Test (CT) 643. The soluble sulfate and chloride content of the selected sample were evaluated in general accordance with CT 417 and CT 422, respectively. The test results are presented on Figure B-8.

R-Value

The resistance value, or R-value, for site soils was evaluated in general accordance with California Test (CT) 301. The sample was prepared and evaluated for exudation pressure and expansion pressure. The equilibrium R-value is reported as the lesser or more conservative of the two calculated results. The test results are shown on Figure B-9.

GRAVEL		SAND			FINES	
Coarse	Fine	Coarse	Medium	Fine	SILT	CLAY

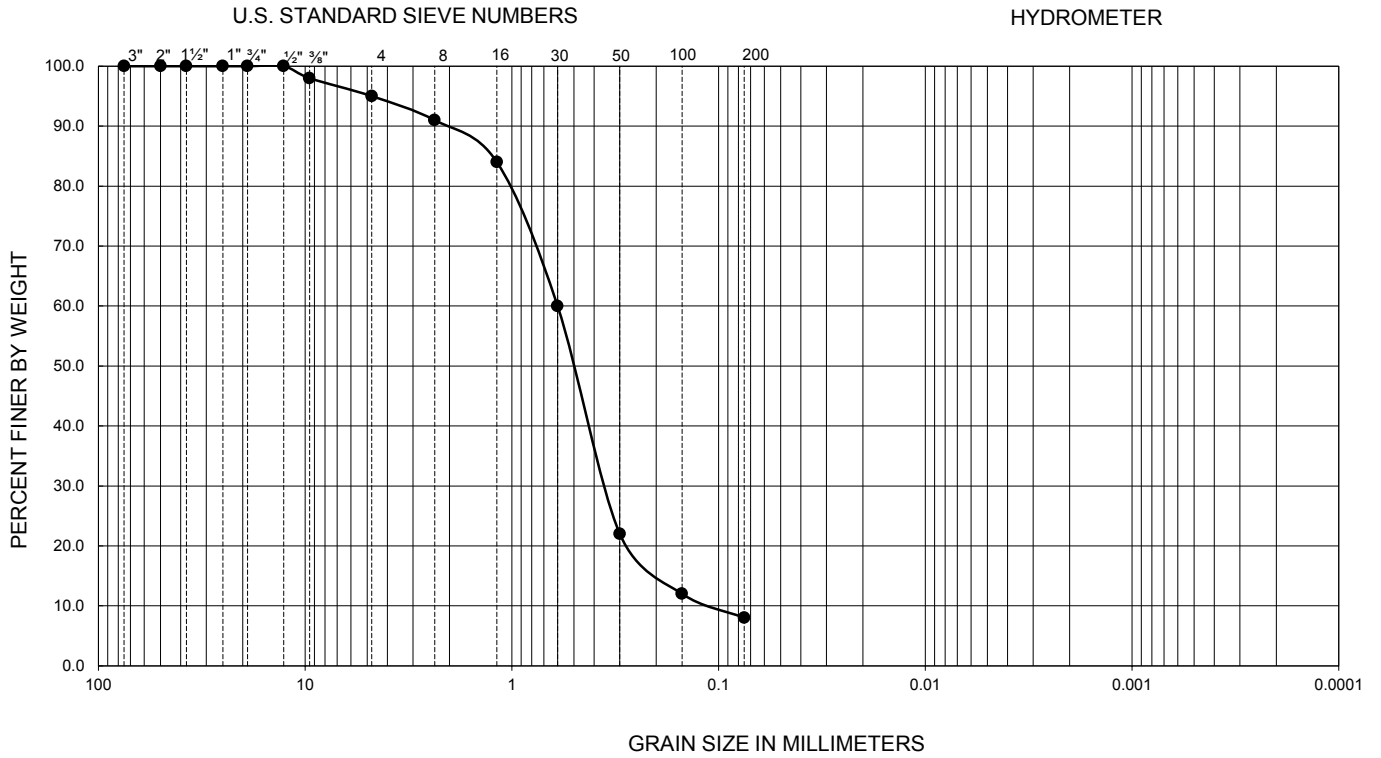


Symbol	Sample Location	Depth (ft)	Liquid Limit	Plastic Limit	Plasticity Index	D ₁₀	D ₃₀	D ₆₀	C _u	C _c	Passing No. 200 (%)	USCS
●	B-5	35.0-36.5	--	--	--	--	--	--	--	--	31	SC

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 422

Ninyo & Moore		GRADATION TEST RESULTS		FIGURE B-1
PROJECT NO.	DATE	CENTER POINTE SENIOR LIVING 101 BAYVIEW PLACE NEWPORT BEACH, CALIFORNIA		
209537001	12/15			

GRAVEL		SAND			FINES	
Coarse	Fine	Coarse	Medium	Fine	SILT	CLAY




Symbol	Sample Location	Depth (ft)	Liquid Limit	Plastic Limit	Plasticity Index	D ₁₀	D ₃₀	D ₆₀	C _u	C _c	Passing No. 200 (%)	USCS
●	B-7	30.0-31.5	--	--	--	0.11	0.35	0.60	5.5	1.9	8	SP-SM

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 422

Ninyo & Moore		GRADATION TEST RESULTS		FIGURE B-2
PROJECT NO.	DATE			
209537001	12/15	CENTER POINTE SENIOR LIVING 101 BAYVIEW PLACE NEWPORT BEACH, CALIFORNIA		

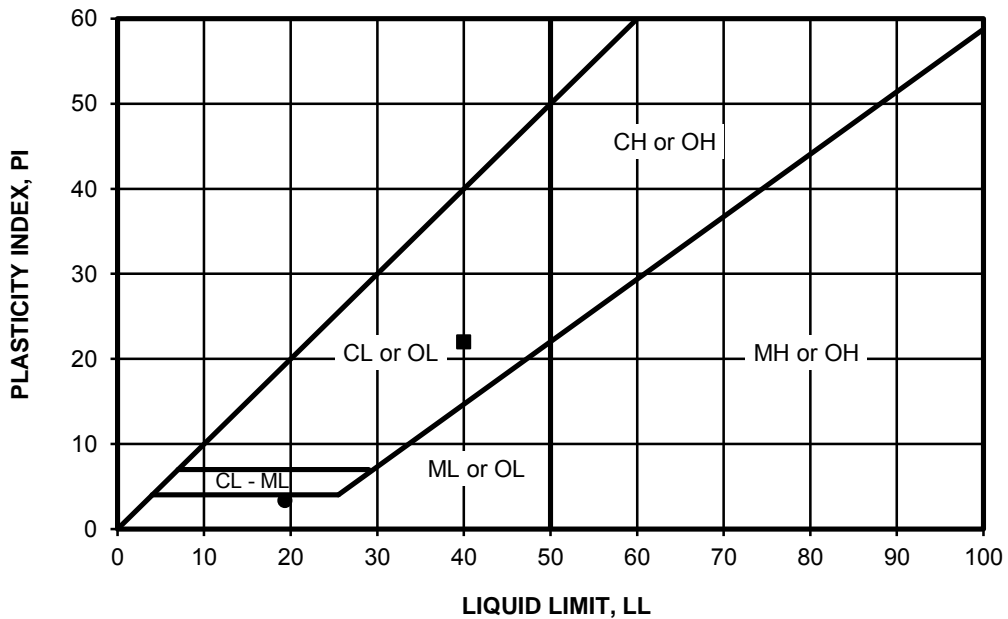
SAMPLE LOCATION	SAMPLE DEPTH (FT)	DESCRIPTION	PERCENT PASSING NO. 4	PERCENT PASSING NO. 200	USCS (TOTAL SAMPLE)
B-2	30.0-31.5	POORLY GRADED SAND WITH SILT	98	8	SP-SM
B-3	40.0-41.5	SILTY SAND	100	13	SM
B-4	20.0-21.5	CLAYEY SAND	100	43	SC
B-4	35.0-36.5	SILTY SAND	100	22	SM
B-5	25.0-26.5	SILTY SAND	100	19	SM
B-5	40.0-41.5	CLAYEY SAND	100	24	SC
B-7	40.0-41.5	POORLY GRADED SAND	84	3	SP

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 1140

		NO. 200 SIEVE ANALYSIS	FIGURE B-3
PROJECT NO.	DATE	CENTER POINTE SENIOR LIVING 101 BAYVIEW PLACE NEWPORT BEACH, CALIFORNIA	
209537001	12/15		

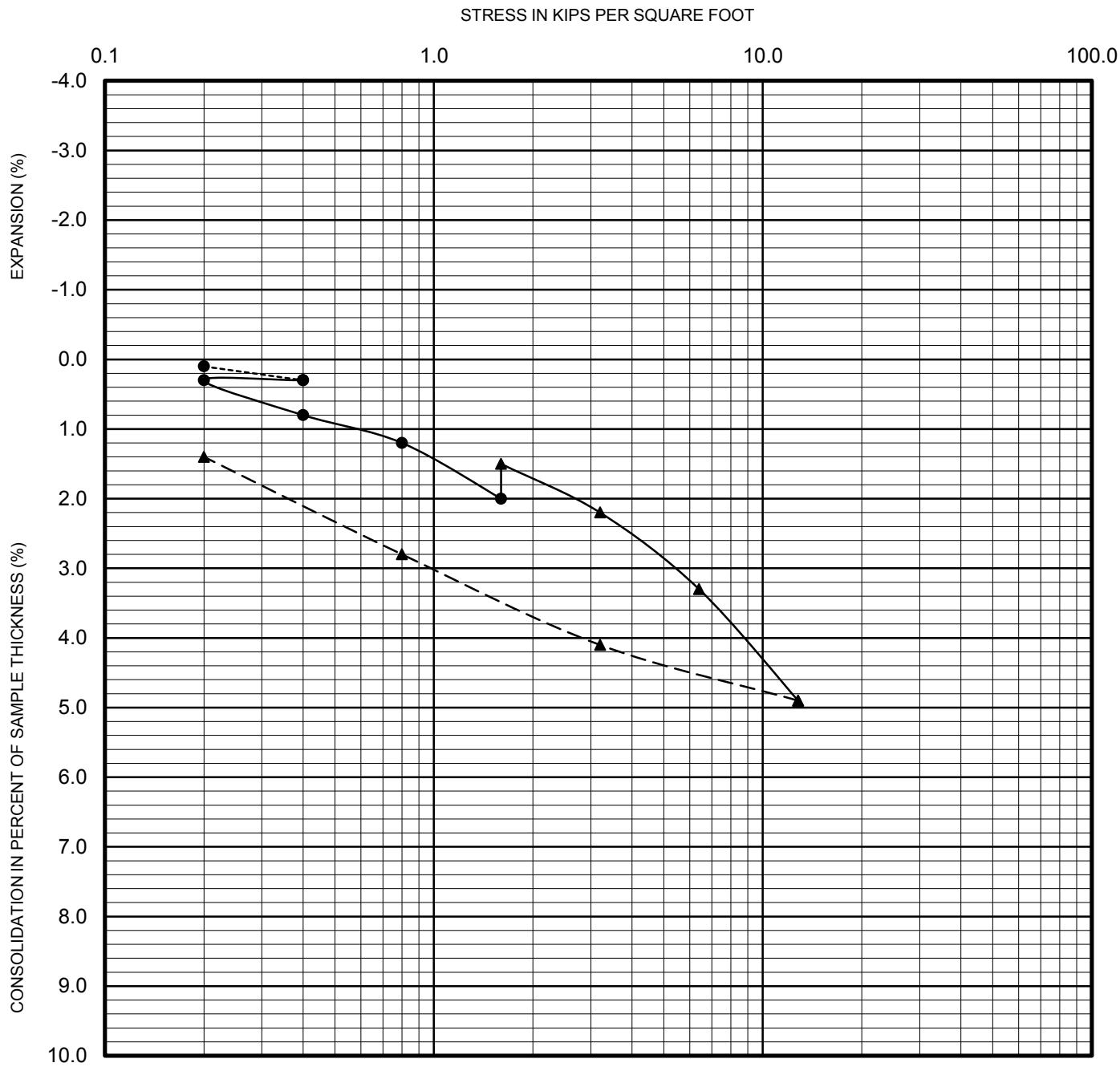
SYMBOL	LOCATION	DEPTH (FT)	LIQUID LIMIT, LL	PLASTIC LIMIT, PL	PLASTICITY INDEX, PI	USCS CLASSIFICATION (Fraction Finer Than No. 40 Sieve)	USCS (Entire Sample)
●	B-4	35.0-36.5	19	16	3	ML	SM
■	B-5	30.0-31.5	40	18	22	CL	CL

NP - INDICATES NON-PLASTIC



PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 4318

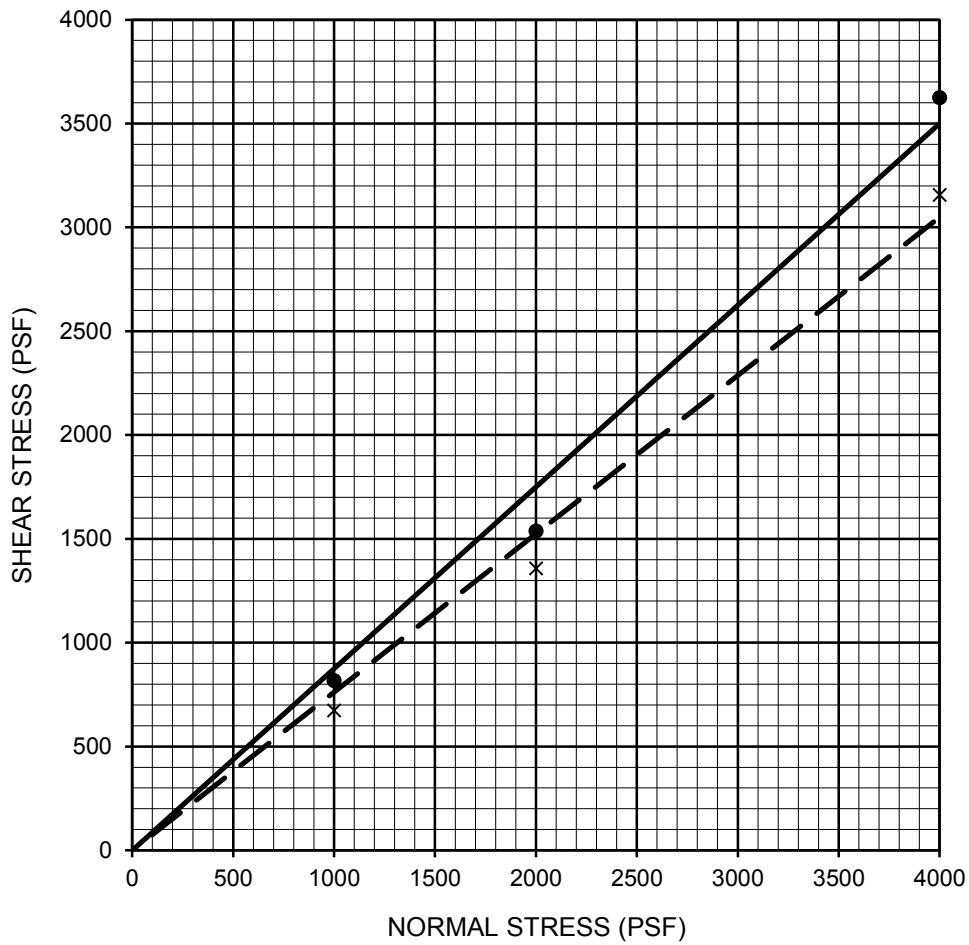
<i>Ninyo & Moore</i>		ATTERBERG LIMITS TEST RESULTS	FIGURE B-4
PROJECT NO. 209537001	DATE 12/15		



---●---	Seating Cycle	Sample Location	B-3
—●—	Loading Prior to Inundation	Depth (ft.)	15.0-16.5
—▲—	Loading After Inundation	Soil Type	CL
- -▲ - -	Rebound Cycle		

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 2435

<i>Ninyo & Moore</i>		CONSOLIDATION TEST RESULTS	FIGURE B-5
PROJECT NO.	DATE		
209537001	12/15	CENTER POINTE SENIOR LIVING 101 BAYVIEW PLACE NEWPORT BEACH, CALIFORNIA	



Description	Symbol	Sample Location	Depth (ft)	Shear Strength	Cohesion, c (psf)	Friction Angle, ϕ (degrees)	Soil Type
POORLY GRADED SAND	—●—	B-5	15.0-16.5	Peak	0	44	SP
POORLY GRADED SAND	- - X - -	B-5	15.0-16.5	Ultimate	0	40	SP

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 3080

		DIRECT SHEAR TEST RESULTS		FIGURE B-6
PROJECT NO.	DATE			
209537001	12/15			

SAMPLE LOCATION	SAMPLE DEPTH (FT)	INITIAL MOISTURE (%)	COMPACTED DRY DENSITY (PCF)	FINAL MOISTURE (%)	VOLUMETRIC SWELL (IN)	EXPANSION INDEX	POTENTIAL EXPANSION
B-2	15.0-16.5	13.0	99.6	22.7	0.093	93	High

PERFORMED IN GENERAL ACCORDANCE WITH UBC STANDARD 18-2 ASTM D 4829

<i>Ninyo & Moore</i>		EXPANSION INDEX TEST RESULTS	FIGURE B-7
PROJECT NO. 209537001	DATE 12/15		

SAMPLE LOCATION	SAMPLE DEPTH (FT)	pH ¹	RESISTIVITY ¹ (Ohm-cm)	SULFATE CONTENT ²		CHLORIDE CONTENT ³ (ppm)
				(ppm)	(%)	
B-2	15.0-16.5	7.2	300	70	0.007	1,160

¹ PERFORMED IN GENERAL ACCORDANCE WITH CALIFORNIA TEST METHOD 643

² PERFORMED IN GENERAL ACCORDANCE WITH CALIFORNIA TEST METHOD 417

³ PERFORMED IN GENERAL ACCORDANCE WITH CALIFORNIA TEST METHOD 422

<i>Ninyo & Moore</i>		CORROSIVITY TEST RESULTS	FIGURE
PROJECT NO.	DATE		
209537001	12/15	CENTER POINTE SENIOR LIVING 101 BAYVIEW PLACE NEWPORT BEACH, CALIFORNIA	B-8

SAMPLE LOCATION	SAMPLE DEPTH (FT)	SOIL TYPE	R-VALUE
B-8	1.0-5.0	CL	Less than 5

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 2844/CT 301

<i>Ninyo & Moore</i>		R-VALUE TEST RESULTS	FIGURE
PROJECT NO.	DATE		B-9
209537001	12/15	CENTER POINTE SENIOR LIVING 101 BAYVIEW PLACE NEWPORT BEACH, CALIFORNIA	

APPENDIX C

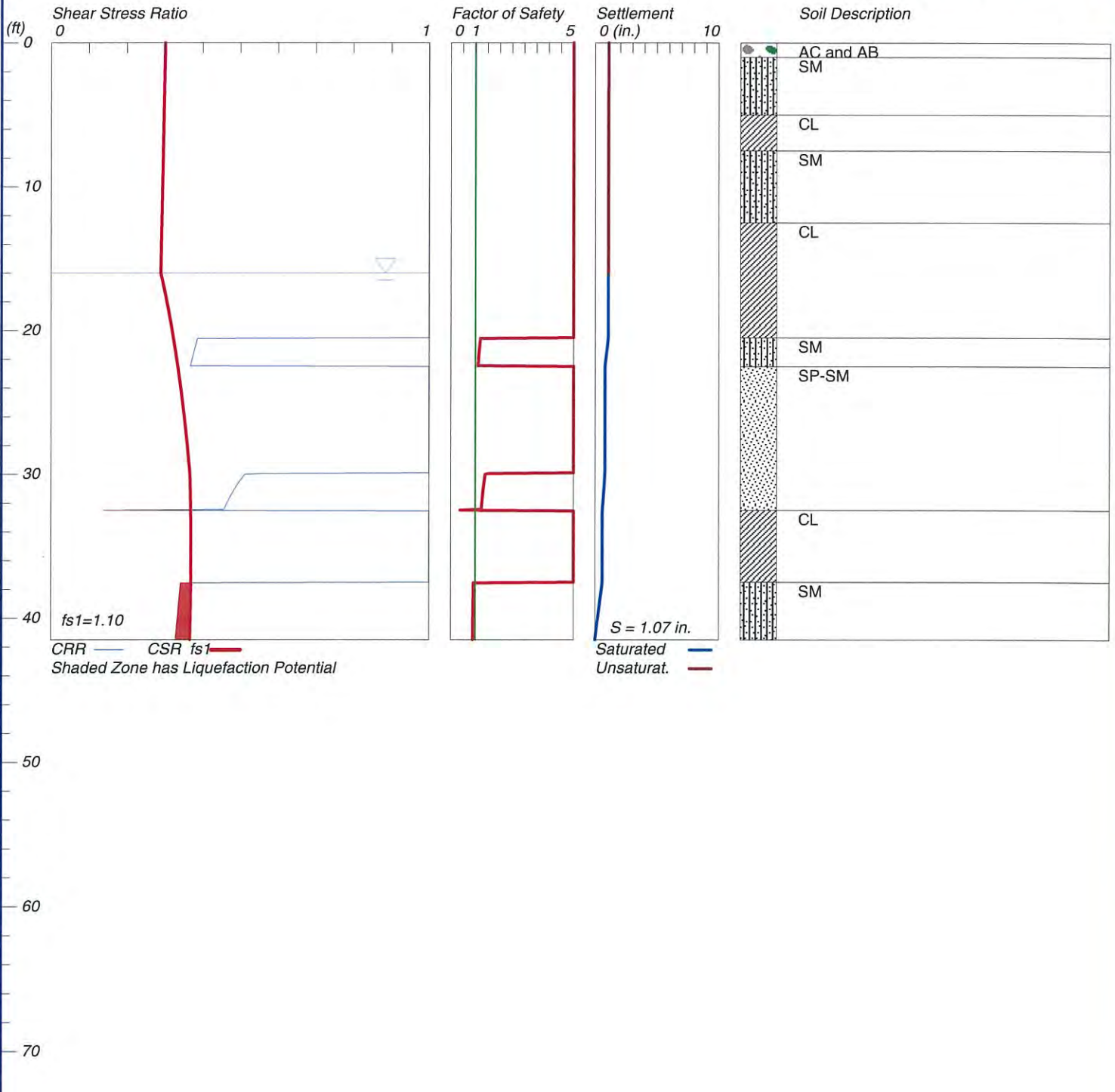
LIQUEFACTION ANALYSIS

LIQUEFACTION ANALYSIS

B-3

Hole No.=B-3 Water Depth=16 ft Surface Elev.=56

Magnitude=6.6
Acceleration=.42g



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LIQUEFACTION ANALYSIS SUMMARY
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Input File Name: G:\File Share\ZH.temp\Projects\209537001 Center Pointe Senior
Title: B-3
Subtitle: 209537001

Surface Elev.=56
Hole No.=B-3
Depth of Hole= 41.50 ft
Water Table during Earthquake= 16.00 ft
Water Table during In-Situ Testing= 36.50 ft
Max. Acceleration= 0.42 g
Earthquake Magnitude= 6.60

Input Data:

Surface Elev.=56
Hole No.=B-3
Depth of Hole=41.50 ft
Water Table during Earthquake= 16.00 ft
Water Table during In-Situ Testing= 36.50 ft
Max. Acceleration=0.42 g
Earthquake Magnitude=6.60

1. SPT or BPT Calculation.
 2. Settlement Analysis Method: Tokimatsu/Seed
 3. Fines Correction for Liquefaction: Idriss/Seed
 4. Fine Correction for Settlement: During Liquefaction*
 5. Settlement Calculation in: All zones*
 6. Hammer Energy Ratio, Ce = 1.25
 7. Borehole Diameter, Cb= 1.15
 8. Sampling Method, Cs= 1
 9. User request factor of safety (apply to CSR) , User= 1.1
Plot one CSR curve (fs1=User)
 10. Use Curve Smoothing: Yes*
- * Recommended Options

In-Situ Test Data:

Depth ft	SPT	gamma pcf	Fines %
0.00	15.00	120.00	25.00
4.99	15.00	120.00	25.00
5.00	37.00	115.00	NoLiq
7.49	37.00	115.00	NoLiq
7.50	21.00	120.00	25.00
12.49	21.00	120.00	25.00
12.50	29.00	127.10	NoLiq
15.00	29.00	127.10	NoLiq
20.49	20.00	120.00	NoLiq
20.50	15.00	120.00	25.00
22.49	15.00	120.00	25.00
22.50	74.00	125.00	10.00
25.00	74.00	125.00	10.00
30.00	26.00	125.00	10.00
32.49	26.00	125.00	10.00
32.50	8.00	120.00	NoLiq
37.49	8.00	120.00	NoLiq
37.50	22.00	120.00	13.00
41.50	22.00	120.00	13.00

Output Results:

Settlement of Saturated Sands=1.06 in.
 Settlement of Unsaturated Sands=0.02 in.
 Total Settlement of saturated and Unsaturated sands=1.07 in.
 Differential Settlement=0.536 to 0.708 in.

Depth ft	CRRm	CSRfs	F.S.	S_sat. in.	S_dry in.	S_all in.
0.00	2.77	0.30	5.00	1.06	0.02	1.07
1.00	2.77	0.30	5.00	1.06	0.02	1.07
2.00	2.77	0.30	5.00	1.06	0.02	1.07
3.00	2.77	0.30	5.00	1.06	0.01	1.07
4.00	2.77	0.30	5.00	1.06	0.01	1.07
5.00	2.00	0.30	5.00	1.06	0.01	1.06
6.00	2.00	0.30	5.00	1.06	0.01	1.06
7.00	2.00	0.30	5.00	1.06	0.01	1.06
8.00	2.77	0.29	5.00	1.06	0.01	1.06
9.00	2.77	0.29	5.00	1.06	0.01	1.06
10.00	2.77	0.29	5.00	1.06	0.01	1.06
11.00	2.77	0.29	5.00	1.06	0.00	1.06
12.00	2.77	0.29	5.00	1.06	0.00	1.06
13.00	2.00	0.29	5.00	1.06	0.00	1.06
14.00	2.00	0.29	5.00	1.06	0.00	1.06
15.00	2.00	0.29	5.00	1.06	0.00	1.06
16.00	2.00	0.29	5.00	1.06	0.00	1.06
17.00	2.00	0.30	5.00	1.06	0.00	1.06
18.00	2.00	0.31	5.00	1.06	0.00	1.06
19.00	2.00	0.31	5.00	1.06	0.00	1.06
20.00	2.00	0.32	5.00	1.06	0.00	1.06
21.00	0.38	0.33	1.17	1.00	0.00	1.00
22.00	0.37	0.33	1.12	0.87	0.00	0.87
23.00	2.77	0.34	5.00	0.80	0.00	0.80
24.00	2.77	0.34	5.00	0.80	0.00	0.80
25.00	2.77	0.35	5.00	0.80	0.00	0.80
26.00	2.78	0.35	5.00	0.80	0.00	0.80
27.00	2.76	0.36	5.00	0.80	0.00	0.80
28.00	2.74	0.36	5.00	0.80	0.00	0.80
29.00	2.73	0.36	5.00	0.80	0.00	0.80
30.00	0.51	0.37	1.40	0.79	0.00	0.79
31.00	0.49	0.37	1.32	0.72	0.00	0.72
32.00	0.46	0.37	1.26	0.64	0.00	0.64
33.00	2.00	0.37	5.00	0.58	0.00	0.58
34.00	2.00	0.37	5.00	0.58	0.00	0.58
35.00	2.00	0.37	5.00	0.58	0.00	0.58
36.00	2.00	0.37	5.00	0.58	0.00	0.58
37.00	2.00	0.37	5.00	0.58	0.00	0.58
38.00	0.34	0.37	0.92*	0.52	0.00	0.52
39.00	0.34	0.37	0.91*	0.37	0.00	0.37
40.00	0.33	0.37	0.91*	0.22	0.00	0.22
41.00	0.33	0.37	0.90*	0.07	0.00	0.07

* F.S.<1, Liquefaction Potential Zone
 (F.S. is limited to 5, CRR is limited to 2, CSR is limited to 2)

Units: Depth = ft, Stress or Pressure = atm (tsf), Unit weight = pcf, Settlement = in.

1 atm (atmosphere) = 1 tsf (ton/ft²)

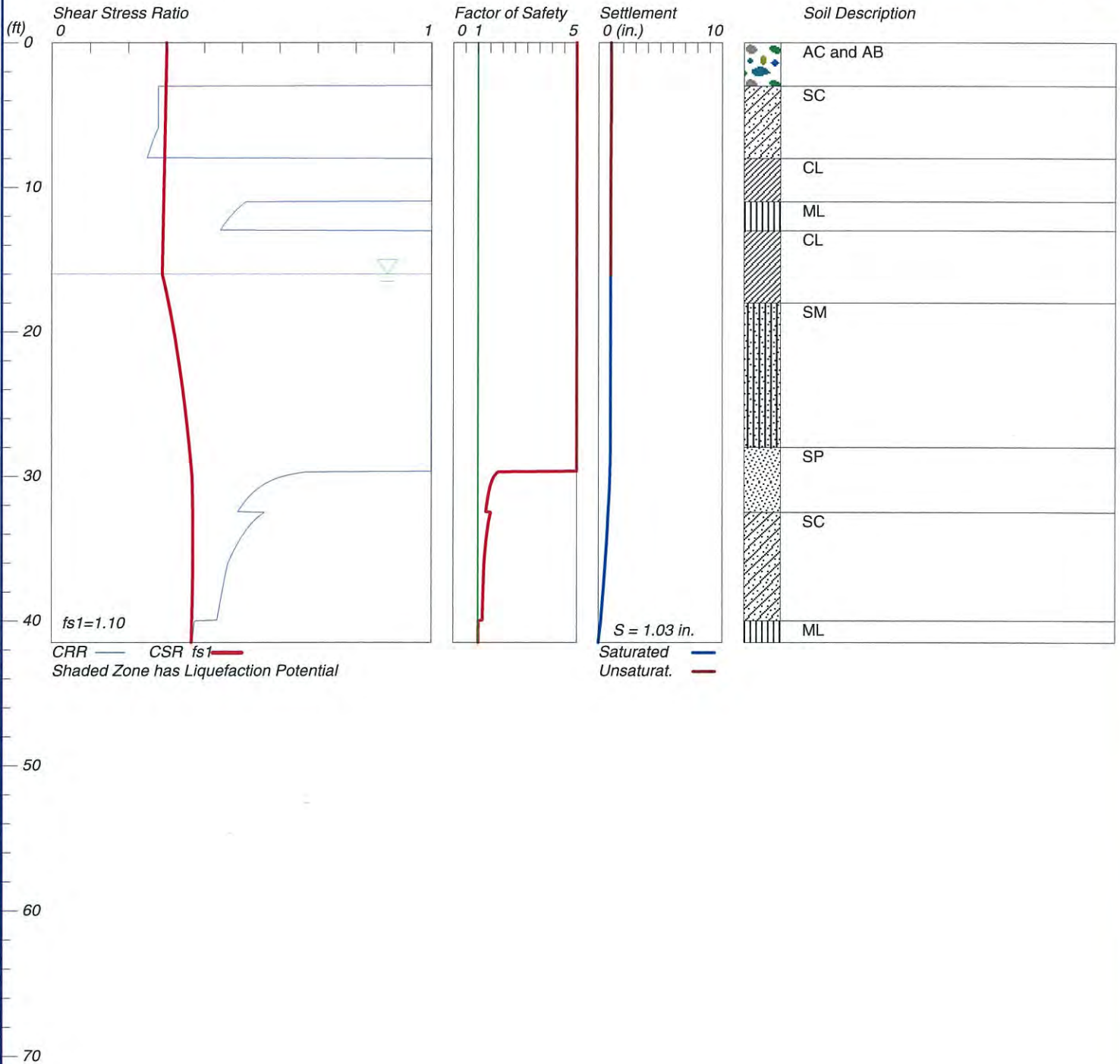
CRRm Cyclic resistance ratio from soils
 CSRsf Cyclic stress ratio induced by a given earthquake (with user request
 factor of safety)
 F.S. Factor of Safety against liquefaction, F.S.=CRRm/CSRsf
 S_sat Settlement from saturated sands
 S_dry Settlement from Unsaturated Sands
 S_all Total Settlement from Saturated and Unsaturated Sands
 NOliq No-Liquefy Soils

LIQUEFACTION ANALYSIS

B-4

Hole No.=B-4 Water Depth=16 ft Surface Elev.=56

Magnitude=6.6
Acceleration=.42g



LIQUEFACTION ANALYSIS SUMMARY
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Center\Liquefaction\B-4_dbc-gw16.liq
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Title: B-4
Subtitle: 209537001

Surface Elev.=56
Hole No.=B-4
Depth of Hole= 41.50 ft
Water Table during Earthquake= 16.00 ft
Water Table during In-Situ Testing= 36.00 ft
Max. Acceleration= 0.42 g
Earthquake Magnitude= 6.60

Input Data:

Surface Elev.=56
Hole No.=B-4
Depth of Hole=41.50 ft
Water Table during Earthquake= 16.00 ft
Water Table during In-Situ Testing= 36.00 ft
Max. Acceleration=0.42 g
Earthquake Magnitude=6.60

1. SPT or BPT Calculation.
 2. Settlement Analysis Method: Tokimatsu/Seed
 3. Fines Correction for Liquefaction: Idriss/Seed
 4. Fine Correction for Settlement: During Liquefaction*
 5. Settlement Calculation in: All zones*
 6. Hammer Energy Ratio, Ce = 1.25
 7. Borehole Diameter, Cb= 1.15
 8. Sampling Method, Cs= 1
 9. User request factor of safety (apply to CSR) , User= 1.1
Plot one CSR curve (fs1=User)
 10. Use Curve Smoothing: Yes*
- * Recommended Options

In-Situ Test Data:

Depth ft	SPT	gamma pcf	Fines %
0.00	15.00	120.00	50.00
2.99	15.00	120.00	50.00
3.00	7.00	115.00	25.00
7.99	7.00	115.00	25.00
8.00	13.00	115.00	NoLiq
10.99	13.00	115.00	NoLiq
11.00	13.00	115.00	75.00
12.99	13.00	115.00	75.00
13.00	33.00	120.10	NoLiq
17.99	33.00	120.10	NoLiq
18.00	32.00	125.00	43.00
25.00	30.00	125.00	43.00
27.99	30.00	125.00	43.00
28.00	28.00	125.00	3.00
32.49	28.00	125.00	3.00
32.50	23.00	125.40	22.00
39.99	23.00	125.40	22.00
40.00	18.00	120.00	75.00
41.50	18.00	120.00	75.00

Output Results:

Settlement of Saturated Sands=0.98 in.

Settlement of Unsaturated Sands=0.05 in.

Total Settlement of Saturated and Unsaturated Sands=1.03 in.

Differential Settlement=0.514 to 0.678 in.

Depth ft	CRRm	CSRfs	F.S.	S_sat. in.	S_dry in.	S_all in.
0.00	2.77	0.30	5.00	0.98	0.05	1.03
1.00	2.77	0.30	5.00	0.98	0.05	1.03
2.00	2.77	0.30	5.00	0.98	0.05	1.03
3.00	0.28	0.30	5.00	0.98	0.05	1.03
4.00	0.28	0.30	5.00	0.98	0.04	1.02
5.00	0.28	0.30	5.00	0.98	0.04	1.01
6.00	0.28	0.30	5.00	0.98	0.03	1.01
7.00	0.26	0.30	5.00	0.98	0.02	1.00
8.00	2.00	0.29	5.00	0.98	0.01	0.99
9.00	2.00	0.29	5.00	0.98	0.01	0.99
10.00	2.00	0.29	5.00	0.98	0.01	0.99
11.00	0.51	0.29	5.00	0.98	0.01	0.99
12.00	0.47	0.29	5.00	0.98	0.01	0.98
13.00	2.00	0.29	5.00	0.98	0.00	0.98
14.00	2.00	0.29	5.00	0.98	0.00	0.98
15.00	2.00	0.29	5.00	0.98	0.00	0.98
16.00	2.00	0.29	5.00	0.98	0.00	0.98
17.00	2.00	0.30	5.00	0.98	0.00	0.98
18.00	2.77	0.31	5.00	0.98	0.00	0.98
19.00	2.77	0.31	5.00	0.98	0.00	0.98
20.00	2.77	0.32	5.00	0.98	0.00	0.98
21.00	2.77	0.33	5.00	0.98	0.00	0.98
22.00	2.77	0.33	5.00	0.98	0.00	0.98
23.00	2.77	0.34	5.00	0.98	0.00	0.98
24.00	2.77	0.34	5.00	0.98	0.00	0.98
25.00	2.77	0.35	5.00	0.98	0.00	0.98
26.00	2.79	0.35	5.00	0.98	0.00	0.98
27.00	2.77	0.36	5.00	0.98	0.00	0.98
28.00	2.75	0.36	5.00	0.98	0.00	0.98
29.00	2.73	0.36	5.00	0.96	0.00	0.96
30.00	0.61	0.37	1.66	0.93	0.00	0.93
31.00	0.54	0.37	1.45	0.89	0.00	0.89
32.00	0.50	0.37	1.35	0.82	0.00	0.82
33.00	0.54	0.37	1.45	0.76	0.00	0.76
34.00	0.50	0.37	1.36	0.70	0.00	0.70
35.00	0.48	0.37	1.30	0.63	0.00	0.63
36.00	0.46	0.37	1.25	0.55	0.00	0.55
37.00	0.46	0.37	1.23	0.47	0.00	0.47
38.00	0.45	0.37	1.21	0.38	0.00	0.38
39.00	0.44	0.37	1.19	0.29	0.00	0.29
40.00	0.38	0.37	1.03	0.20	0.00	0.20
41.00	0.37	0.37	1.01	0.07	0.00	0.07

* F.S.<1, Liquefaction Potential Zone

(F.S. is limited to 5, CRR is limited to 2, CSR is limited to 2)

Units: Depth = ft, Stress or Pressure = atm (tsf), Unit weight = pcf, Settlement = in.

1 atm (atmosphere) = 1 tsf (ton/ft²)

CRRm Cyclic resistance ratio from soils

CSRsf Cyclic stress ratio induced by a given earthquake (with user request

factor of safety)

F.S. Factor of Safety against liquefaction, F.S.=CRRm/CSRsf

S_sat Settlement from saturated sands

S_dry Settlement from Unsaturated Sands

S_all Total Settlement from Saturated and Unsaturated Sands

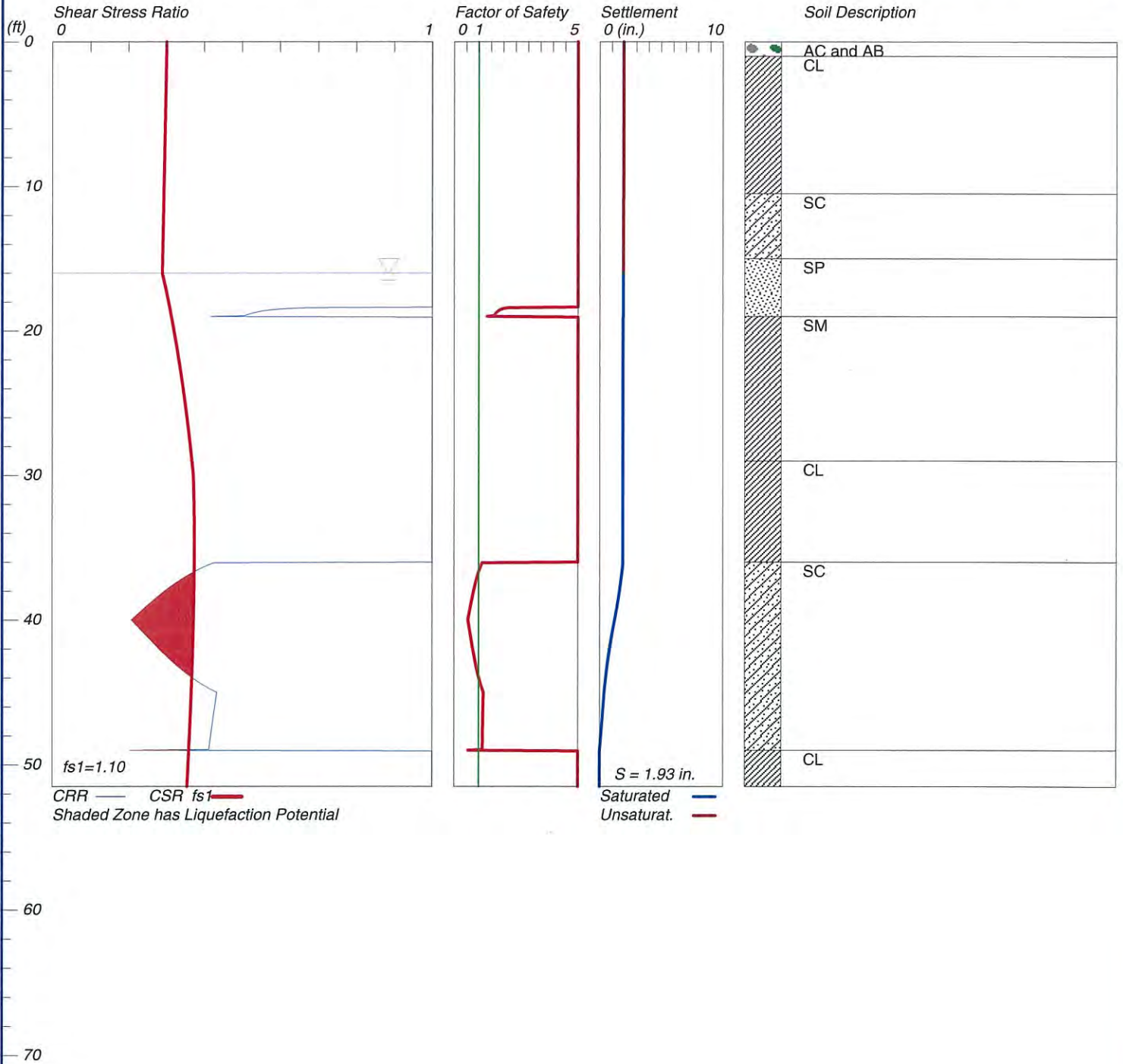
NoLiq No-Liquefy soils

LIQUEFACTION ANALYSIS

B-5

Hole No.=B-5 Water Depth=16 ft Surface Elev.=56

Magnitude=6.6
Acceleration=.42g



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LIQUEFACTION ANALYSIS SUMMARY
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Input File Name: G:\File Share\ZH.temp\Projects\209537001 Center Pointe Senior
Center\Liquefaction\B-5_dbc-gw16.liq
Title: B-5
Subtitle: 209537001

Surface Elev.=56
Hole No.=B-5
Depth of Hole= 51.50 ft
Water Table during Earthquake= 16.00 ft
Water Table during In-Situ Testing= 36.00 ft
Max. Acceleration= 0.42 g
Earthquake Magnitude= 6.60

Input Data:

Surface Elev.=56
Hole No.=B-5
Depth of Hole=51.50 ft
Water Table during Earthquake= 16.00 ft
Water Table during In-Situ Testing= 36.00 ft
Max. Acceleration=0.42 g
Earthquake Magnitude=6.60

1. SPT or BPT Calculation.
 2. Settlement Analysis Method: Tokimatsu/Seed
 3. Fines Correction for Liquefaction: Idriss/Seed
 4. Fine Correction for Settlement: During Liquefaction*
 5. Settlement Calculation in: All zones*
 6. Hammer Energy Ratio, Ce = 1.25
 7. Borehole Diameter, Cb= 1.15
 8. Sampling Method, Cs= 1
 9. User request factor of safety (apply to CSR) , User= 1.1
Plot one CSR curve (fs1=User)
 10. Use Curve Smoothing: Yes*
- * Recommended Options

In-Situ Test Data:

Depth ft	SPT	gamma pcf	Fines %
0.00	20.00	130.00	4.00
2.99	20.00	130.00	NoLiq
3.00	12.00	115.00	NoLiq
5.00	12.00	115.00	NoLiq
10.49	12.00	115.00	NoLiq
10.50	22.00	117.80	25.00
15.00	22.00	117.80	25.00
18.99	22.00	117.80	7.00
19.00	20.00	114.10	NoLiq
25.00	27.00	114.10	NoLiq
28.99	27.00	114.10	NoLiq
29.00	14.00	120.00	NoLiq
35.99	25.00	126.80	NoLiq
36.00	19.00	126.80	35.00
40.00	10.00	120.00	24.00
45.00	23.00	120.00	24.00
48.99	23.00	120.00	24.00
49.00	10.00	115.00	NoLiq
51.50	10.00	115.00	NoLiq

Output Results:

Settlement of Saturated Sands=1.92 in.
 Settlement of Unsaturated Sands=0.02 in.
 Total settlement of Saturated and Unsaturated Sands=1.93 in.
 Differential settlement=0.967 to 1.277 in.

Depth ft	CRRm	CSRfs	F.S.	S_sat. in.	S_dry in.	S_all in.
0.00	2.77	0.30	5.00	1.92	0.02	1.93
1.00	2.77	0.30	5.00	1.92	0.02	1.93
2.00	2.77	0.30	5.00	1.92	0.02	1.93
3.00	2.00	0.30	5.00	1.92	0.01	1.93
4.00	2.00	0.30	5.00	1.92	0.01	1.93
5.00	2.00	0.30	5.00	1.92	0.01	1.93
6.00	2.00	0.30	5.00	1.92	0.01	1.93
7.00	2.00	0.30	5.00	1.92	0.01	1.93
8.00	2.00	0.29	5.00	1.92	0.01	1.93
9.00	2.00	0.29	5.00	1.92	0.01	1.93
10.00	2.00	0.29	5.00	1.92	0.01	1.93
11.00	2.77	0.29	5.00	1.92	0.01	1.93
12.00	2.77	0.29	5.00	1.92	0.01	1.93
13.00	2.77	0.29	5.00	1.92	0.01	1.93
14.00	2.77	0.29	5.00	1.92	0.01	1.92
15.00	2.77	0.29	5.00	1.92	0.00	1.92
16.00	2.77	0.29	5.00	1.92	0.00	1.92
17.00	2.77	0.30	5.00	1.92	0.00	1.92
18.00	2.77	0.31	5.00	1.92	0.00	1.92
19.00	0.42	0.31	1.33	1.91	0.00	1.91
20.00	2.00	0.32	5.00	1.91	0.00	1.91
21.00	2.00	0.33	5.00	1.91	0.00	1.91
22.00	2.00	0.33	5.00	1.91	0.00	1.91
23.00	2.00	0.34	5.00	1.91	0.00	1.91
24.00	2.00	0.34	5.00	1.91	0.00	1.91
25.00	2.00	0.35	5.00	1.91	0.00	1.91
26.00	2.00	0.35	5.00	1.91	0.00	1.91
27.00	2.00	0.36	5.00	1.91	0.00	1.91
28.00	2.00	0.36	5.00	1.91	0.00	1.91
29.00	2.00	0.37	5.00	1.91	0.00	1.91
30.00	2.00	0.37	5.00	1.91	0.00	1.91
31.00	2.00	0.37	5.00	1.91	0.00	1.91
32.00	2.00	0.37	5.00	1.91	0.00	1.91
33.00	2.00	0.37	5.00	1.91	0.00	1.91
34.00	2.00	0.37	5.00	1.91	0.00	1.91
35.00	2.00	0.37	5.00	1.91	0.00	1.91
36.00	2.00	0.37	5.00	1.91	0.00	1.91
37.00	0.35	0.37	0.94*	1.79	0.00	1.79
38.00	0.30	0.37	0.79*	1.63	0.00	1.63
39.00	0.25	0.37	0.67*	1.45	0.00	1.45
40.00	0.21	0.37	0.56*	1.23	0.00	1.23
41.00	0.24	0.37	0.66*	1.01	0.00	1.01
42.00	0.28	0.37	0.76*	0.82	0.00	0.82
43.00	0.32	0.37	0.87*	0.66	0.00	0.66
44.00	0.37	0.37	1.00	0.51	0.00	0.51
45.00	0.43	0.37	1.19	0.40	0.00	0.40
46.00	0.43	0.37	1.17	0.30	0.00	0.30
47.00	0.42	0.36	1.17	0.21	0.00	0.21
48.00	0.42	0.36	1.16	0.11	0.00	0.11
49.00	0.20	0.36	0.57*	0.01	0.00	0.01
50.00	2.00	0.36	5.00	0.00	0.00	0.00
51.00	2.00	0.36	5.00	0.00	0.00	0.00

* F.S.<1, Liquefaction Potential Zone
 (F.S. is limited to 5, CRR is limited to 2, CSR is limited to 2)

Units: Depth = ft, Stress or Pressure = atm (tsf), Unit weight = pcf, Settlement = in.

1 atm (atmosphere) = 1 tsf (ton/ft²)

CRRm Cyclic resistance ratio from soils

CSRsf Cyclic stress ratio induced by a given earthquake (with user request

factor of safety)

F.S. Factor of Safety against liquefaction, F.S.=CRRm/CSRsf

S_sat settlement from saturated sands

S_dry settlement from Unsaturated Sands

S_all
NOLiq

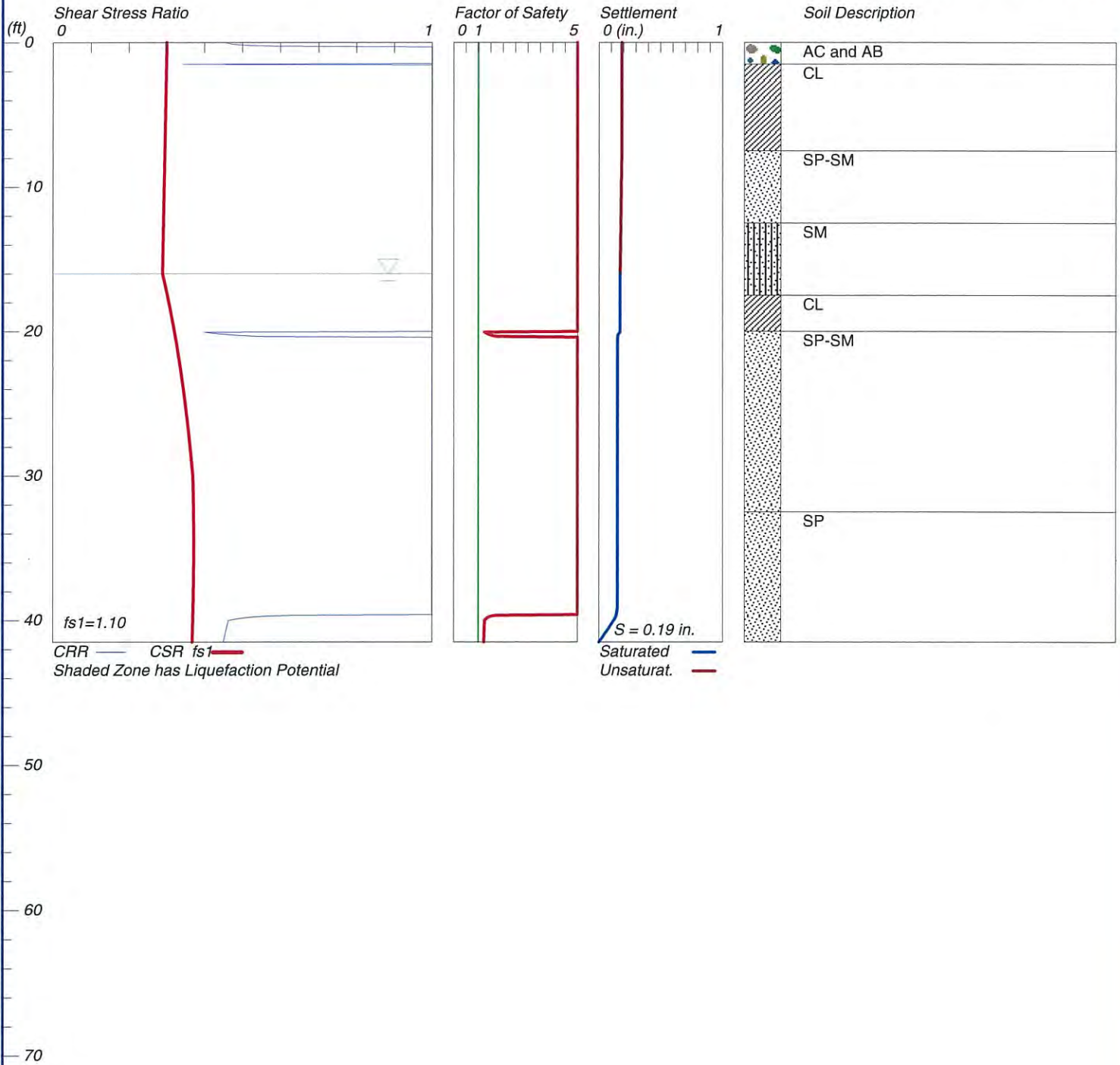
B-5_dbc-gw16
Total Settlement from Saturated and Unsaturated Sands
No-Liquefy Soils

LIQUEFACTION ANALYSIS

B-7

Hole No.=B-7 Water Depth=16 ft Surface Elev.=56

Magnitude=6.6
Acceleration=.42g



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LIQUEFACTION ANALYSIS SUMMARY
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Input File Name: G:\File Share\ZH.temp\Projects\209537001 Center Pointe Senior
Center\Liquefaction\B-7_dbc-gw16.liq
Title: B-7
Subtitle: 209537001

Surface Elev.=56
Hole No.=B-7
Depth of Hole= 41.50 ft
Water Table during Earthquake= 16.00 ft
Water Table during In-Situ Testing= 36.00 ft
Max. Acceleration= 0.42 g
Earthquake Magnitude= 6.60

Input Data:

Surface Elev.=56
Hole No.=B-7
Depth of Hole=41.50 ft
Water Table during Earthquake= 16.00 ft
Water Table during In-Situ Testing= 36.00 ft
Max. Acceleration=0.42 g
Earthquake Magnitude=6.60

1. SPT or BPT Calculation.
 2. Settlement Analysis Method: Tokimatsu/Seed
 3. Fines Correction for Liquefaction: Idriss/Seed
 4. Fine Correction for Settlement: During Liquefaction*
 5. Settlement Calculation in: All zones*
 6. Hammer Energy Ratio, Ce = 1.25
 7. Borehole Diameter, Cb= 1.15
 8. Sampling Method, Cs= 1
 9. User request factor of safety (apply to CSR) , User= 1.1
Plot one CSR curve (fs1=User)
 10. Use Curve Smoothing: Yes*
- * Recommended Options

In-Situ Test Data:

Depth ft	SPT	gamma pcf	Fines %
0.00	15.00	120.00	4.00
1.49	15.00	120.00	50.00
1.50	8.00	115.00	NoLiq
7.49	8.00	115.00	NoLiq
7.50	38.00	120.00	10.00
12.49	38.00	120.00	10.00
12.50	43.00	114.30	25.00
17.49	43.00	114.30	25.00
17.50	19.00	115.00	NoLiq
19.99	19.00	115.00	NoLiq
20.00	19.00	120.00	8.00
25.00	77.00	125.00	8.00
30.00	55.00	125.00	8.00
32.49	55.00	125.00	8.00
32.50	64.00	125.00	3.00
40.00	30.00	125.00	3.00
41.50	30.00	125.00	3.00

Output Results:

Settlement of saturated sands=0.17 in.
Settlement of Unsaturated Sands=0.01 in.

Total Settlement of Saturated and Unsaturated Sands=0.19 in.
 Differential Settlement=0.093 to 0.122 in.

Depth ft	CRRm	CSRfs	F.S.	S_sat. in.	S_dry in.	S_all in.
0.00	0.46	0.30	5.00	0.17	0.01	0.19
1.00	2.77	0.30	5.00	0.17	0.01	0.18
2.00	2.00	0.30	5.00	0.17	0.01	0.18
3.00	2.00	0.30	5.00	0.17	0.01	0.18
4.00	2.00	0.30	5.00	0.17	0.01	0.18
5.00	2.00	0.30	5.00	0.17	0.01	0.18
6.00	2.00	0.30	5.00	0.17	0.01	0.18
7.00	2.00	0.30	5.00	0.17	0.01	0.18
8.00	2.77	0.29	5.00	0.17	0.01	0.18
9.00	2.77	0.29	5.00	0.17	0.01	0.18
10.00	2.77	0.29	5.00	0.17	0.01	0.18
11.00	2.77	0.29	5.00	0.17	0.01	0.18
12.00	2.77	0.29	5.00	0.17	0.01	0.18
13.00	2.77	0.29	5.00	0.17	0.01	0.18
14.00	2.77	0.29	5.00	0.17	0.00	0.17
15.00	2.77	0.29	5.00	0.17	0.00	0.17
16.00	2.77	0.29	5.00	0.17	0.00	0.17
17.00	2.77	0.30	5.00	0.17	0.00	0.17
18.00	2.00	0.31	5.00	0.17	0.00	0.17
19.00	2.00	0.31	5.00	0.17	0.00	0.17
20.00	2.00	0.32	5.00	0.17	0.00	0.17
21.00	2.77	0.33	5.00	0.15	0.00	0.15
22.00	2.77	0.33	5.00	0.15	0.00	0.15
23.00	2.77	0.34	5.00	0.15	0.00	0.15
24.00	2.77	0.34	5.00	0.15	0.00	0.15
25.00	2.77	0.35	5.00	0.15	0.00	0.15
26.00	2.77	0.35	5.00	0.15	0.00	0.15
27.00	2.77	0.36	5.00	0.15	0.00	0.15
28.00	2.76	0.36	5.00	0.15	0.00	0.15
29.00	2.74	0.37	5.00	0.15	0.00	0.15
30.00	2.72	0.37	5.00	0.15	0.00	0.15
31.00	2.70	0.37	5.00	0.15	0.00	0.15
32.00	2.69	0.37	5.00	0.15	0.00	0.15
33.00	2.67	0.37	5.00	0.15	0.00	0.15
34.00	2.66	0.37	5.00	0.15	0.00	0.15
35.00	2.64	0.37	5.00	0.15	0.00	0.15
36.00	2.62	0.37	5.00	0.15	0.00	0.15
37.00	2.62	0.37	5.00	0.15	0.00	0.15
38.00	2.61	0.37	5.00	0.15	0.00	0.15
39.00	2.60	0.37	5.00	0.15	0.00	0.15
40.00	0.46	0.37	1.26	0.12	0.00	0.12
41.00	0.46	0.37	1.23	0.04	0.00	0.04

* F.S.<1, Liquefaction Potential Zone
 (F.S. is limited to 5, CRR is limited to 2, CSR is limited to 2)

Units: Depth = ft, Stress or Pressure = atm (tsf), Unit weight = pcf, Settlement = in.

1 atm (atmosphere) = 1 tsf (ton/ft²)

- CRRm Cyclic resistance ratio from soils
- CSRsf Cyclic stress ratio induced by a given earthquake (with user request
- factor of safety)
- F.S. Factor of Safety against liquefaction, F.S.=CRRm/CSRsf
- S_sat Settlement from saturated sands
- S_dry Settlement from Unsaturated Sands
- S_all Total Settlement from Saturated and Unsaturated Sands
- NoLiq No-Liquefy Soils

APPENDIX D-1

PHASE I ENVIRONMENTAL SITE ASSESSMENT



**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA 92660**

PREPARED FOR:

Mr. Gale Schrag
Center Pointe Senior Living, LLC
3101 West Coast Highway, Suite 105A
Newport Beach, California 92625

PREPARED BY:

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

November 10, 2015
Project No. 209537002

November 10, 2015
Project No. 209537002


Mr. Gale Schrag
Center Pointe Senior Living, LLC
3101 West Coast Highway, Suite 105A
Newport Beach, California 92625

Subject: Phase I Environmental Site Assessment
Center Pointe Senior Living
101 Bayview Place
Newport Beach, California 92868


Dear Mr. Schrag:

In general accordance with our proposal dated October 15, 2015, 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. We appreciate the opportunity to be of service to you on this project.


Sincerely,
NINYO & MOORE



Jonathan Johnson
Senior Staff Geologist



Patrick Cullip
Project Engineer



John Jay Roberts, PG, CEG
Senior Geologist

JJJ/PJC/JJR/mlc/mtf

Distribution: (1) Addressee (via e-mail)

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- Appendix B – Photographic Documentation
- Appendix C – User and Owner Provided Information
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- Appendix E – EDR Environmental Database Report
- Appendix F – Regulatory Agency Documentation
- Appendix G – Vapor Encroachment Screening

EXECUTIVE SUMMARY

Ninyo & Moore conducted a Phase I Environmental Site Assessment (ESA) of the approximately 1.5-acre, rectangular-shaped property at 101 Bayview Place, in the city of Newport Beach, California (site; Figure 1). Ninyo & Moore was contracted by Center Pointe Senior Living, LLC to conduct this assessment in general accordance with our proposal dated October 15, 2015. Historical research, document review, and site assessment activities were conducted in October and November 2015. In general, the following items were noted.

- The site is assigned the Orange County Assessor's Parcel Number 442-223-05. The site is currently occupied by Kitayama Japanese restaurant, and consists of an approximate 8,000 square-foot, commercial building and parking areas.
- The site was agricultural land from at least 1938 through 1977, and vacant land by at least 1985. The site was developed with the current site building and parking areas in 1989. Based on the historical agricultural use of the property, commercial pesticides and herbicides have likely been applied to the site and site vicinity during the agricultural use of the land. Residual concentrations of these substances and/or their breakdown derivatives may be present in the site soils. The historical aerial photographs reviewed by Ninyo & Moore did not indicate the presence of buildings or other structures on the site where pesticides or herbicides may have been mixed or stored. Based on our experience, the fact that the site has been graded and paved, and the duration since pesticides/herbicides may have been applied (greater than 30 years), it is our opinion that the former agricultural usage of the site is considered a *de minimis* condition.
- Indications of releases at the site, such as odors, stressed vegetation, leaks, pools of liquids, or spills, were not observed.
- The site was not listed on searched environmental databases. Recognized environmental conditions (RECs) were not identified for the site in the environmental database report.
- Wells, such as water supply wells and groundwater monitoring wells, were not observed on the site during the site reconnaissance.
- To date, the Orange County Health Care Agency (OCHCA) and Newport Beach Fire Department (NBFD) have not yet responded to our requests to review records for the site. To date, a completed owner questionnaire has not been provided to Ninyo & Moore. These are considered data gaps. If information from the OCHCA, NBFD and/or property owner alters the conclusions and recommendations of this report, an addendum will be prepared. Other significant data gaps were not encountered during the preparation of this Phase I ESA report.

- Based on the historical research and results of the vapor encroachment screening matrix conducted by Ninyo & Moore, a vapor encroachment condition does not currently exist beneath the site.
- Other off-site concerns were not observed.

Ninyo & Moore has performed a Phase I ESA in conformance with the scope and limitations of ASTM International Practice E 1527 of 101 Bayview Place in the city of Newport Beach, California, the property. Any exception to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of RECs in connection with the property.

Ninyo & Moore has no recommendations for further investigations at this time. If plans for the site building include renovation or demolition activities, a hazardous building materials survey should be conducted.

1. INTRODUCTION

Ninyo & Moore conducted a Phase I Environmental Site Assessment (ESA) of the approximate 1.5-acre, rectangular-shaped property at 101 Bayview Place, in the city of Newport Beach, California (site; Figure 1). Ninyo & Moore was contracted by Center Pointe Senior Living, LLC (Center Pointe, the client) to conduct this assessment in general accordance with our proposal dated October 15, 2015. The following sections identify the purpose, involved parties, scope of services, and limitations and exceptions associated with this Phase I ESA.

1.1. Purpose

The objective of the Phase I ESA is to evaluate, in general accordance with the process described in ASTM International (ASTM) Practice E 1527-13, recognized environmental conditions (RECs), which are defined by ASTM as “the presence or likely presence of any hazardous substance or petroleum products in, on, or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

As defined in ASTM E 1527-13, de minimis conditions are not considered RECs. A de minimis condition is defined as “a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

Identification of RECs fall into three categories: existing RECs (as defined above); Historical RECs (HRECs); or Controlled RECs (CRECs).

- HREC – A HREC is defined as “a past release of any hazardous substance or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations [AULs], institutional controls, or engineering controls).”
- CREC – A CREC is defined as “recognized environmental conditions resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria

established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, AULs, institutional controls, or engineering controls).”

1.2. Involved Parties

Mr. Patrick Cullip of Ninyo & Moore conducted the site reconnaissance on October 26, 2015. Mr. Jonathan Johnson of Ninyo & Moore performed regulatory inquiries, historical research, and document review. Mr. Cullip and Mr. John Jay Roberts of Ninyo & Moore performed project oversight and quality review. Resumes of professionals conducting this Phase I ESA are provided in Appendix A. The Phase I ESA was prepared for Center Pointe. The user of the report is Center Pointe.

1.3. Scope of Services

Ninyo & Moore’s scope of services for this Phase I ESA included the following:

- Review readily available maps and reports pertaining to the site provided by the client.
- Review available lease and title records for the site if provided by the client to evaluate probable past site uses and their possible impact on the current environmental status of the site.
- Conduct an interview if available 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 readily available local regulatory agency files for the site.
- Prepare this Phase I ESA report for the site. The Phase I ESA report documents the 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 property 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 (ACMs), methane gas, radon, lead-based paint (LBP), 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 Center Pointe. Any use or reuse of the findings, opinions, and/or conclusions of this report by parties other than Center Pointe is undertaken at said parties' sole risk.

1.7. Physical Limitations

Physical limitations were not encountered during the site reconnaissance. At the time of the site reconnaissance, the weather was sunny and cool.

1.8. Data Gaps

To date, the Orange County Healthcare Agency (OCHCA) and Newport Beach Fire Department (NBFD) have not yet responded to our requests to review records for the site. To date, a completed owner questionnaire has not yet been provided to Ninyo & Moore. These are considered data gaps. If information from OCHCA, NBFD, and/or property owner alters the conclusions and recommendations of this report, an addendum will be prepared. Other significant data gaps were not encountered during the preparation of this Phase I ESA report.

2. SITE DESCRIPTION

The following sections describe the location, general characteristics and current uses of the site, the structures present at the site, the occupants of the site, the heating and cooling systems utilized in the site buildings, the sewage disposal system, and the potable water provider for the site. The current uses of adjacent properties are also described. A site location map is presented as Figure 1. An aerial photograph depicting the site and vicinity are presented as Figure 2. Photographs of the site taken during the site reconnaissance are presented in Appendix B.

2.1. General Site Characteristics

The site consists of an approximate 1.5-acre, rectangular-shaped area at 101 Bayview Place in the city of Newport Beach, California. The site is assigned the Orange County Assessor's Parcel Number (APN) 442-283-05.

2.1.1. Site Description

The site contains an approximate 8,000 square-foot, commercial restaurant building. The site also contains parking areas.

2.1.2. Occupants

The site is currently occupied by Kitayama Japanese restaurant.

2.1.3. Roads

The site is bound to the northeast by Bristol Street and the State Route 73 and to the south-southeast by Bayview Place. The site does not have access roads.

2.1.4. Heating and Cooling Systems

Industrial heating and cooling systems were observed on the roof of the site building at the time of the site reconnaissance. Heating and cooling systems are powered by natural gas and electricity provided to the site by the Southern California Gas Company and Southern California Edison, respectively.

2.1.5. Sewage Disposal/Septic Systems

Sewage disposal systems (e.g., sumps, drains, etc.) were not observed at the time of the site reconnaissance. Sewage disposal is provided to the site by the City of Newport Beach. One grease clarifier was observed in the parking lot southeast of the site building. Staining was not observed. The presence of a grease clarifier does not represent a REC for the site.

2.1.6. Potable Water

Potable water is provided to the site by the City of Newport Beach.

2.1.7. Other Utilities

Other utilities are not currently provided to the site.

2.2. Adjoining Properties

Table 1 lists the properties adjoining the site and associated land use. Based on the nature of the adjacent properties and observations made during our site reconnaissance, it is unlikely that these properties have impacted the environmental integrity of the site.

Table 1 – Adjoining Properties

Location	Current Occupant(s)
Northwest	Residential properties and an office building.
Northeast	Bristol Street , beyond which was the State Route 73.
Southeast	Bayview Place, beyond which was an office building.
Southwest	Residential properties.

3. USER PROVIDED INFORMATION

The following sections summarize information provided by the user to assist the environmental professional in identifying the possibility of RECs in connection with the site, and to fulfill the user's responsibilities in accordance with Section 6 of ASTM Practice E 1527-13. Ninyo & Moore received an All Appropriate Inquiries (AAI) Questionnaire, completed by Mr. Gale Schrag, representative of the Center Pointe. The questionnaire is included in Appendix C.

3.1. Current Title Information

A title report was not provided to Ninyo & Moore. However, an environmental lien search prepared by Environmental Data Resources and dated November 3, 2015, was provided to Ninyo & Moore. According to the report, the title is vested in "Kodaka, Inc., a California corporation."

3.2. Environmental Liens or Activity and Use Limitations (AULs)

Mr. Schrag indicated he was not aware of environmental liens or AULs for the site. Ninyo & Moore requested an environmental lien search, which is summarized in Section 5.7.

3.3. Specialized Knowledge

Mr. Schrag indicated he has no specialized knowledge regarding the environmental conditions of the site.

3.4. Commonly Known or Reasonably Ascertainable Information

Mr. Schrag indicated he was not aware of any specific chemicals, spills, chemical releases, or environmental cleanups associated with the site. Mr. Schrag indicated the site is currently used as a restaurant and he was not aware of previous site uses.

3.5. Valuation Reduction for Environmental Issues

Mr. Schrag indicated “this is not a purchase but a venture with the owner of the property.”

3.6. Other User Provided Information

Other user provided information was not provided.

4. PHYSICAL SETTING

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

4.1. Topographic Conditions

Based on a review of the United States Geological Service (USGS), 7.5-Minute Topographic Quadrangle Map Series, Newport Beach, California, 1965 and photorevised in 1981, the site is situated at an elevation of approximately 60 feet above mean sea level. The site and immediate vicinity are relatively flat, with regional topography sloping to the northeast.

4.2. Geologic and Soil Conditions

The site is situated near the southern end of the Los Angeles Basin in the coastal plains of the Peninsular Ranges Geomorphic Province (Norris and Webb, 1990). The Peninsular Ranges Province is characterized by northwest to southeast oriented blocks that are generally bounded by northwest to southeast trending faults. The Los Angeles Basin has been divided into four structural blocks, which are generally bounded by prominent fault

systems: the Northwestern Block, the Southwestern Block, the Central Block, and the Northeastern Block (Norris and Webb, 1990). The Central Block, which includes the subject site, extends southeast from the Santa Monica Mountains to the San Joaquin Hills and Santa Ana Mountains and is bordered by the Newport-Inglewood fault on the west and the Whittier-Elsinore fault system on the east. The Central Block is characterized by thick sequences of alluvium overlying predominantly sedimentary rock of Cretaceous through Pleistocene age. The site is underlain by Holocene to late-Pleistocene-age young alluvial fan deposits that generally consist of unconsolidated gravel, sand, and silt with some boulders (Morton, 2004).

4.3. Site Hydrology

The following sections discuss the site hydrology in terms of surface water and groundwater.

4.3.1. Surface Waters

Natural surface water bodies, including ponds, streams, or other bodies of water, are not present on the site. San Diego Creek is approximately 0.30 mile southeast of the site.

4.3.2. Wetlands

Based on information obtained from the United States Fish and Wildlife Service webpage (<http://www.fws.gov/wetlands/data/Mapper.html>), wetlands are not present on or adjacent to the site.

4.3.3. Groundwater

Groundwater information for the site or immediate site vicinity was not available. Ninyo & Moore reviewed the State Water Resources Control Board's (SWRCB's) GeoTracker website (GeoTracker) for groundwater information in the site vicinity. According to GeoTracker, groundwater was measured in May 2014 at San Joaquin Landfill, approximately 3,033 feet southeast and up to crossgradient of the site with depths ranging from approximately 10 to 61 feet below ground surface (bgs). Groundwater flow direction was historically reported as flowing to the north (Waste & Recycling, 2014).

5. HISTORICAL USE INFORMATION

Ninyo & Moore conducted a historical record search for both the site and surrounding areas. This review included one or more of the following sources that were found to be both reasonably ascertainable and useful for the purposes of this Phase I ESA: historical aerial photographs, historical fire insurance maps, historical city directories, building permits, topographic maps, and zoning/land use records. The following table lists the historical data types reviewed for this Phase I ESA, their source, their respective dates, and data failures encountered during our review, if any.

Table 2 – Summary of Historical Records Reviewed

Data Type	Source	Source Dates	Data Limitation
Historical Aerial Photographs	Environmental Data Resources, Inc.	1938-2012	None
City Directories	Environmental Data Resources, Inc.	1920-2013	No listings for the site prior to 1991
Sanborn Fire Insurance Maps	Environmental Data Resources, Inc.	None	None Available
Topographic Map	Environmental Data Resources, Inc., USGS 7.5-Minute Topographic Quadrangle Map Series, Newport Beach, California	1901-1981	None
Note: USGS – United States Geological Survey			

Although one or more of the sources listed above provided limited information with regards to the historical use of the site, the information gathered from the sources reviewed as a whole is adequate to develop a history of the previous uses of the site and the surrounding area in accordance with Section 8.3 of ASTM Practice E 1527-13.

5.1. Historical Aerial Photographs

Historical aerial photographs dated 1938 to 2012 were provided by Environmental Data Resources, Inc. (EDR). Table 3 presents a summary of our review (Appendix D).

Table 3 – Aerial Photograph Review

Photograph Date	Subject Property	Site Vicinity	
1938	The site appeared as agricultural land.	Northeast	Developed with a road, beyond which is agricultural land.
		Southeast	The site vicinity appeared developed with agricultural land.
		Southwest	
		Northwest	
1946	The site appeared similar to that observed in the 1938 aerial photograph.	Northeast	The site vicinity appeared similar to that observed in the 1938 aerial photograph.
		Southeast	
		Southwest	
		Northwest	
1952, 1963	The site appeared similar to that observed in the 1938 aerial photograph.	Northeast	The site vicinity appeared similar to that observed in the 1946 aerial photograph.
		Southeast	
		Southwest	
		Northwest	
1972, 1977	The site appeared similar to that observed in the 1963 aerial photograph	Northeast	Developed with a road, beyond which is developed with graded land and commercial properties.
		Southeast	The site vicinity appeared similar to that observed in the 1963 aerial photograph.
		Southwest	
		Northwest	
1985	The site appeared as vacant land.	Northeast	Additional commercial properties.
		Southeast	The site vicinity appeared as vacant land.
		Southwest	
		Northwest	The site vicinity appeared similar to that observed in the 1977 aerial photograph.
1989, 1990	The site appeared developed with a structure and parking lot.	Northeast	Developed with a freeway.
		Southeast	Developed with a road, beyond which is graded land.
		Southwest	Developed with residential property.
		Northwest	Developed with a large structure and parking lot.
1995	The site appeared similar to that observed in the 1990 aerial photograph	Northeast	The site vicinity appeared similar to that observed in the 1990 aerial photograph.
		Southeast	Developed with a road, beyond which is developed with large structures.
		Southwest	The site vicinity appeared similar to that observed in the 1990 aerial photograph.
		Northwest	
2005, 2009, 2010	The site appeared similar to that observed in the 1995 aerial photograph.	Northeast	The site vicinity appeared similar to that observed in the 1995 aerial photograph.
		Southeast	
		Southwest	
		Northwest	
2012	The site appeared similar to that observed during the site reconnaissance.	Northeast	The site vicinity appeared similar to that observed during the site reconnaissance.
		Southeast	
		Southwest	
		Northwest	

Based on aerial photograph review, the site was agricultural land from at least 1938 through 1977, and appeared as vacant land by at least 1985. The site appeared developed with the current site building and parking lot by at least 1989. Based on the historical agricultural use of the property, commercial pesticides and herbicides have likely been applied to the site and site vicinity during the agricultural use of the land. Residual concentrations of these substances and/or their breakdown derivatives may be present in the site soils. The historical aerial photographs reviewed by Ninyo & Moore did not indicate the presence of buildings or other structures on the site where pesticides or herbicides may have been mixed or stored. Based on our experience, the fact that the site has been graded and paved, and the duration since pesticides/herbicides may have been applied (greater than 30 years), it is our opinion that the former agricultural usage of the site is considered a *de minimis* condition.

5.2. Sanborn Fire Insurance Rate Maps

According to EDR, Sanborn Fire Insurance maps covering the site were not found and so were not provided by EDR. A copy of the Sanborn Fire Insurance Rate Map Report is provided in Appendix D.

5.3. Oil and Gas Maps

According to the State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), Well Finder website (DOGGR, 2015), the site does not lie within the administrative boundaries of an oil field. One plugged oil well, operated by Wucherer-Gray Oil Co., was observed approximately 0.60 mile southeast of the site.

5.4. City Directories

EDR provided a historical city directory report for the site and site vicinity. City directories for the site were searched from 1920 through 2013. There were no listings for the site prior to 1991. The following is a summary of our review. The city directories are provided in Appendix D.

City Directories

Year	Address	Use
1991	101 Bayview Place	Kitayama
1995	101 Bayview Place	Kitayama
2002	101 Bayview Circle	Kitayam
2003	101 Bayview Place	Kitayama
2008	101 Bayview Place	Kitayama
2013	101 Bayview Place	Kitayama

Based on site use information from the city directories, the site was used as a restaurant building from at least 1991 to 2013. RECs were not identified in the city directories reviewed.

5.5. Building Permits

Ninyo & Moore reviewed records online for the site with the City of Newport Beach Building Department. The following is a summary of our review.

In 1988, foundations for a new restaurant building were constructed at the site. The building was constructed in 1989. Building records from 1988 to 2003 identified the use of the building as a restaurant. Additional building records were not available for the site address. RECs were not identified in the building permits reviewed.

5.6. Historical Topographic Maps

Historical topographic maps dated 1901, 1902, 1935 (unsurveyed area on the topographic map), 1942, 1948, 1951, 1965, 1965 photorevised 1972, and 1965 photorevised 1981 were provided by EDR. The site appeared as vacant land from at least 1901 through 1981. Palisades Road was observed adjacent north of the site from at least 1935 through 1981. Topographic maps for adjoining quadrangles were also provided by EDR. Copies of the historical topographic maps are included in Appendix D.

5.7. Environmental Liens and AUL Searches

An environmental liens search was provided by EDR and dated November 3, 2015. According to the EDR Environmental LienSearch™ report, environmental liens or other

AULs were not found for the site address. The current legal owner was listed as Kodaka, Inc. a California corporation. A copy of the EDR Environmental LienSearch™ report is included in Appendix D.

5.8. Previous Report and Documents

A Report of Foundation Investigation for the proposed Tokyo Kaikan Restaurant prepared by Leroy Grandall and Associates and dated March 22, 1988 was provided to Ninyo & Moore for review. The report presented the results of a foundation investigation performed at the site for a proposed restaurant. At the time of the investigation the site was vacant and a portion of the site was paved and used for parking with underground utilities crossing the site. Soil conditions beneath the site included two to three feet of compacted soil consisting of clay and clayey sand. Natural soils beneath the site consisted of clay, silt, and sand. Water was not encountered beneath the site within the 15-foot depth explored. Based on a corrosion study, the site was considered severely corrosive to ferrous metals and non-corrosive to Portland cement concrete. The location of a grease interceptor vault southeast of the site building is shown on a plot plan included in the report (Leroy Grandall and Associates, 1988). This information is not indicative of a REC to the site.

6. ENVIRONMENTAL DATABASE REPORT REVIEW

EDR performed a computerized environmental information database search dated October 26, 2015 (Appendix E). The EDR report included federal, state, and local databases. 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. Based on hydrologic information obtained from the SWRCB GeoTracker website, groundwater within the site vicinity is estimated between approximately 10 to 61 feet bgs. Groundwater in the site vicinity is expected to flow to the north.

6.1. National Priorities List (NPL): Distance Searched – 1 mile

The NPL is the United States Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste properties listed for priority remedial actions under the Superfund program.

Neither the site nor properties located within the searched distance were listed on this database.

6.2. Proposed and Delisted NPL: Distance Searched – 1 mile

The Proposed NPL database lists properties that are currently being evaluated for priority remedial actions for the Superfund program. The Delisted NPL database includes properties that are deleted from the NPL database based upon the National Oil and Hazardous Substances Pollution Contingency Plan. This deletion takes place after no further response to the NPL is appropriate.

Neither the site nor properties located within the searched distance were listed on these databases.

6.3. 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.

The site was not listed on this database. One facility, Ford Aerospace Facility at 3501 Jamboree Boulevard, approximately 0.22 mile southeast and up to cross-gradient of the site, was listed on this database. A preliminary assessment was conducted in 2002, and the facility was given a non-NPL status in 2007. Additional information was not provided. Based on this information and the distance and direction, this facility would not be considered an environmental concern to the site.

6.4. CERCLIS/No Further Remedial Action Planned (NFRAP) List: Distance Searched – ½ mile

CERCLIS sites designated as NFRAP have been removed from the CERCLIS database following an initial investigation where no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

Neither the site nor properties located within the searched distance were listed on these databases.

6.5. Corrective Action Report: 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 a release of hazardous waste or constituents into the environment from a RCRA facility has occurred.

Neither the site nor properties located within the searched distance were listed on these databases.

6.6. RCRA Treatment, Storage and Disposal (TSD) Facilities List: Distance Searched – ½ mile

The RCRA TSD database 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 the searched distance were listed on these databases.

6.7. RCRA Generators List: Distance Searched – Site and Adjacent

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

The site and adjacent properties were not listed on this database.

6.8. Emergency Response Notification System (ERNS) List: Distance Searched – Site

The ERNS database contains information of reported releases of oil and hazardous substances and is maintained by the EPA.

The site was not listed on this database.

6.9. United States Engineering Controls: Distance Searched – ½ mile

This database is an EPA listing of sites with engineering controls in place, such as various forms of caps, building foundations, liners, and treatment methods intended to eliminate pathways for regulated substances to enter environmental media or affect human health.

Neither the site nor properties located within the searched distance were listed on this database.

6.10. United States Institutional Controls: Distance Searched – ½ mile

This database is an EPA listing of sites with institutional controls in place, such as administrative measures, groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements, intended to prevent exposure to contaminants remaining on site.

Neither the site nor properties located within the searched distance were listed on this database.

6.11. State Sites: Distance Searched – 1 mile

The State Sites database consists of potential or confirmed hazardous substance release properties. Ninyo & Moore reviewed the EnviroStor database for this information.

The site was not listed on this database. Two facilities were listed on this database within the searched distance. Rockwell International Corporation at 4311 Jamboree Road approximately 0.59 miles northeast and down to cross-gradient of the site was listed on this database as “inactive-needs evaluation” with potential media affected listed as groundwater.

An additional facility, Commodore Semiconductor System at 2955 Airway Avenue approximately 0.99 miles north-northwest and down to cross-gradient of the site was listed on this database. The site status was listed as “refer: other agency.” Additional information was not provided.

Based on the distance, direction, and/or regulatory status, it is unlikely these facilities have impacted the environmental integrity of the site.

6.12. Solid Waste Landfill Sites (SWL): Distance Searched – ½ mile

The SWL database consists of open and closed solid waste disposal facilities and transfer stations. The data comes from the Integrated Waste Management Unit Database.

Neither the site nor properties located within the searched distance were listed on these databases.

6.13. State Leaking Underground Storage Tank (LUST) Lists: Distance Searched – ½ mile

Databases of the LUST information system are maintained by the California Regional Water Quality Control Board (RWQCB).

The site was not listed on this database. The following seven facilities under eight listings were listed on this database within the searched distance.

Facility, Address, Facility ID Number	Distance/ Direction from Site	Groundwater Gradient (General for Vicinity Flow)	Case Number	Regulatory Status	Closure Date (if applicable)	Environmental Concern (Y/N)
Former National Car 2222 Bristol	0.22 mile northwest	Down to cross-gradient	T0605901893	Case Closed	08/09/1997	N
Fletcher Jones Management 1301 Quail Street	0.23 mile north-northeast	Down to cross-gradient	T0605932671	Case Closed	10/22/1987	N
			T0605900489	Case Closed	10/21/1996	
			T0605902217	Case Closed	07/13/1999	
			T0605902241	Case Closed	04/12/1999	
Newport Nissan 888 Dove Street	0.23 mile east-northeast	Down to cross-gradient	To605900238	Case Closed	07/29/1993	N
Shuwa Investments Company 1500 Quail Avenue	0.35 mile north	Down-gradient	T0605901921	Case Closed	12/09/1996	N
Exxon #7-0769 2121 Bristol	0.39 mile northwest	Down to cross-gradient	T0605902282	Case Closed	01/17/2014	N
			T0605901528	Case Closed	03/01/2001	

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Facility, Address, Facility ID Number	Distance/ Direction from Site	Groundwater Gradient (General for Vicinity Flow)	Case Number	Regulatory Status	Closure Date (if applicable)	Environ- mental Concern (Y/N)
Koll Center Newport No. 10 4000 Macarthur Boulevard	0.42 mile northeast	Down to cross- gradient	T0605901227	Case Closed	0731/1996	N
Notes: ID – Identification N - No						

Based on the distance, direction, and/or regulatory status, it is unlikely these facilities have impacted the environmental integrity of the site.

6.14. Underground Storage Tank (UST) Registration List: Distance Searched – Site and Adjacent

UST records are provided by the SWRCB's Hazardous Substance Storage Container Database. Inclusion of facilities on this list does not necessarily indicate a release.

The site and adjacent properties were not listed on this database.

6.15. Permitted Aboveground Storage Tank (AST) List: Distance Searched – Site and Adjacent

According to EDR, AST records are provided by the Department of Building and Fire Safety. Inclusion of facilities on this list does not necessarily indicate a release.

The site and adjacent properties were not listed on this database.

6.16. Voluntary Cleanup Program (VCP) Sites: Distance Searched – ½ mile

This database is a California Environmental Protection Agency listing of properties involved in the voluntary remediation program.

Neither the site nor properties located within the searched distance were listed on this database.

6.17. Brownfields: Distance Searched – ½ mile

This database is a Department of Toxic Substances Control (DTSC) tracking system of California Brownfields sites.

Neither the site nor properties located within the searched distance were listed on this database.

6.18. Indian Reservation: Distance Searched – 1 mile

USGS map layer portrays Indian administered land within the United States with an area equal to or greater than 640 acres.

Indian reservation land was not found within the searched distance.

6.19. Indian LUST: Distance Searched – ½ mile

This is a database maintained by the EPA of LUSTs on Indian land in Arizona, California, New Mexico, and Nevada.

Neither the site nor properties located within the searched distance were listed on this database.

6.20. Indian UST: Distance Searched – ¼ mile

This is a database maintained by the EPA of USTs on Indian land.

Neither the site nor properties located within the searched distance were listed on this database.

6.21. Drycleaners: Distance Searched – ¼ mile

EDR provided a list of drycleaner related facilities that have EPA identification numbers. These facilities with certain Standard Industrial Classification codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; dry cleaning plants except rugs; carpet and upholstery cleaning; industrial launderers; laundry and garment services.

The site was not listed on this database. Two facilities, North Bristol Cleaners at 1000 Bristol Street approximately 0.12 miles east-northeast and cross-gradient from the site, and Celebrity Cleaners at 3601 Jamboree Road approximately 0.21 miles east and cross-gradient from the site were listed on this database. Both facilities are listed as active facilities. Information regarding spills or violations was not provided. Based on the distance and direction, it is unlikely these facilities have impacted the environmental integrity of the site.

7. SITE RECONNAISSANCE

On October 26, 2015, Mr. Patrick Cullip of Ninyo & Moore conducted the site reconnaissance. The reconnaissance involved visual observations of the site and adjoining properties. Photographs taken during the site reconnaissance are included in Appendix B.

7.1. Use and Storage of Hazardous Substances and Petroleum Products

Small quantity containers (less than five gallons) of cleaning supplies and three small cylinders of carbon dioxide were observed in the kitchen area of the site building. Staining or signs of release was not observed during the site reconnaissance.

7.2. Storage and Disposal of Hazardous Waste

Storage and disposal of hazardous waste was not observed on the site during the site reconnaissance.

7.3. Unidentified Substance Containers

Unidentified substance containers were not observed during the site reconnaissance.

7.4. Evidence of Releases

Evidence of releases was not observed during the site reconnaissance.

7.5. Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs)

Evidence of USTs (e.g., fill pipes, vent pipes, and emergency power generators) or ASTs was not observed on the site during the site reconnaissance.

7.6. Polychlorinated Biphenyls (PCBs)

Electrical transformers can be a source of PCBs. One pad-mounted transformer was observed outside of the site building to the northeast. Staining or signs of release were not observed at the time of the site reconnaissance.

7.7. Wastewater Systems

Wastewater system, such as sumps, pits, grease traps, and floor drains, were not observed on the site at the time of the site reconnaissance. One grease clarifier was observed in the parking lot southeast of the site building. Staining was not observed. The presence of a grease clarifier does not represent a REC for the site.

7.8. Stormwater Systems

Catch basins and concrete swales were observed throughout the parking area of the site. Staining was not observed at the time of the site reconnaissance.

7.9. Wells

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

7.10. Surface/Subsurface Structures

Evidence of surface structures or subsurface structures (e.g., sumps, vaults, oil/water separators, and other surface impoundments) was not observed on the site, with the exception of the grease clarifier discussed on Section 7.7.

7.11. On-Site Records

On-site records were not available during the site reconnaissance.

7.12. Controlled Substances Production

Evidence of controlled substance production, such as methamphetamine laboratories, was not noted within or adjacent to the boundaries of the site.

7.13. Other Environmental Issues

Other environmental issues were not noted on the site during our reconnaissance.

8. ENVIRONMENTAL REGULATORY AGENCY INQUIRIES

Based on the site reconnaissance, historical research, and environmental database review, information regarding the site and relevant surrounding properties requests for records were made to local government agencies and, if available, reviewed by Ninyo & Moore. Based on information obtained from local government agencies, it was judged that interviews of regulatory officials would not provide additional meaningful information to the Phase I ESA. The following information for the site was found during our regulatory agency review for this Phase I ESA. Agency responses are provided in Appendix F.

8.1. Regional Water Quality Control Board (RWQCB)

Ninyo & Moore made requests to the Spills, Leaks, Investigation and Cleanup, Well Investigation Program Case List and UST units of the Santa Ana RWQCB to review records that may be available for the site. According to the Santa Ana RWQCB, records were not available for the site address or adjacent property.

8.2. California DTSC

Ninyo & Moore made a request to the DTSC – Cypress office to review records that may be available for the site. According to the DTSC – Cypress office, no such records exist for the site.

8.3. South Coast Air Quality Management District (SCAQMD)

Ninyo & Moore reviewed the SCAQMD's Facility Information Detail Search website for permits regarding the site. According to the database, records were not available for the site address.

8.4. Orange County Health Care Agency (OCHCA)

Ninyo & Moore made requests to the OCHCA to review records that may be available for the site. At this time, a reply from the OCHCA has not yet been received. This is considered

a data gap. If information from the OCHCA alters the conclusions and recommendations of this report, an addendum will be prepared.

8.5. City of Newport Beach Fire Department (NBFD)

Ninyo & Moore made requests to the NBFD – Hazardous Materials Division to review records that may be available for the site and adjacent property. At this time, a reply from the NBFD has not yet been received. This is considered a data gap. If information from the NBFD alters the conclusions and recommendations of this report, an addendum will be prepared.

9. INTERVIEW

Ninyo & Moore submitted a questionnaire for completion by the owner. At the time of this report a reply has not yet been received. This is considered a data gap. If information from the property owner alters the conclusions and recommendations of this report, an addendum will be prepared.

10. VAPOR MIGRATION

Ninyo & Moore conducted a preliminary vapor encroachment screen (pVES) for potential chemicals of concern (COCs) that may migrate as vapors onto the site as a result of contaminated soil and/or groundwater near the site. The purpose of the pVES is to identify a vapor encroachment condition (VEC), which is the presence or likely presence of COC vapors in subsurface soils at the site caused by the release of vapors from contaminated soil or groundwater either on or near the site. The potential for VEC beneath the site was evaluated using a Vapor Encroachment Screening Matrix (VESM). The VESM included performing a Search Distance Test to identify if there are any known or suspect contaminated sites surrounding or upgradient of the site within specific search radii, a COC Test (for those known or suspect contaminated sites identified within the Search Distance Test) to evaluate whether or not COCs are likely to be present, and a Critical Distance Test to evaluate whether or not COCs in a contaminated plume may be within the critical distance of the site (100 feet for non-petroleum contaminants, and 30 feet for petroleum hydrocarbon contaminants). Based on these results,

Ninyo & Moore has concluded it is unlikely that a VEC exists beneath the site. A copy of the VESM is included in Appendix G.

11. FINDINGS, OPINIONS, AND CONCLUSIONS

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

11.1. Findings and Opinions

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

- The site is assigned the APN 442-283-05. The site is currently occupied by Kitayama Japanese restaurant, and consists of an approximate 8,000 square-foot, commercial building and parking areas.
- The site was agricultural land from at least 1938 through 1977, and vacant land by at least 1985. The site was developed with the current site building and parking areas in 1989. Based on the historical agricultural use of the property, commercial pesticides and herbicides have likely been applied to the site and site vicinity during the agricultural use of the land. Residual concentrations of these substances and/or their breakdown derivatives may be present in the site soils. The historical aerial photographs reviewed by Ninyo & Moore did not indicate the presence of buildings or other structures on the site where pesticides or herbicides may have been mixed or stored. Based on our experience, the fact that the site has been graded and paved, and the duration since pesticides/herbicides may have been applied (greater than 30 years), it is our opinion that the former agricultural usage of the site is considered a *de minimis* condition.
- Indications of releases at the site, such as odors, stressed vegetation, leaks, pools of liquids, or spills, were not observed.
- The site was not listed on searched environmental databases. RECs were not identified for other off-site facilities in the environmental database report.
- Wells, such as water supply wells and groundwater monitoring wells, were not observed on the site during the site reconnaissance.

- To date, the OCHCA and Nbfd have not yet responded to our requests to review records for the site. To date, a completed owner questionnaire has not been provided to Ninyo & Moore. These are considered data gaps. If information from the OCHCA, Nbfd, and/or property owner alters the conclusions and recommendations of this report, an addendum will be prepared. Other significant data gaps were not encountered during the preparation of this Phase I ESA report.
- Based on the historical research and results of the VESM conducted by Ninyo & Moore, a VEC does not currently exist beneath the site.
- Other off-site concerns were not observed.

11.2. Conclusions

Ninyo & Moore has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527 of 101 Bayview Place in the city of Newport Beach, California, the property. Any exception to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of RECs in connection with the property.

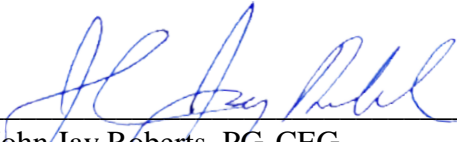
Ninyo & Moore has no further recommendations at this time. If plans for the site building include renovation or demolition activities, a hazardous building materials survey should be conducted.

101 Bayview Place
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12. ENVIRONMENTAL PROFESSIONAL STATEMENT

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 Code of Federal Regulations (CFR) 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the AAI in conformance with the standards and practices set forth in 40 CFR Part 312.



John Jay Roberts, PG, CEG
Senior Geologist

11/10/15

Date

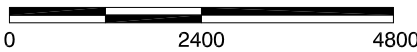
13. REFERENCES

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

SCALE IN FEET



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

Ninyo & Moore

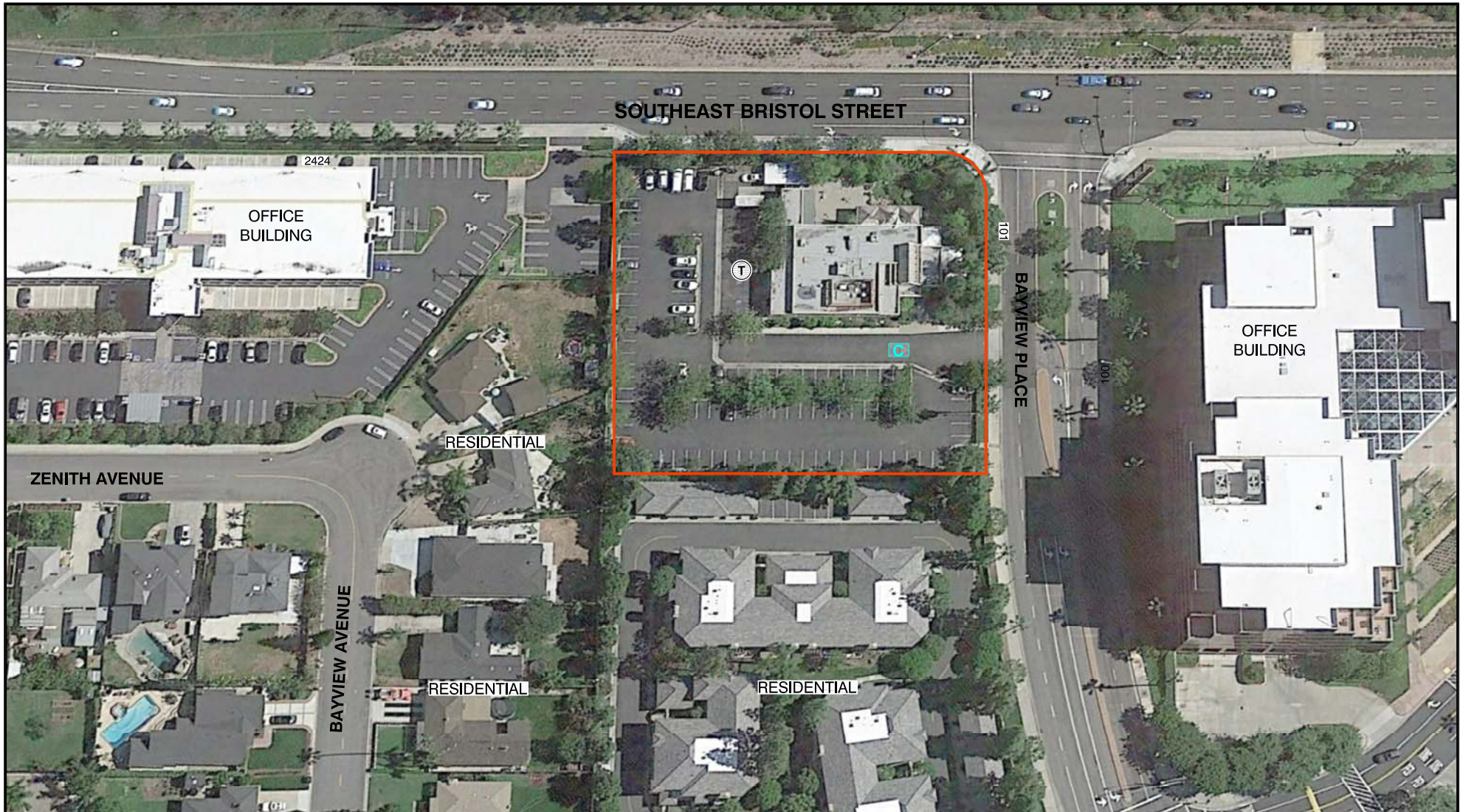
SITE LOCATION

FIGURE

PROJECT NO.	DATE
209537002	11/15

101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

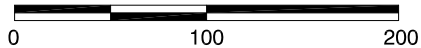
1



REFERENCE: GOOGLE EARTH AERIAL PHOTO, 2015.



SCALE IN FEET



NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

LEGEND	
	SITE BOUNDARY
	PAD-MOUNTED TRANSFORMER
	CLARIFIER
101	STREET ADDRESS

<i>Ninyo & Moore</i>		SITE PLAN	FIGURE
PROJECT NO.	DATE	101 BAYVIEW PLACE NEWPORT BEACH, CALIFORNIA	2
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101 Bayview Place
Newport Beach, California

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APPENDIX A
RESUMES OF PROFESSIONALS

JOHN JAY ROBERTS, PG, CEG

SENIOR GEOLOGIST

EDUCATION

B.S., Geology, 1973, University of Southern California, Los Angeles

REGISTRATIONS AND CERTIFICATIONS

PG 3489, California

CEG 1018, California

EXPERIENCE HIGHLIGHTS

Environmental Assessments for Schools

Human Health Risk Screening Evaluations for School Sites

Environmental and Geotechnical Services for Redevelopment of an Existing School Site

Brownfields Clean-up Grant Application for Industrial Property

Environmental Services for a New High School

Pipeline Risk Analyses

Groundwater Discharge Evaluation for Dewatering Subdrain

Environmental Assessment for Redevelopment of a Commercial Site

Environmental Consulting Services for Commercial, Industrial, and Residential Properties

Redevelopment of Former Lockheed B-1 Facility

Hazardous Waste Landfill Expansion

Hazardous Waste Ponds Investigations

Geological Logging and Coordination During the Installation of Three Groundwater Production Wells

Hydrogeological Assessment Report

PROFESSIONAL AFFILIATIONS

Association of Engineering Geologists

National Groundwater Association

As a Senior Geologist, Mr. Jay Roberts has extensive experience performing environmental and geotechnical investigations of commercial and industrial properties and environmental site assessments of school sites, including Phase I, PEA, SSI, RAW, RAP, and O&M plans. Mr. Roberts has completed characterization, remediation, and human health assessments on numerous properties. He has prepared successful applications for Brownfields clean-up grants and managed and performed hydrogeologic investigations, groundwater resource evaluations, and water supply studies. He also provides expert witness and litigation support for environmental, geotechnical, and mining matters.

REPRESENTATIVE PROJECT EXPERIENCE

Environmental Assessments for Three School Sites, Northern Orange County, California: Project Manager for Phase I studies through complete environmental investigations and site closure status granted by DTSC, the lead regulatory agency. One site was located in Brea-Olinda Oil Field; investigations included thorough research into potential oil wells on-site. Investigations also included detailed soil characterization for suspected oil field wastes, and methane and hydrogen sulfide soil gas studies in accordance with Orange County Fire Authority guidelines.

Environmental Consulting Services for Commercial, Industrial, and Residential Properties Throughout California, Oregon, and Washington: Project Manager for Phase I studies throughout the western United States. Mr. Roberts managed, directed, coordinated a staff conducting Phase Is, and reviewed and signed each report. These services were performed for a variety of fiduciary institutions, attorneys, and school districts. These services included complete investigations to meet ASTM standards, as well additional studies required by the client. In order to fully characterize conditions, Phase II investigations were recommended and completed, ranging from additional historical research through soil and/or groundwater sampling.

Environmental Assessments for Three High School Sites, Southern Los Angeles County, California: Project Manager for Phase I studies through complete environmental investigations and site closure status granted by DTSC, the lead regulatory agency. All three sites required DTSC's rigorous PEA investigations, including soil gas and soil matrix sampling. One site required preparation of a soil Removal Action Workplan (RAW) and implementation. Public participation services in accordance with DTSC requirements were also provided to the client school district.

Environmental Services for a New High School, Corona, California: Project Manager for Phase I and II studies through complete environmental site closure status granted by DTSC, the lead regulatory agency. The approximate seven-acre site was part of the U.S. Navy Corona Naval Weapons Center. Detailed records research indicated a former incinerator for burning wastes and an existing landfill were located on-site. Through cost-effective soil borings, sampling and laboratory analyses, the extent of the existing landfill was found, in order to prepare a Remedial Action Plan, which was implemented relatively effortlessly. In fact, the project is listed as one of DTSC's Success Stories on its website.

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REPRESENTATIVE PROJECT EXPERIENCE (continued)

Environmental Assessments for 12 School Sites, Western Riverside County, California: Project Manager for Phase I studies through complete environmental investigations and site closure status granted by DTSC, the lead regulatory agency. All 12 sites required DTSC's rigorous PEA investigations, including soil gas and/or soil matrix sampling. One site required a soil RAW and implementation. Public participation services in accordance with DTSC requirements were also provided.

Environmental Assessments for 10 School Sites, Western San Bernardino County, California: Project Manager for Phase I studies through complete environmental investigations and site closure status granted by DTSC, the lead regulatory agency. All 10 sites required DTSC's rigorous PEA investigations, including soil gas and/or soil matrix sampling. Sampling and analyses was conducted on the sites primarily for past agricultural activities. One site required an additional investigation for an on-site burn dump. Public participation services in accordance with DTSC requirements were also provided to the client school district.

Environmental Assessment for Redevelopment of a Commercial Site, Santa Fe Springs, California: Project Manager for a Phase I and II environmental investigations for an approximately eight-acre parcel, which contained 5 previously abandoned oil wells. Thorough research of California DOGGR's files for each well was conducted to determine the known condition of the on-site wells. Detailed investigations were augmented by geophysical surveys and soil borings, sampling and laboratory analyses for suspected oil field wastes, and methane and hydrogen sulfide in accordance with City of Santa Fe Springs requirements. Services also included preparation, scheduling and observation of reabandonment of the oil wells which had insufficient seals and caps, and development of methane mitigation specifications for the new commercial building.

Environmental Assessments for Three School Sites, Northern Orange County, California: Project Manager for Phase I studies through complete environmental investigations and site closure status granted by DTSC, the lead regulatory agency. One site was located in Brea-Olinda Oil Field; investigations included thorough research into potential oil wells on-site. Investigations also included detailed soil characterization for suspected oil field wastes, and methane and hydrogen sulfide soil gas studies in accordance with Orange County Fire Authority guidelines.

Environmental Assessments for Three High School Sites, Southern Los Angeles County, California: Project Manager for Phase I studies through complete environmental investigations and site closure status granted by DTSC, the lead regulatory agency. All three sites required DTSC's rigorous PEA investigations, including soil gas and soil matrix sampling. One site required preparation of a soil Removal Action Workplan (RAW) and implementation. Public participation services in accordance with DTSC requirements were also provided to the client school district.

Environmental and Geotechnical Services for Redevelopment of an Existing Elementary School Site, Fountain Valley, California: Project Manager for Phase I and II studies, including Preliminary Geotechnical Foundation Investigation for the planned redevelopment of an existing elementary school site. The school district planned to redevelop the approximate seven-acre existing school site into a single-family residential tract. The services included a thorough Phase I in accordance with the new "All Appropriate Inquiry" ASTM Standards, and soil sampling and analyses during a Phase II. In addition, the District required subsurface geotechnical investigation consisting of soil borings and laboratory analyses, sufficient to satisfy the California Building Code for the proposed redevelopment.

Environmental Services for a New High School, Corona, California: Project Manager for Phase I and II studies through complete environmental site closure status granted by DTSC, the lead regulatory agency. The approximate seven-acre site was part of the U.S. Navy Corona Naval Weapons Center. Detailed records research indicated a former incinerator for burning wastes and an existing landfill were located on-site. Through cost-effective soil borings, sampling and laboratory analyses, the extent of the existing landfill was found, in order to prepare a Remedial Action Plan, which was implemented relatively effortlessly. In fact, the project is listed as one of DTSC's Success Stories on its website.

Environmental Assessments for 12 School Sites, Western Riverside County, California: Project Manager for Phase I studies through complete environmental investigations and site closure status granted by DTSC, the lead regulatory agency. All 12 sites required DTSC's rigorous PEA investigations, including soil gas and/or soil matrix sampling. One site required a soil RAW and implementation. Public participation services in accordance with DTSC requirements were also provided.

PATRICK CULLIP**SENIOR STAFF ENVIRONMENTAL ENGINEER****EDUCATION**

B.S. Mechanical Engineering, Loyola Marymount University, Los Angeles

REGISTRATIONS AND CERTIFICATIONS

OSHA 40-hour California HAZWOPER certified

Loss Prevention System (LPS)

American Red Cross Standard First Aid, and CPR-Adult certified

OSHA 8-hour Site Supervisor's Health and Safety certified

BNSF Contractor Orientation Safety certified

Metro Rail Safety certified

Lead Sampling Technician

EXPERIENCE HIGHLIGHTS

Phase I ESAs

Sampling Surveys

1166 Soil Monitoring

Preliminary Environmental Assessment

Remedial Action Workplan

UST Removal

Groundwater Monitoring

Mr. Patrick Cullip has over three years experience performing environmental remediation, operations and maintenance, remediation system installation, groundwater/soil vapor sampling, well installation, UST removal, soil contamination removal, dual-phase extractions, ADL sampling, geological and geotechnical logging, quarterly groundwater monitoring reports, pilot test reports, design, and oversight projects; conducting environmental site assessments and feasibility testing; evaluating regulatory compliance.

REPRESENTATIVE PROJECT EXPERIENCE

Long Beach Unified School District, Long Beach, California – (PEA & RAW): Senior Staff Environmental Engineer, collected soil samples, using hand-auger and direct-push methods of soil to assess lead and pesticide contamination from lead-based paint and pesticides along the edges of classrooms and administrative buildings at Jordan High School, and prepared reports for government agencies. Sample results were used to determine the extent of contamination and potential associated health risks to field personnel participating in planned remodeling/demolition activities. Performed statistical analyses and human health screening evaluation of lead and pesticide contamination to determine best course of action for contamination removal.

City of Los Angeles, Temescal Canyon Park Stormwater Project, Pacific Palisades, California: Senior Staff Environmental Engineer conducted 1166 soil monitoring and air monitoring for soil excavation for future stormwater holding tank.

CalTrans, Various Locations, Southern California – (ADL): Senior Staff Environmental Engineer, collected soil samples, using hand-auger methods, of roadside soils to assess lead impacts of soil from years of aerially deposited lead from leaded gasoline. Sample results were used to determine the waste classification for proper disposal and handling of road and highways improvements.

Phase I Environmental Site Assessments – Various Sites, Southern California: Field Manager, performed numerous Phase I Environmental Site Assessments of commercial, industrial, and residential properties throughout southern California for various financial institutions, land developers, and government agencies. The Phase Is included reviewing regulatory files of various government agencies to evaluate the extent and type of impacts at sites, conducting site walks, owner/operator interviews, and preparing reports in accordance with ASTM International standard E 1527-00.

Port of Los Angeles, Wilmington, California – (POLA): Senior Staff Environmental Engineer, conducted groundwater monitoring on numerous existing monitoring wells, utilizing hand bailers.

Orange County Transit Authority, Fullerton, California – (OCTA): Senior Staff Environmental Engineer, conducted stockpile soil sampling for confirmation testing of lead, VOCs, OCPs, and TPHs.

California School for the Deaf, Riverside, California – (CSDR): Senior Staff Environmental Engineer, collected soil samples, using hand-auger methods, of soils beneath gym planned for demolition to assess pesticide impacts of soil. Sample results were used to determine the potential associated health risks to field personnel participating in planned demolition and new building activities.

Bob Hope Patriotic Hall, Los Angeles, California – (UST Removal): Senior Staff Environmental Engineer, oversaw excavation and removal of previously abandoned-in-place underground storage tank located within new proposed parking lot. Conducted 1166 and health and safety air monitoring for field personnel, and collected soil samples to assess potential leakage from the former tank. All field activities were performed in accordance with LAFD requirements.

Northrop Grumman, Hawthorne, California: Senior Staff Environmental Engineer, oversaw pipe installation for remediation system on-site and acted as safety watch for field personnel.

Helen Keller Park, Los Angeles, California: Senior Staff Environmental Engineer, oversaw geophysical survey of subsurface debris due to site's previous use as a landfill. Performed potholing excavations for further site analysis and soil sampling.

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REPRESENTATIVE PROJECT EXPERIENCE (continued)

Staff Environmental Engineer: Oversaw Groundwater/Soil Vapor Extraction tests at client sites to determine extent of contamination. Managed complex LAUSD site excavation for future school location as field manager, comprising of lead and hydrocarbon soil testing, hazardous/non-hazardous soil removal, and air quality monitoring. Directed cleaning/removal of Underground Storage Tanks, soil contamination chase-out, and removal to allow for freeway overpass expansion. Supervised installation of dozens of groundwater/soil vapor monitoring wells. Directed maintenance on several groundwater/soil vapor systems. Organized, managed, and operated numerous Dual-Phase Extraction tests to remove site contaminants. Executed various operation and maintenance visits and site visits on existing soil vapor and groundwater remediation systems. Tracked effluent readings for various sites to ensure permitting compliance. Prepared dozens of environmental reports including quarterly groundwater monitoring reports, pilot tests, site assessments, remedial action plans, and RECAPs. Performed multiple soil vapor, groundwater, and air sparge pilot tests. Completed various administrative tasks involving file review, copying, report compilation, & data entry.

JONATHAN JOHNSON

SENIOR STAFF GEOLOGIST

EDUCATION

B.S., Geology, 2007, University of California, Riverside

REGISTRATIONS AND CERTIFICATIONS

40-Hour OSHA Health and Safety Training (updated annually)

24-hour OSHA First Responder, Operations Level

CPR Training, Standard First Aid, and Preventing Disease Transmission

Metro rail Safety Certification

EXPERIENCE HIGHLIGHTS

Phase I ESAs

Phase II Subsurface Investigations

Sampling Surveys

Vapor Well Install

As a Senior Staff Geologist for Ninyo & Moore, Mr. Johnson conducts Phase I and Phase II Environmental Site Assessments, performs microbial and indoor air quality assessments, coordinates and observes subsurface drilling activities, conducts investigations of subsurface contamination, including site reconnaissance, mapping, and logging of exploratory borings, and prepares correspondence, permit requests, reports, and other documents. Mr. Johnson has received training in soil description and classification, core sampling and preparation, monitoring of air knife and auger drilling, well abandonment monitoring and site surveying.

REPRESENTATIVE PROJECT EXPERIENCE

Phase I Environmental Site Assessments: Performed Phase I Environmental Site Assessments of commercial, industrial, school and residential properties throughout Southern California for various financial institutions, land developers, and government agencies. The Phase I's include reviewing aerial photos, Sanborn fire insurance maps, building construction plans, and 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 1527-05.

Jordan High School, Preliminary Environmental Assessment (PEA), Long Beach, California : Staff Geologist, conducted Phase I ESA and prepared and implemented workplan for PEA. Conducted oversight to drilling activities and soil vapor probe installations and lead field activities including soil sampling using hand auger methods around Jordan High School campus.

Victory Boulevard, Hazardous Materials Assessment (HMA), Los Angeles, California: Senior Staff Geologist retained to provide a Hazardous Materials Assessment (HMA) of a proposed street widening project along Victory Boulevard in the City of Los Angeles, California. The HMA was performed to evaluate, to the extent practical, areas along Victory Boulevard or properties adjoining the roadway where unauthorized releases of hazardous materials have occurred.

Port of Los Angeles, Berths 142 through 147 LSI Work Plan and Implementation, Wilmington, California: Staff Geologist prepared work plan for a Limited Site Investigation (LSI) scope of work, oversaw drilling activities on site, utilized hand auger and soil sampling methods including 5035 sampling for VOCs, oversaw the installation of soil vapor probes and hydropunch groundwater sampling probes, sampled soil vapor for methane and VOCs sampling, prepared LSI report. For a subsequent LSI, Mr. Johnson prepared the work plan for a Cone Penetration Test (CPT) and Tar-Specific Green Optical Screening Tool (TarGOST) work scope to analyze subsurface conditions surrounding known DNAPL contamination plume. Oversaw field operations during CPT and TarGOST operations and prepared LSI report detailing findings. Mr. Johnson's duties on the project also included groundwater monitoring and DNAPL removal from shallow and deep monitoring wells utilizing tools such as peristaltic pump, hand bailers, interphase probe, and water level meters, and preparing groundwater monitoring reports.

Staff Geologist: Supervised subcontractors/drillers and ensured compliance with health and safety regulations, collected and classified soil samples and performed Phase I and Phase II assessments, prepared bore logs and well logs, assisted project geologists in preparing quarterly monitoring reports, and monitored air quality using a PID.

101 Bayview Place
Newport Beach, California

November 10, 2015
Project No. 209537002

APPENDIX B

PHOTOGRAPHIC DOCUMENTATION



Photograph 1: Looking northeast at the site building.



Photograph 2: Looking southwest at the site parking area.



Photograph 3: View of clarifier southwest of the site building.



Photograph 4: View of pad-mounted transformer northeast of the site building.



Photograph 5: View of typical dining area in the site building.



Photograph 6: View of typical kitchen area in the site building.



Photograph 7: View of small quantity (less than 5-gallon) containers of cleaning supplies in the kitchen area of the site building.



Photograph 8: View of three carbon dioxide cylinders in the kitchen area of the site building.



Photograph 9: Looking northwest away from the site at an office building.



Photograph 10: Looking northwest away from the site at residential properties.



Photograph 11: Looking northeast away from the site at Southeast Bristol Street, beyond which is the 73 Highway.



Photograph 12: Looking southeast away from the site at Bayview Place, beyond which is an office building.



Photograph 13: Looking southwest at the site, beyond which are residential properties.

101 Bayview Place
Newport Beach, California

November 10, 2015
Project No. 209537002

APPENDIX C

USER AND OWNER PROVIDED INFORMATION

Site Location/Description: 101 Bayview Place, Newport Beach, CA

PHASE I ESA/AAI REQUIREMENTS

According to the All Appropriate Inquiry (AAI, 40 CFR 312) requirements and ASTM (E 1527-13) Guidance on conducting Phase I Environmental Site Assessments, the "user" of the assessment must provide the following information, if available, to the environmental professional in order to qualify for Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001. Please check yes or no and provide any additional information you may have regarding the site. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1) Environmental cleanup liens that are filed or recorded against the site (40 CFR 132.25).

Did a search of recorded land title records (or judicial records where appropriate, see Note 1 below) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?

Yes

No

If yes, please explain:

Note 1 – In certain jurisdictions, federal, tribal, state or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

(2) Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and (vi)).

Did a search of recorded land title records (or judicial records where appropriate, see Note 1 above) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

Yes

No

If yes, please explain:

(3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes

No

If yes, please explain:

(4) Relationship of the purchase price to the fair market value of the property, if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be at the property?

Please discuss:

No this is not a purchase but a venture with the owner of the property

(5) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,

(a) Do you know the past uses of the property? The present use is a restaurant, I do not know of previous uses

(b) Do you know of specific chemicals that are present or once were present at the property? I do not

(c) Do you know of spills or other chemical releases that have taken place at the property? I do not

(d) Do you know of any environmental cleanups that have taken place at the property? I do not

Yes

No

If yes, please explain:

(6) The degree of obviousness of the presence or likely presence of contamination at the property and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Yes

No

If yes, please explain:

Gale Schrag

Print Name

Signature

10-20-15

Date

101 Bayview Place
Newport Beach, California

November 10, 2015
Project No. 209537002

APPENDIX D

HISTORICAL RESEARCH DOCUMENTATION

209537002

101 Bayview Place
Newport Beach, CA 92660

Inquiry Number: 4447397.9
October 26, 2015

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Date EDR Searched Historical Sources:

Aerial Photography October 26, 2015

Target Property:

101 Bayview Place

Newport Beach, CA 92660

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1938	Aerial Photograph. Scale: 1"=500'	Flight Year: 1938	USGS
1946	Aerial Photograph. Scale: 1"=500'	Flight Year: 1946	USGS
1952	Aerial Photograph. Scale: 1"=500'	Flight Year: 1952	USGS
1963	Aerial Photograph. Scale: 1"=500'	Flight Year: 1963	USGS
1972	Aerial Photograph. Scale: 1"=500'	Flight Year: 1972	USGS
1977	Aerial Photograph. Scale: 1"=500'	Flight Year: 1977	EDR Proprietary Brewster Pacific
1985	Aerial Photograph. Scale: 1"=500'	Flight Year: 1985	USGS
1989	Aerial Photograph. Scale: 1"=500'	Flight Year: 1989	USGS
1990	Aerial Photograph. Scale: 1"=500'	Flight Year: 1990	USGS
1995	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 1995	USGS/DOQQ
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	USDA/NAIP
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	USDA/NAIP
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	USDA/NAIP
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	USDA/NAIP



INQUIRY #: 4447397.9

YEAR: 1938

| = 500'





INQUIRY #: 4447397.9

YEAR: 1946

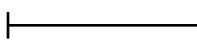
| = 500'





INQUIRY #: 4447397.9

YEAR: 1952

 = 500'





INQUIRY #: 4447397.9

YEAR: 1963

| = 500'





INQUIRY #: 4447397.9

YEAR: 1972

| = 500'





INQUIRY #: 4447397.9

YEAR: 1977

| = 500'





INQUIRY #: 4447397.9

YEAR: 1985

| = 500'





INQUIRY #: 4447397.9

YEAR: 1989

| = 500'





INQUIRY #: 4447397.9

YEAR: 1990

| = 500'





INQUIRY #: 4447397.9

YEAR: 1995

| = 500'





INQUIRY #: 4447397.9

YEAR: 2005

| = 500'



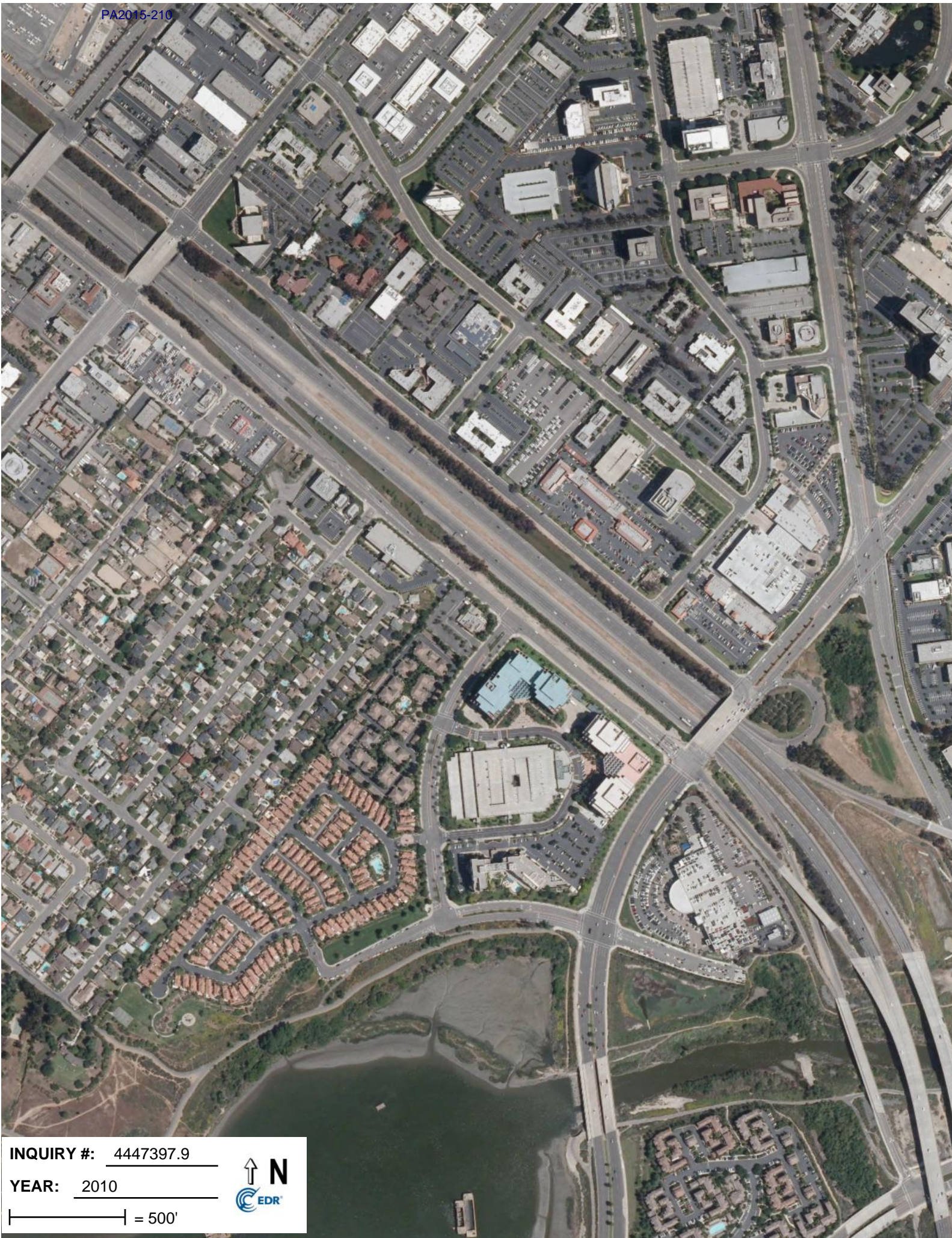


INQUIRY #: 4447397.9

YEAR: 2009

| = 500'





INQUIRY #: 4447397.9

YEAR: 2010

— = 500'





INQUIRY #: 4447397.9

YEAR: 2012

— = 500'



209537002

101 Bayview Place
Newport Beach, CA 92660

Inquiry Number: 4447397.3
October 26, 2015

Certified Sanborn® Map Report



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

10/26/15

Site Name:

209537002
101 Bayview Place
Newport Beach, CA 92660

Client Name:

Ninyo & Moore
475 Goddard
Irvine, CA 92618

EDR Inquiry # 4447397.3

Contact: Jonathan Johnson



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Ninyo & Moore were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: 209537002
Address: 101 Bayview Place
City, State, Zip: Newport Beach, CA 92660
Cross Street:
P.O. # 209537002
Project: 209537002
Certification # 357D-4E76-B7D3



Sanborn® Library search results
Certification # 357D-4E76-B7D3

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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209537002

101 Bayview Place
Newport Beach, CA 92660

Inquiry Number: 4447397.5
October 26, 2015

The EDR-City Directory Abstract

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SECTION

Executive Summary

Findings

City Directory Images

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2013. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2013	Cole Information Services	X	X	X	-
2008	Cole Information Services	X	X	X	-
2003	Cole Information Services	X	X	X	-
2002	Haines Company	X	X	X	-
2001	Pacific Telephone	-	-	-	-
1997	Pacific Bell	-	-	-	-
1995	Pacific Bell	X	X	X	-
1992	Pacific Bell	-	-	-	-
1991	Pacific Bell	X	X	X	-
1986	Pacific Bell	-	X	X	-
1980	Pacific Telephone	-	X	X	-
1975	Luskey Brothers & Co., Inc.	-	X	X	-
1971	Luskey Brothers Co., Inc.	-	-	-	-
1970	General Telephone Co., of California	-	X	X	-
1966	Pacific Telephone	-	X	X	-
1965	Ross Publications, Inc.,	-	-	-	-
1961	Luskey Brothers & Co.,	-	-	-	-
1960	Unknown	-	-	-	-
1956	Luskey Brothers	-	X	X	-
1955	The Pacific Telephone and Telegraph Co.	-	X	X	-
1952	Luskeys Directory Service Co.	-	-	-	-
1950	West Directory Co.	-	-	-	-
1946	Southern California Telephone Co.	-	-	-	-
1945	Western Directory Co.	-	X	X	-
1941	Southern California Telephone Co.	-	-	-	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1936	Western Directory Co.	-	-	-	-
1930	Western Directory Co.	-	-	-	-
1926	Pacific Telephone	-	-	-	-
1925	Western Directory Co.	-	-	-	-
1922	Western Directory Co.	-	X	X	-
1921	Western Directory Co.	-	X	X	-
1920	Santa Ana Directory Co.	-	X	X	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

101 Bayview Place
Newport Beach, CA 92660

FINDINGS DETAIL

Target Property research detail.

BAYVIEW CIR

101 BAYVIEW CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	KITAYAM	Haines Company

BAYVIEW PL

101 BAYVIEW PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	KITAYAMA	Cole Information Services
2008	KITAYAMA	Cole Information Services
2003	KITAYAMA	Cole Information Services
1995	Kitayama	Pacific Bell
1991	Kitayama	Pacific Bell

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

BAY VIAW AVE

20032 BAY VIAW AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Robnson Paul R	Pacific Telephone

BAYCREST CT

2 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	GINOCHIOJames	Haines Company
1995	Dobson William	Pacific Bell

4 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	DENNIS ALLISON SERVICES INC	Cole Information Services
2002	WINSLOWHarland	Haines Company

6 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	9 BRAKOBLYle	Haines Company
1991	Sefartan Dale	Pacific Bell

8 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	OCODDINGTON Maureen	Haines Company

10 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	ALL 1 SON Cennls	Haines Company
1995	Allison Dennis Consultants	Pacific Bell
	Dennis Allison Consultants	Pacific Bell
1991	Allison Dennis Consultants	Pacific Bell
	Dennis Allison Consultants	Pacific Bell

FINDINGS

12 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	PHILLIPSDon C	Haines Company
1995	Phillips Don C	Pacific Bell
1991	Phillips Don C	Pacific Bell

14 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	SIMON Barry	Haines Company
1995	Tenore Patrick M Sr	Pacific Bell

16 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	URBAN Karen	Haines Company
1991	Michelich Bruce E	Pacific Bell
	Douglas Hunter	Pacific Bell

18 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	8 BANNERDenrse	Haines Company

20 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	SMITHChnsrlne	Haines Company

22 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	DARCI JEWEL	Cole Information Services
2002	GABRIELIANGladys	Haines Company
1991	Gabrielian Michael	Pacific Bell

68 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	SATOSho	Haines Company

69 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	SHAKOORIKra	Haines Company

78 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	BAROUDIALallah Dr	Haines Company

FINDINGS

80 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	RICCAMark	Haines Company

82 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	OPEZCaros	Haines Company

84 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	GRAHAM Maureen	Haines Company

88 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	ROYE Miltchell	Haines Company
1991	Mac Cowan Richard J	Pacific Bell

90 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	OBAUGHPhyllis	Haines Company
1991	Baugh WE	Pacific Bell

92 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	MURPHYMary	Haines Company

94 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	BERECZKYEmil	Haines Company

96 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	WONG Jshua	Haines Company

98 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	Dit LLOAnlomele	Haines Company

100 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	ODi LI LLOAntornete	Haines Company

FINDINGS

102 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	ESSANTEE	Cole Information Services
2003	ESSANTEE	Cole Information Services
2002	SHAKOORIREza	Haines Company

104 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	GOTOMho	Haines Company

106 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	PARISHMichael	Haines Company

108 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	OSEVERSON Robert L	Haines Company
1995	Severson Robert L	Pacific Bell
1991	Severson Robert L	Pacific Bell

110 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	SYMONOSAnn	Haines Company

112 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	MEf PORTKennen 00 B	Haines Company
1995	Oates Sonny	Pacific Bell

114 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	BILL KIEFER INTERIOR DESIGN	Cole Information Services
1995	Muffins Kenton& Audrey	Pacific Bell

116 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	MORRISON Marha	Haines Company

118 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	JAFROODI Fatemeh	Haines Company

FINDINGS

120 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	0 RASSEKHKoorosh	Haines Company
1991	Gaskill Jay	Pacific Bell

124 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	GARGINERAlvr	Haines Company

126 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	BRUNELLENicle	Haines Company

128 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	UNIQUE REAL ESTATE	Cole Information Services
2008	UNIQUE REAL ESTATE	Cole Information Services
2003	UNIQUE REAL ESTATE	Cole Information Services
2002	BROOKSJeay	Haines Company
	VANOAMMETHomas	Haines Company
1995	Liken Maurice S	Pacific Bell

130 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	CRAVOTTAJames	Haines Company

132 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	XXXX	Haines Company
1995	Schwalbe FE&JR	Pacific Bell

134 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	CRAFT TENNIS REPAIR	Cole Information Services
2002	R 1 NG Heberhs	Haines Company
1995	Ring Herbert S	Pacific Bell

136 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	CHIOVARISal	Haines Company
1991	Lewis Marc	Pacific Bell
	Lewis Harry	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Lewis Harriet	Pacific Bell

138 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	THOMPSON Rhonda	Haines Company

140 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	LAMPMAN & ASSOCIATES	Cole Information Services
2002	OLAMPMANPatt I	Haines Company

150 BAYCREST CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	XXXX	Haines Company
1991	Century Parking Inc	Pacific Bell

BAYCREST CT N

132 BAYCREST CT N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Thompson AR & Dona	Pacific Bell

BAYVIEW

100 BAYVIEW

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	POWELL THOMAS RMD	Pacific Bell

180 BAYVIEW

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Westec Security Inc	Pacific Bell

20052 BAYVIEW

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Coe Raish	General Telephone Co., of California
1966	Coe Ralph	Pacific Telephone

FINDINGS

BAYVIEW AVE

200 BAYVIEW AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1955	Wilmington Ofc	The Pacific Telephone and Telegraph Co.

20052 BAYVIEW AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	SMURRELLCurts	Haines Company
1991	Robert Rich	Pacific Bell
1975	Coe Ralph	Luskey Brothers & Co., Inc.

BAYVIEW CIR

100 BAYVIEW CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	SYBRON DENTAL SPECIALTIES INC	Cole Information Services
	CARSON COMPANIES	Cole Information Services
	LOPEZ MCHUGH	Cole Information Services
	ALERE PROPERTY GROUP LLC	Cole Information Services
	DEGAM MEDSPA	Cole Information Services
	CALIFORNIA ATTORNEY GROUP	Cole Information Services
	LOWES REGION 8	Cole Information Services
	MARK IV CAPITAL INC	Cole Information Services
	MARWIT CAPITAL	Cole Information Services
	TTI EXPLORATION	Cole Information Services
	DBM	Cole Information Services
	HEWITT ASSOCIATES LLC	Cole Information Services
	GROBATY & PITET	Cole Information Services
	MISTUBISHI POWER SYSTEMS AMERICAS IN	Cole Information Services
	WEST SEEGMILLER ATTORNEYS	Cole Information Services
	BAYVIEW FINANCIAL SERVICES INC	Cole Information Services
	CLEAREND	Cole Information Services
	FLOWER PLACES	Cole Information Services
	PASCAL LE PETITE CAFE	Cole Information Services
	SALTARELLI LAW	Cole Information Services
	DIVERSE FINANCIAL	Cole Information Services
	HOLLENCREST SECURITIES LLC	Cole Information Services
	PROVIDENT LEASING	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	SMILE HAIR RESTORATION	Cole Information Services
	KEYEDEN SOLUTIONS INC	Cole Information Services
	PROMAX NUTRITION	Cole Information Services
	WYETH	Cole Information Services
	ALLIANCE HEALTH CARE SERVICES	Cole Information Services
	LEARNING INNOVATION INC	Cole Information Services
	GEOCARIS JAMES A	Cole Information Services
	PERSONAL INJURY LAWYERS LEDGERLAWCO	Cole Information Services
	THE FOSTER MOBLEY GROUP	Cole Information Services
	THE MULLER COMPANY	Cole Information Services
2008	CLEARLIGHT PARTNERS MGMT LLC	Cole Information Services
	READY WRAP COM	Cole Information Services
	DWIGHT MANLEY INC	Cole Information Services
	WLF THE WILLIAMS LAW FIRM PC	Cole Information Services
	SYBRON DENTAL SPECIALTIES	Cole Information Services
	COORS BREWING CO	Cole Information Services
	HEWITT ASSOCIATES	Cole Information Services
	TERRALLIANCE TECHNOLOGIES INC	Cole Information Services
	ALERE PROPERTY GROUP LLC	Cole Information Services
	WEBPLAN INC	Cole Information Services
	FIRST AMERICAN TITLE INSUR	Cole Information Services
	MARK IV CAPITAL INC	Cole Information Services
	ROBERT THOMAS GROUP	Cole Information Services
	ALERE LLC	Cole Information Services
	UNITED SPORTS AGENCY	Cole Information Services
	MARWIT CAPITAL LLC	Cole Information Services
	WESTEC SECURITY GROUP INC	Cole Information Services
	CENTRAL AVENUE VENTURES LLC	Cole Information Services
	NEWPORT GENERATION INC	Cole Information Services
	TEPA EC LLC	Cole Information Services
	TRIZECHAHN OFFICE PROPERTIES	Cole Information Services
	STRATEGIC GLOBAL ADVISORS	Cole Information Services
	WYETH AYERST INTERNATIONAL INC	Cole Information Services
	CHUBB INSURANCE	Cole Information Services
	RJK INSURANCE	Cole Information Services
	TERRALLIANCE GROUP	Cole Information Services
TRUDENTAL	Cole Information Services	
HOLLENCREST SECURITIES LLC	Cole Information Services	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	TIME FINANCIAL SERVICES	Cole Information Services
	MENTOR GRAPHICS	Cole Information Services
	ARAMARK	Cole Information Services
	DRAKE BEAM MORIN INC	Cole Information Services
	MITSUBISHI HEAVY INDUSTRIES AMERICA	Cole Information Services
	100 BAYVIEW LLC	Cole Information Services
	WYETH PHARMACEUTICALS	Cole Information Services
	ROUTER SOLUTIONS INC	Cole Information Services
	GROBATY & PITET LLP	Cole Information Services
	VALLEY DEL MAR PLAZA LLC	Cole Information Services
	MOVIE MADE PRODUCTION INC	Cole Information Services
	LINDBERG CRAIG E LAW OFFICES	Cole Information Services
	PETIT CAFE DE PASCAL	Cole Information Services
	TERRALLIANCE	Cole Information Services
	HAIR SOLUTIONS OF SOUTHERN CA LLC	Cole Information Services
	GPDR INVESTMENTS LLC	Cole Information Services
	DEGAM MEDICAL SPA	Cole Information Services
	BRADFORD PETER C	Cole Information Services
	OLD TOWNE FINANCIAL INC	Cole Information Services
	WHITESELL & CO	Cole Information Services
2003	WEBPLAN	Cole Information Services
	MARK IV CAPITAL INC	Cole Information Services
	BRAGG SHORT & WIESEL	Cole Information Services
	CLEARLIGHT PARTNERS	Cole Information Services
	EXCELL ARCHITECTS INC	Cole Information Services
	SOUTH TOWER	Cole Information Services
	PETER C BRADFORD	Cole Information Services
	BRAGG SEROTA & KULUVA	Cole Information Services
	WEB PLAN	Cole Information Services
	WYETH AYERST LAB DIV	Cole Information Services
	DRAKE BEAM MORIN INC	Cole Information Services
	LA WOMAN INC	Cole Information Services
	CHUBB GROUP OF INS CO	Cole Information Services
	NEWPORT GENERATION VNTR LLC	Cole Information Services
	ROUTER SOLUTIONS INC	Cole Information Services
	FIRST AMRCN REAL ESTT TAX SRVC	Cole Information Services
	DWIGHT MANLEY INC	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2002	BUILDING BRAGG SHORT	Haines Company	
	BRAGGWIESEL	Haines Company	
	CHUBB GROUP OF INS	Haines Company	
	CO EXCELLARCHI	Haines Company	
	INC GEOCARISJAMESA	Haines Company	
	ATTY HARPERS FURNITURE	Haines Company	
	HEWITE ASSOCIATES	Haines Company	
	KIMBALL 11 NTERNATL	Haines Company	
	LA FITNESSCENTER	Haines Company	
	MARK IV CAPITAL INC	Haines Company	
	MARK IV PROPERTIES	Haines Company	
	INC MCCARTHY BROS CO	Haines Company	
	NEWPRT BEACH CA	Haines Company	
	DEVLPCOLLC PM REALTY GROUP	Haines Company	
	WESTECSECURITYINC	Haines Company	
	BAYVIEWCIR 92660 C 0 NT WYETHAYERST	Haines Company	
	LABORATORIES DIV WYETHAYERST	Haines Company	
	LABORATORIES DIV	Haines Company	
	1995	Bramalea California Inc	Pacific Bell
		Donahue Joseph R	Pacific Bell
European Parts Internatl Inc		Pacific Bell	
First American Title Ins Co		Pacific Bell	
Geocaris James A atty		Pacific Bell	
Hamilton & Samuels		Pacific Bell	
Hewitt Associates UC		Pacific Bell	
Kaufman & Broad Inc		Pacific Bell	
Kaufman & Broad Mortgage Co		Pacific Bell	
PM Realty Group		Pacific Bell	
Powell Thomas L I		Pacific Bell	
Sanders Hugh Aatty		Pacific Bell	
Segretti Donald atly		Pacific Bell	
Vesta Health Care		Pacific Bell	
Willis Geoffrey K atty		Pacific Bell	
Willis & Kendig attys	Pacific Bell		

180 BAYVIEW CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Corporate Offices	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Westec Security Inc	Pacific Bell

301 BAYVIEW CIR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	BAYVIEW CAFE	Cole Information Services
	HAMPTON SALON	Cole Information Services
2008	HAIR BY CHRISTIE B	Cole Information Services
	BAYVIEW CAFE	Cole Information Services
	HAMPTON TURNEY INC	Cole Information Services
	LEAH A MICCO	Cole Information Services
	HAMPTON SALON	Cole Information Services
2003	HAMPTON SALON	Cole Information Services
	BAYVIEW CAFE	Cole Information Services
	BAY VIEW CAFE	Cole Information Services
2002	HAMPTON SALON	Haines Company
	BAYVIEWCAFE	Haines Company
1995	Bayview Cleaners	Pacific Bell
	Hampton Salon	Pacific Bell
	Bayviw Cafe	Pacific Bell
1991	Bayview Cafe	Pacific Bell
	Bayview Cleaners	Pacific Bell
	Hampton Salon The	Pacific Bell
	Westcliff Travel Service	Pacific Bell

BRISTOL N

908 BRISTOL N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1956	Marks B A Mrs	Luskey Brothers

914 BRISTOL N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1920	Vacant	Santa Ana Directory Co.

BRISTOL ST

2424 BRISTOL ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	BUILDING ALLISON ASSET	Haines Company
	PROPERTIES WAKEFIELDJASATTY	Haines Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	WOLFFTHOMASICO	Haines Company
	STEADFAST	Haines Company
	STEWART 9 SUCHMAN SCOTTRobert K	Haines Company
	OFFICES OF LAWOFCSOF	Haines Company
	MANAGEMENT CO	Haines Company
	INSURANCEREPORTS	Haines Company
	CURRY RANDY D ATEY	Haines Company
	CUMMINS&WHITE	Haines Company
	LWYR COHENNEAL MATTY	Haines Company
	ATTY BURTON THOMAS W	Haines Company
	ARNOLD LARRY M 949 852D	Haines Company
	COM JOHNSON JEBB R LAW	Haines Company

BRISTOL ST N

900 BRISTOL ST N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	NWC LLC	Cole Information Services
	COCOS BAKERY & RESTAURANT	Cole Information Services
2008	COCOS RESTAURANTS INC	Cole Information Services
2003	COCOS FAMILY RESTAURANT	Cole Information Services

908 BRISTOL ST N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1945	Adrian Marks	Western Directory Co.

914 BRISTOL ST N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1922	A E Hawley	Western Directory Co.
1921	A B Hawley	Western Directory Co.

1000 BRISTOL ST N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	MAIL ROOMS	Cole Information Services
	STARBUCKS COFFEE	Cole Information Services
	CALIFORNIA HOME FITNESS	Cole Information Services
	FIT FOODS 4 LIFE	Cole Information Services
	GALLERY OF DIAMONDS	Cole Information Services
	TROPICAL TAN	Cole Information Services
	FINCA HOME	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	PRO SPORT PHYSICAL THERAPY	Cole Information Services
	VOGUE SALON & SPA	Cole Information Services
	KNIT SHTICK	Cole Information Services
	FITNESS REPAIR SHOP	Cole Information Services
	PAIN DU MONDE	Cole Information Services
	SIGLO CIGAR LOUNGE	Cole Information Services
	CLUB NAILS	Cole Information Services
	FEDEX OFFICE	Cole Information Services
	NEWPORT URGENT CARE	Cole Information Services
	NORTH BRISTOL CLEANERS	Cole Information Services
	TROPEZ BOUTIQUE	Cole Information Services
	AT&T	Cole Information Services
	BREWER FOR CONGRESS	Cole Information Services
	CITRINNE	Cole Information Services
	BACK BAY LENDING	Cole Information Services
	THE GYM STORE LLC	Cole Information Services
	TOGOS	Cole Information Services
	MATSUYAMA DAVID A OD	Cole Information Services
	THE MAIL ROOM	Cole Information Services
	CAFE JARDIN	Cole Information Services
	JULIETTE KITCHEN & BAR	Cole Information Services
	TAKE 12	Cole Information Services
	2008	FHI INC
NEWPORT NOTE FUNDING		Cole Information Services
PASCAL		Cole Information Services
TOGOS		Cole Information Services
KINDRED EXPEDITIONS ENTERTAINMENT PR		Cole Information Services
GOURMET DELI		Cole Information Services
BUSY BODY F H I INC		Cole Information Services
TODD OLIVAS & ASSOCIATES INC		Cole Information Services
CINGULAR WIRELESS AT & T		Cole Information Services
PERFORMANCE PILATES		Cole Information Services
PASCAL PRESTIGE CATERING		Cole Information Services
HOT DAM		Cole Information Services
OLHATS FOOD CORP		Cole Information Services
DAVID A MATSUYAMA OD INC		Cole Information Services
STARBUCKS COFFEE		Cole Information Services
ELALJIBE INC	Cole Information Services	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	TROPICAL TAN	Cole Information Services
	POSITIVE RESULTS TRAINING	Cole Information Services
	GALLERY OF DIAMONDS	Cole Information Services
	SHERWOOD CA PITAL ENTERPRISES LLC	Cole Information Services
	VOGUE SALON & SPA	Cole Information Services
	PRO SPORT PHYSICAL THERAPY	Cole Information Services
	AUSTIN COLE	Cole Information Services
	JARVIS & ASSOCIATES	Cole Information Services
	WHITMARK DESIGN INC	Cole Information Services
	MAIL ROOM PLAZA NEWPORT	Cole Information Services
	KITCHEN & BATH DESIGN	Cole Information Services
	TROPEZ BOUTIQUE	Cole Information Services
	TOP STAR NAILS	Cole Information Services
	MINUTEMAN PRESS	Cole Information Services
MAJI SKIN & BODY CARE CLINIC	Cole Information Services	
2003	TOGOS EATERY INC	Cole Information Services
	LA GRANJA MEDITERRANEAN GRILL INC	Cole Information Services
	PASCAL EPICERIE	Cole Information Services
	PASCAL FRENCH RESTAURANT	Cole Information Services
	PASCAL	Cole Information Services
	HARDWOOD & TILE DISCOUNTERS	Cole Information Services
	AVEDA	Cole Information Services
	THE MAIL ROOM PLAZA NEWPORT	Cole Information Services
	OLHATS FOOD CORP	Cole Information Services
	PASCAL PRESTIGE CATERING	Cole Information Services
	CORRADO RISTORANTE	Cole Information Services
	BUSY BODY HOME FITNESS	Cole Information Services
	MAJI SKIN & BODY CARE	Cole Information Services
	POSITIVE RESULTS	Cole Information Services
	TOTAL BEAUTY/AVEDA	Cole Information Services
	VOGUE SALON & SPA	Cole Information Services
	WHITMARK DESIGN INC	Cole Information Services
	SOIREE	Cole Information Services
	CARIBBEAN DAZE	Cole Information Services
	PASCAL WINE & WINE STORAGE	Cole Information Services
ET J ROMEO	Cole Information Services	
GLAMOUR WEST INC	Cole Information Services	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	NORTH BRISTOL CLEANERS	Cole Information Services
	MAIL ROOM	Cole Information Services
	GOOD FEET NEWPORT	Cole Information Services
	PLAZA NEWPORT	Cole Information Services

1300 BRISTOL ST N

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	HINES & ASSOCIATES INC	Cole Information Services
	HART & ASSOCIATES	Cole Information Services
	NEWPORT BRISTOL EXECUTIVE SUITES	Cole Information Services
	ADVISOR SOLUTIONS GROUP INC	Cole Information Services
	GOODLAD LAW	Cole Information Services
	TRIDENT FUNDING	Cole Information Services
	TRIMARK	Cole Information Services
	SERVARIANT CORPORATION	Cole Information Services
	CARDINALE FRANK ATTORNEY AT LAW	Cole Information Services
	FRY JOHN S PHD	Cole Information Services
	GO MORTGAGE	Cole Information Services
	RASMUSSEN ASSOCIATES	Cole Information Services
	TRANS WESTERN ORANGE COUTNY	Cole Information Services
	DAVISON KAY EDUCATIONAL CONSULTANT	Cole Information Services
	LA POINTE ENTERPRISES	Cole Information Services
	LEADERSHIP MANAGEMENT CONSULTANTS	Cole Information Services
	FEAR DOC THERAPY & COUNSELING TO OV	Cole Information Services
	MB MEDICAL BILLING SERVICES INC	Cole Information Services
	NETSPHERE INC	Cole Information Services
	SLAYBACK PAUL C	Cole Information Services
	BEAUTIFUL LIFE PRODUCTIONS	Cole Information Services
	DECISION RESEARCH INC	Cole Information Services
	LAW OFFICES OF DAVID D MURRAY	Cole Information Services
	LAW OFFICES OF DUANE S LINDSEY	Cole Information Services
	LAWYERS MODIFY	Cole Information Services
	FOUNTAIN FANTASY	Cole Information Services
	GLOBAL INVESTMENT SOLUTIONS LLC	Cole Information Services
	PETROSSI & ASSOCIATES	Cole Information Services
	TAJIK & ASSOCIATES INC	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	VIAU SUZANNE ATTY	Cole Information Services
	UNION PROPERTY GROUP INC	Cole Information Services
	1EZ CONSULTING SERVICES INC	Cole Information Services
	CHRISTOPHER SEXTON A PROFESSIONAL CO	Cole Information Services
	COAST ACCEPTANCE CORP	Cole Information Services
	CROOKS ROBERT W & ASSOCIATES INC	Cole Information Services
	HILBERT PARTNERSHIP	Cole Information Services
	LAKANI WORLD TRAVEL INC	Cole Information Services
	FOTOPOULOS BUILDING INDUSTRIES INC	Cole Information Services
	PROMISE GORE INSURANCE	Cole Information Services
	THEODORE M HANKIN ATTORNEY	Cole Information Services
	ACE ERGONOMICS	Cole Information Services
	DETLING LYNDA MFT	Cole Information Services
	CLAUSEN ROBT J ATTY	Cole Information Services
	FIRST CONTINENTAL PRINTING	Cole Information Services
	GIANNONE TERRENCE JLAW OFFICES OF	Cole Information Services
	MONACO ENTERTAINMENT SOLUTIONS INC	Cole Information Services
	SCHULER COMMERCIAL REAL ESTATE	Cole Information Services
	SECURITIES AMERICA INC	Cole Information Services
	SUSAN M JACOBS	Cole Information Services
	ARB PROPERTY MANAGEMENT	Cole Information Services
	ASSISTA FINANCIAL	Cole Information Services
	CHAMBERLAIN & VIAU	Cole Information Services
	COUNTYWIDE BROKERS	Cole Information Services
	INTERSTATE PROPERTIES	Cole Information Services
	LAW OFFICES OF MALTAISE CINI	Cole Information Services
	FACTOR TEN EXECUTIVE SEARCH	Cole Information Services
	PUMPHREY FINANCIAL SERVICES INC	Cole Information Services
	SCHULER PATRICIA	Cole Information Services
	BRADY	Cole Information Services
	GREER PHILLIP LAW OFFICES OF	Cole Information Services
	2008	TAX PAYERS ASSISTANCE GROUP
AMPOWER		Cole Information Services
SPHINX PARTNERS INC		Cole Information Services
JONES BARBARA ARENS		Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	LEADERSHIP MANAGEMENT CONSULTANTS	Cole Information Services
	KEN NORTON ENTERPRISES INC	Cole Information Services
	COMMERCE FUNDING CORP	Cole Information Services
	HEAGLE & ASSOCIATES INC	Cole Information Services
	FOUNTAINHEAD ENTERPRISES LLC	Cole Information Services
	VICMAR CO INC	Cole Information Services
	MURRAY DAVID LAW OFFICES OF	Cole Information Services
	GLOBAL INVESTMENT SOLUTIONS LLC	Cole Information Services
	HARDIMAN WARD GRAINNE	Cole Information Services
	COMMERCIAL PACIFIC RE SERVICES	Cole Information Services
	BACK AVIATIONS SOLUTIONS	Cole Information Services
	DECISION RESEARCH INC	Cole Information Services
	FINANCIAL INTEGRITY GROUP	Cole Information Services
	ARGUS & ASSOCIATES INC	Cole Information Services
	SIMCAL PROPERTIES INC	Cole Information Services
	MARK KING PHD	Cole Information Services
	CARODEN GROUP	Cole Information Services
	NEWPORT TAG	Cole Information Services
	IRVINE LAW GROUP	Cole Information Services
	B E A SYSTEMS INC	Cole Information Services
	ADVANCED RESOURCES LLC	Cole Information Services
	ALPHA DESIGN GROUP	Cole Information Services
	STUDIO ARTS	Cole Information Services
	MEMCO GLOBAL INC	Cole Information Services
	MOUNTAIN AMERICA SHIPPERS	Cole Information Services
	CATALINA CAPITAL MANAGEMENT INC	Cole Information Services
	HARVEST HOME LOANS	Cole Information Services
	DAVID TAKATA	Cole Information Services
	DOLLARS & SENSE	Cole Information Services
	OLYMPIC WIRE & EQUIPMENT CO	Cole Information Services
	ACE ERGONOMICS	Cole Information Services
	FIRST CONTINENTAL PRINTING	Cole Information Services
	WILLIAM B HITCHCOCK & ASSOCIATES	Cole Information Services
	EAST END ASSET MANAGEMENT	Cole Information Services
	LAURENCE MISCALL JR	Cole Information Services
	EDEN MOTORS	Cole Information Services
	RAPID FUNDING CORP	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	TAKE TWO SPORTSWEAR ACCESSORIES	Cole Information Services
	COUNTYWIDE BROKERS	Cole Information Services
	PACESETTER HOMES INC	Cole Information Services
	HILBERT PROPERTIES	Cole Information Services
	FACTOR TEN EXECUTIVE SEARCH	Cole Information Services
	FORTUNA ADVISORS INC	Cole Information Services
	VITENDO SYSTEMS INC	Cole Information Services
	LEITNER FINE ART	Cole Information Services
	C & W FOODS	Cole Information Services
	NEWPORT BRISTOL EXECUTIVE SUITES	Cole Information Services
	THOMAS SAKAI & ASSOCIATES	Cole Information Services
	BACK ASSOCIATES INC	Cole Information Services
	AMERICAN FUND TRANSFER GROUP	Cole Information Services
	OCCIDENTAL COMMUNICATIONS GROUP	Cole Information Services
	DUANE S LINDSEY	Cole Information Services
	FEDERAL BUILDING SERVICES	Cole Information Services
	R RENALDO ENTERPRISES	Cole Information Services
	LEMCON LLC	Cole Information Services
	IMAGING SOLUTIONS INC	Cole Information Services
	PAYFLEX	Cole Information Services
	HUNTER GENE & ASSOCIATES	Cole Information Services
	GLOBAL TRENDS INVESTMENTS	Cole Information Services
	FANTASY FOUNTAIN INC	Cole Information Services
	AQX ENGINEERING	Cole Information Services
	2973 RANDOLPH LIMITED LIABILITY CO	Cole Information Services
	CLAUSEN ROBT J	Cole Information Services
	LYDON ASSET MANAGEMENT	Cole Information Services
2003	LAW OFFICES OF ROBERT M DNCHL	Cole Information Services
	EXECUTIVEMOVE	Cole Information Services
	SPC MORTGAGE REDUCTION GROUP	Cole Information Services
	H SQUARE DEVELOPMENT	Cole Information Services
	IMAGING SOLUTIONS	Cole Information Services
	INTRA AUTOMATION SFTWR & SYST	Cole Information Services
	LIPARUS ASSOCS	Cole Information Services
	THOMAS SAKAI & ASSOCS	Cole Information Services
	BEA SYSTEMS INC	Cole Information Services
	DECISION RESEARCH INC	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	SPECTRUM REALTY INVESTMENTS	Cole Information Services
	DUANE L LINDSEY	Cole Information Services
	AMERICAN POWER WASH CO	Cole Information Services
	MOUNTAIN AMERICA SHIPPERS	Cole Information Services
	BURNETT DEVELOPMENT CORP	Cole Information Services
	HUNTER GENE & ASSOCS	Cole Information Services
	SECURITY MORTGAGE FUNDING CORP	Cole Information Services
	ROGER H SCHNAPP	Cole Information Services
	CLAUSEN ROBT J ATTY	Cole Information Services
	GIANNONE TRNC J LAW OFC	Cole Information Services
	NATIONWIDE CNSLTNG & INVSTMNT	Cole Information Services
	ACE ERGONOMICS	Cole Information Services
	FIRST CONTINENTAL PRINTING	Cole Information Services
	ARGUS & ASSOCS	Cole Information Services
	STF USA CORP	Cole Information Services
	HILBERT PROPERTIES	Cole Information Services
	PACESETTER INVESTMENT	Cole Information Services
	COUNTYWIDE BROKERS	Cole Information Services
	FORTUNA ADVISORS INC	Cole Information Services
	CUSTOM SEARCH SOLUTIONS	Cole Information Services
	MARKETING DISPLAY & CONCEPTS	Cole Information Services
	MUTO INTERNATIONAL	Cole Information Services
	LEADERSHIP MANAGEMENT CNSLTNT	Cole Information Services
	DAN NEYENHUIS MANAGEMENT SRVC	Cole Information Services
	BACK INFORMATION SERVICES	Cole Information Services
	SILVER PACK CORP	Cole Information Services
	WERMERS MULTI FAMILY CORP	Cole Information Services
	HENDRIX & ALLER ATTYS AT LAW	Cole Information Services
	MURDOCH GROUP	Cole Information Services
	ZITEL CORP	Cole Information Services
	ALLIED ACQUISITIONS GROUP	Cole Information Services
	BARBARA A JONES ATTY	Cole Information Services
	POWER HYBRID SYSTEMS INC	Cole Information Services
	ETOUCH SYSTEMS CORP	Cole Information Services
	PAYFLEX	Cole Information Services
	FRESCHEZZA LIMITED	Cole Information Services
	KAREN ARSENIAN PRINTING	Cole Information Services
	DIGITAL TALENT AGENCY	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	WILLIAM HITCHCOCK	Cole Information Services
	JONES BARBARA ARENS ATTY	Cole Information Services
	SPECIALISTS GROUP	Cole Information Services
	INTREPA	Cole Information Services
	TAX PAYERS ASSISTANCE GROUP	Cole Information Services
	EXPO MARKETING GROUP	Cole Information Services

DOVE ST

801 DOVE ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2002	JOHNSON Robed	Haines Company
1986	Newport Beach	Pacific Bell

SE BRISTOL ST

1205 SE BRISTOL ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Liberator @Olive@ C	Luskey Brothers & Co., Inc.

2402 SE BRISTOL ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Metro Car Wash	Pacific Bell
	Santa ANAHEIM	Pacific Bell

2412 SE BRISTOL ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Howard Paul	Luskey Brothers & Co., Inc.

2422 SE BRISTOL ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	Croswell Ed	Pacific Bell
	Limeys Truck Painting	Pacific Bell

2424 SE BRISTOL ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	GLOBAL PARTNERS	Cole Information Services
	LAW OFC OF RICHARD J MURPHEY	Cole Information Services
	WESTPORT PROPERTIES	Cole Information Services
	FORAN GLENNON PALANDECH & PONZAI	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	CARLSON & JAYAKUMAR	Cole Information Services
	PATENT LAW & VENTURE GROUP	Cole Information Services
	INSTAMED COMMUNICATIONS	Cole Information Services
	ALLISON ASSET MANAGEMENT CO	Cole Information Services
	GLOBAL VANTAGE	Cole Information Services
	GLOBAL VANTAGE LTD	Cole Information Services
2008	MIND LAW FIRM PC	Cole Information Services
	GLOBAL SDB LLC	Cole Information Services
	AMERICORP FUNDING INC	Cole Information Services
	US STORAGE CENTERS	Cole Information Services
	THE WEST GROUP	Cole Information Services
	WESTPORT PROPERTIES	Cole Information Services
	AEROTEK INC	Cole Information Services
	DIVERSIFIED EQUITY GROUP	Cole Information Services
	TEKSYSTEMS	Cole Information Services
	JK PARTNERS INC	Cole Information Services
	CUMMINS & WHITE LLP	Cole Information Services
	EL LOBO ENTERTAINMENT LLC	Cole Information Services
	WING ROBERT K LAW OFFICES	Cole Information Services
	JEHAN N JAYAKUMAR A PROFESSIONAL LAW	Cole Information Services
	FORAN GLENNON PALANDECH & PONZI	Cole Information Services
	MEYER KEITH ATTORNEY AT LAW	Cole Information Services
	ANDALON PARTNERS	Cole Information Services
	ALLISON ASSET MANAGEMENT CO	Cole Information Services
	GARDENA MINI PART	Cole Information Services
	GLOBAL VANTAGE SECURITIES LTD	Cole Information Services
	O BRIEN & PETERSON	Cole Information Services
	AMERICAN SPECTRUM RE SERVICES	Cole Information Services
	INCUBEA LLC	Cole Information Services
GLOBAL VANTAGE LTD	Cole Information Services	
2003	GLOBAL VANTAGE LTD	Cole Information Services
	TRUSH & ASSOCS	Cole Information Services
	ALLISON ASSET MANAGEMENT CO	Cole Information Services
	JAMES R WAKEFIELD	Cole Information Services
	JOHNSON JEBB R LAW OFFICES	Cole Information Services
	NEAL M COHEN	Cole Information Services
CURRY RANDY D	Cole Information Services	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	REAL ESTATE PARTNERS	Cole Information Services
	TRUSH JAMES M LAW OFFICE	Cole Information Services
	JEBB R JOHNSON	Cole Information Services
	WOLFF THOMAS CO	Cole Information Services
	INSURANCEREPOR CO	Cole Information Services
	BURTON THOMAS W LAWYER	Cole Information Services
	TAKEUCHI LAW OFFICE	Cole Information Services
	LAW OFFICES OF RANDY D CURRY	Cole Information Services
1995	Cassidy Michael J atty	Pacific Bell
	Voss & Lawyers	Pacific Bell
	Voss William Bruce atty	Pacific Bell
	Arnold Larry M atty	Pacific Bell
	Asset Management Services Inc	Pacific Bell
	Bishop Hawk Of So Calif	Pacific Bell
	Brutocho Roberto atty	Pacific Bell
	Burlison & Luostari attys	Pacific Bell
	Cove Development	Pacific Bell
	Cummins & White attys	Pacific Bell
	D L D Ins Brokers Inc	Pacific Bell
	Erin Madison Ltd	Pacific Bell
	Fax Lido Pacific Asset Mngmnt	Pacific Bell
	Hannemann Glenn P atty	Pacific Bell
	Hays Thomas atty	Pacific Bell
	Hays William T Sr atty	Pacific Bell
	Hodes Daniel	Pacific Bell
	Hunt Marshall Tatty	Pacific Bell
	Lido Pacific Asset Management	Pacific Bell
	Lopez Ramon R atty	Pacific Bell
	Murphey Richard J atty	Pacific Bell
	Nokes Beau J	Pacific Bell
	Peel M Teresa atty	Pacific Bell
	Raabe Micheal E atty	Pacific Bell
	Riviera Adjusters	Pacific Bell
	Singapore Consulate	Pacific Bell
Wakefield James Ratty	Pacific Bell	
1991	AIP Commercial Brokerage	Pacific Bell
	Arnold Larry Matty	Pacific Bell
	BARTH LOPEZ &HODESattys	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Barth M	Pacific Bell
	Barth Richard L atty	Pacific Bell
	Barth Robert	Pacific Bell
	Brady M Christine atty	Pacific Bell
	Cove Development	Pacific Bell
	Cummins & White attys	Pacific Bell
	D L D Ins Brokers Inc	Pacific Bell
	Degussa Electronics Inc	Pacific Bell
	Donna W Hoffner Attorney At Law	Pacific Bell
	Ersi Madison Ltd	Pacific Bell
	fsreaker Barbara Investments	Pacific Bell
	Hannemann Glenn Patty	Pacific Bell
	Hannemann L	Pacific Bell
	Heritage Escrow Company Of Orange County The	Pacific Bell
	Hodes Daniel	Pacific Bell
	Lopez Ramon R atty	Pacific Bell
	Minna Dennis	Pacific Bell
	Morse James S	Pacific Bell
	Nokes Beau J	Pacific Bell
	Nyquist Paul C atty	Pacific Bell
	Oster Edwin A atty	Pacific Bell
	Peel M Teresa atty	Pacific Bell
	Peel MW @Huntington Beach@	Pacific Bell
	Raabe Micheal E atty	Pacific Bell
	Riviera Adjusters	Pacific Bell
	Riviera Adjusters	Pacific Bell
	Rutten Susan M atty	Pacific Bell

2430 SE BRISTOL ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	BJS CHICAGO PIZZERIA	Pacific Bell
	Santa ANAHEIM	Pacific Bell

2432 SE BRISTOL ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Voll Gysbert F	Luskey Brothers & Co., Inc.
	Voll Eleonore	Luskey Brothers & Co., Inc.

FINDINGS

2452 SE BRISTOL ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	Curry Patrick	Pacific Bell
1980	Kendall Ri Ohard Kendall Richard H optnrst.	Pacific Telephone Pacific Telephone
1975	Kendall Richard Kendall Richard H optmtrst	Luskey Brothers & Co., Inc. Luskey Brothers & Co., Inc.

2472 SE BRISTOL ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	A CCallurn John	Pacific Telephone

2492 SE BRISTOL ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Marion Jack	Pacific Telephone
1975	Bussell Frank	Luskey Brothers & Co., Inc.

2520 SE BRISTOL ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Warehouse Shoe Sale Santa ANAHEIM	Pacific Bell

ZENITH

2451 ZENITH

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	Kozlowski Wm S	Pacific Telephone

2452 ZENITH

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	Gregory F R	Pacific Telephone

ZENITH AVE

2451 ZENITH AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Mc Guire Robison Charles	Pacific Telephone
1975	Kozlowski Wm S	Luskey Brothers & Co., Inc.
1970	Kozlowski Wm S	General Telephone Co., of California

2452 ZENITH AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Gregory F R	Luskey Brothers & Co., Inc.

FINDINGS**2491 ZENITH AVE**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Stuart Augusta V	Pacific Bell
1991	Stuart Augusta Y	Pacific Bell
1986	Stuart Augusta V	Pacific Bell
1980	Stuart Augusta V	Pacific Telephone
1975	Stuart Augusta V	Luskey Brothers & Co., Inc.

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched

101 Bayview Place

Address Not Identified in Research Source

2001, 1997, 1992, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched

10 BAYCREST CT

Address Not Identified in Research Source

2013, 2008, 2003, 2001, 1997, 1992, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

100 BAYCREST CT

2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

100 BAYVIEW

2013, 2008, 2003, 2002, 2001, 1997, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

100 BAYVIEW CIR

2013, 2008, 2003, 2001, 1997, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

100 BAYVIEW CIR

2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

1000 BRISTOL ST N

2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

102 BAYCREST CT

2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

102 BAYCREST CT

2013, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

104 BAYCREST CT

2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

106 BAYCREST CT

2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

108 BAYCREST CT

2013, 2008, 2003, 2001, 1997, 1992, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

FINDINGS

Address Researched

Address Not Identified in Research Source

90 BAYCREST CT	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
900 BRISTOL ST N	2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
908 BRISTOL N	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
908 BRISTOL ST N	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
914 BRISTOL N	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921
914 BRISTOL ST N	2013, 2008, 2003, 2002, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1920
92 BAYCREST CT	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
94 BAYCREST CT	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
96 BAYCREST CT	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
98 BAYCREST CT	2013, 2008, 2003, 2001, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

PROPOSED INSTALLATION

ACCEPTABLE TO

BY

DATE

INSPECTOR: Kilian Fire Sprinkler Corporation
 300 South Walnut Street P.O. Box 924
 La Habra, California 90633

DATE: 10/1/88
 TITLE: HYDRAULIC DESIGN INFORMATION SHEET

SHEET NO. OF

NAME: Tokyo Kaikan DATE: Oct 1988
 LOCATION: 101 Bayview Place - Newport Beach, CA
 BUILDING: 2102 SYSTEM NO.
 CONTRACTOR: Kilian Fire Sprinkler Corporation CONTRACT NO. 88-044
 CALCULATED BY: Sigma Dynamics & Rick Lander DRAWING NO. 88-044
 CONSTRUCTION: COMBUSTIBLE NON-COMBUSTIBLE CEILING HEIGHT FT.
 OCCUPANCY: Restaurant

SYSTEM DESIGN

NFPA 13: LT. HAZ. ORD. HAZ. GP. 1 2 3 EX. HAZ.
 NFPA 231 NFPA 231C: FIGURE ; CURVE
 OTHER (Specify)
 SPECIFIC RULING MADE BY DATE

AREA OF SPRINKLER OPERATION	<u>1500</u>	SYSTEM TYPE	
DENSITY	<u>.16</u>	<input checked="" type="checkbox"/> WET	<input type="checkbox"/> DRY <input type="checkbox"/> DELUGE <input type="checkbox"/> PRE-ACTION
AREA PER SPRINKLER	<u>130</u>	SPRINKLER OR NOZZLE	
HOSE ALLOWANCE GPM: INSIDE	<u>0</u>	MAKE	<u>Reliable</u> MODEL <u>F-1</u>
HOSE ALLOWANCE GPM: OUTSIDE	<u>250</u>	SIZE	<u>1" orifice</u> K-FACTOR <u>5.62</u>
RACK SPRINKLER ALLOWANCE	<u>0</u>	TEMPERATURE RATING	<u>165</u>

CALCULATION SUMMARY

GPM REQUIRED 423.81 PSI REQUIRED 58.81 AT BASE OF RISER
 "C" FACTOR USED: OVERHEAD 120 UNDERGROUND 140/150
 GPM REQUIRED 673.81 PSI REQUIRED 72.98 AT P.O.C.

WATER SUPPLY

WATER FLOW TEST	PUMP DATA	TANK OR RESERVOIR
DATE & TIME <u>9/28/88 10:08am</u>	RATED CAPACITY <u> </u>	CAPACITY <u> </u>
STATIC PSI <u>90</u>	AT PSI <u>N/A</u>	ELEVATION <u>N/A</u>
RESIDUAL PSI <u>87</u>	ELEVATION <u> </u>	
GPM FLOWING <u>1500</u>		
ELEVATION <u> </u>		

WELL
 PROOF FLOW N/A GPM

LOCATION: 10" circulating main located in Bristol St.
 SOURCE OF INFORMATION: Flow test conducted by Kilian Fire Sprinkler Corp. and witnessed by Newport Beach Fire Department

COMMODITY STORAGE

COMMODITY: N/A CLASS LOCATION
 STORAGE HEIGHT AREA AISLE WIDTH
 STORAGE METHOD: SOLID FILED % PALLETIZED % RACK %

RACK

SINGLE ROW CONVENTIONAL PALLET AUTOMATIC STORAGE ENCAPSULATED
 DOUBLE ROW SLAVE PALLET SOLID SHELVING NON-ENCAPSULATED
 MULTIPLE ROW OPEN

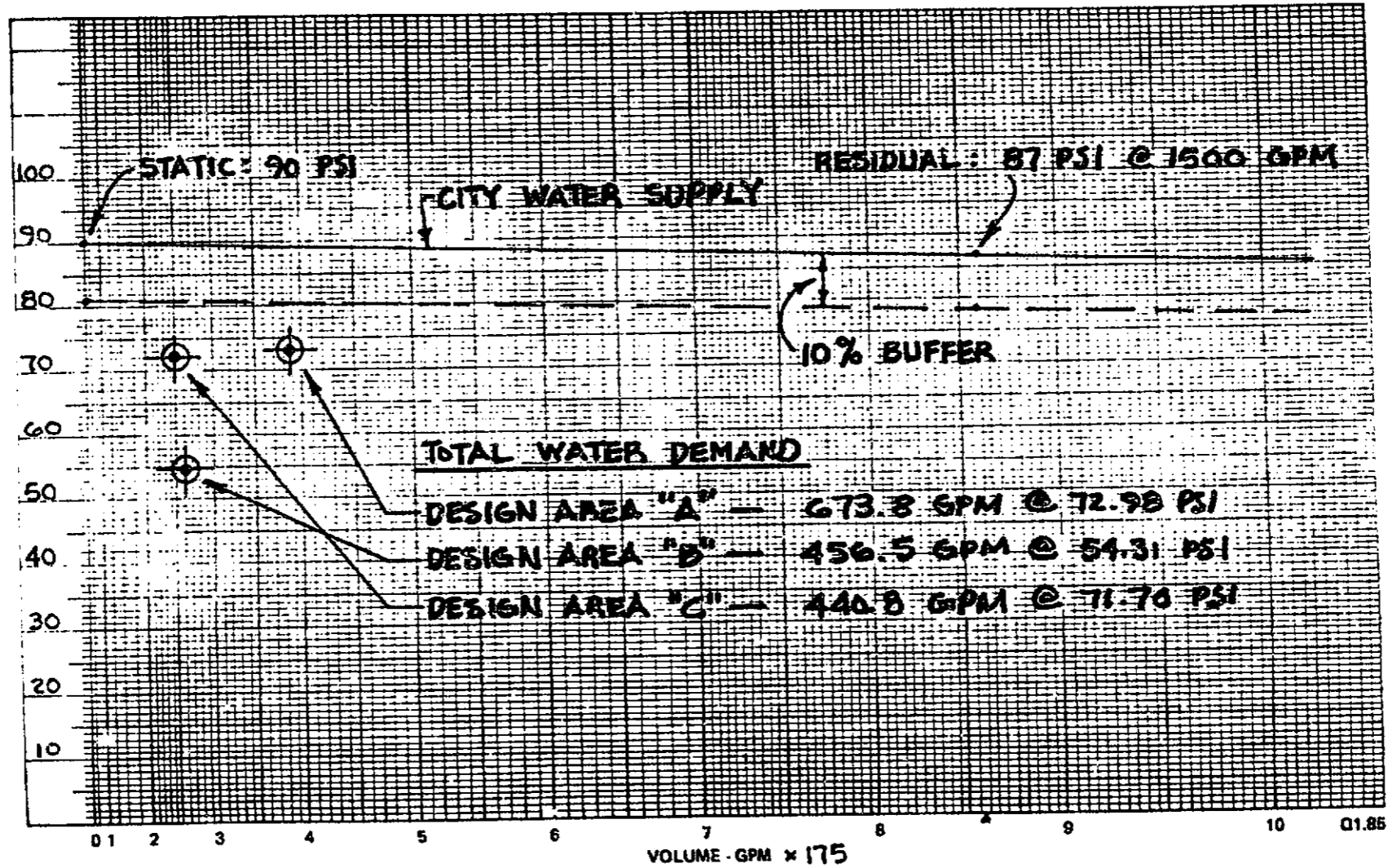
FLUE SPACING IN INCHES
 LONGITUDINAL TRANSVERSE
 CLEARANCE FROM TOP OF STORAGE TO CEILING FT. IN.
 HORIZONTAL BARRIERS PROVIDED

HYDRAULIC CALCULATION GRAPH SHEET

JOB NAME TOKYO KAIKAN
 ADDRESS 101 BAYVIEW PLACE - NEWPORT BEACH
 CONT. NO. 88-044

CONTRACTOR KILIAN FIRE SPRINKLER CORP.
 ADDRESS 300 S. WALNUT ST. LA HABRA, CA. 90633
 DRAWN BY RICK LANDER DATE OCT '38

SHEET





(213) 694-2107
(213) 697-5120
(714) 871-8283

KILIAN FIRE SPRINKLER CORPORATION

300 SOUTH WALNUT STREET • P.O. BOX 924 • LA HABRA, CALIFORNIA 90631

JOB NAME: TONYO KAIKANI

JOB ADDRESS: CORNER OF BAYVIEW PLACE AND
BASTON ST., NEWPORT BEACH, CA

DATE: SEP 28TH '88

TIME: 10:08

LOCATION: 7/8" OPENING ON HYDRANT IN BASTON
ST. WITH HYDRANT ON BAYVIEW PLACE
USED FOR STATIC/RESIDUAL READINGS.

DATA OBTAINED:

STATIC PRESSURE: 90 PSI

PITOT READING: 80 PSI

GPM FLOWING: 1500 GPM

RESIDUAL PRESSURE: 87 PSI

NOTES:

TEST CONDUCTED BY: RICK LANIER & BOB STOLTZ

OF: KILIAN FIRE SPRINKLER CORP DATE: 9/28/88

WITNESSED BY: [Signature]

OF: N.B.F.D. DATE: 9-28-88

SUBMITTAL SERIAL NO: 2012WU10
 Tokyo Kaikan
 101 Bayview Place
 Newport Beach, CA
 Contract No: 88-044
 Design Area "A"
 Calc'd @ .16/1500

10-19-1988 PAGE 1

FLOW TEST RESULTS

STATIC 81.00 PSI
 RESIDUAL AT 1500.0 GPM 78.30 PSI
 PRESSURE AVAILABLE AT 673.8 GPM 80.39 PSI

SUMMARY OF SPRINKLER OUTFLOWS

SPR	ACTUAL FLOW	MINIMUM FLOW	K-FACTOR	PRESSURE
101	26.42	20.80	5.62	22.10
102	25.11	20.80	5.62	19.96
103	24.04	20.80	5.62	18.30
104	23.91	20.80	5.62	18.10
105	21.95	20.80	5.62	15.25
106	20.80	20.80	5.62	13.70
107	23.96	20.80	5.62	18.17
108	21.18	20.80	5.62	14.20
109	22.18	16.64	5.62	15.58
110	27.91	14.87	5.62	24.67
111	24.61	14.87	5.62	19.17
112	24.46	14.87	5.62	18.94
113	25.94	14.87	5.62	21.31
114	24.17	14.87	5.62	18.50
115	23.43	14.87	5.62	17.39
116	21.61	14.87	5.62	14.78
117	21.27	14.87	5.62	14.32
118	20.87	14.87	5.62	13.80

TOTAL WATER REQUIRED FOR SYSTEM 423.81 GPM
 OUTSIDE HOSE STREAMS AT 0 250.00 GPM
 TOTAL WATER REQUIREMENT 673.81 GPM
 PRESSURE REQUIRED AT 0 72.98 PSI

MAXIMUM PRESSURE UNBALANCE IN LOOPS 0.065 PSI
 MAXIMUM VELOCITY IN PIPES 24.93 FPS

SUBMITTAL SERIAL NO: 2012NW10
 Tokro Kaikan
 101 Bayview Place
 Newport Beach, CA
 Contract No: 88-044
 Design Area "A"
 Calc'd @ .16/1500

FROM TO	FLOW GPM	DIAM IN	EQUIV PIPE LEN/FT	P-LOSS PSI/FT	PRESSURE SUMMARY PSI
24 106 Q 20.80	1.049	L F=E,T C120 T	9.58 7.00 16.58	0.1399	PT 13.70 (106) PE -1.55 PF 2.32 PT 14.47 (24)
17 117 Q 21.27	1.049	L F=2E,T C120 T	6.33 9.00 15.33	0.1458	PT 14.32 (117) PE -1.44 PF 2.24 PT 15.12 (17)
16 116 Q 21.61	1.049	L F=E,T C120 T	7.08 7.00 14.08	0.1501	PT 14.78 (116) PE -1.44 PF 2.11 PT 15.45 (16)
15 115 Q 23.43	1.049	L F=E,T C120 T	6.75 7.00 13.75	0.1745	PT 17.39 (115) PE -1.30 PF 2.40 PT 18.49 (15)
14 114 Q 24.17	1.049	L F=E,T C120 T	5.50 7.00 12.50	0.1847	PT 18.50 (114) PE -1.30 PF 2.31 PT 19.51 (14)
13 113 Q 25.94	1.049	L F=E,T C120 T	3.33 7.00 10.33	0.2106	PT 21.31 (113) PE -1.23 PF 2.18 PT 22.26 (13)
17 118 Q 20.87	1.049	L F=2E C120 T	15.58 4.00 19.58	0.1409	PT 13.80 (118) PE -1.44 PF 2.76
16 17DQ Q 42.14	1.380	L F=0 C120 T	2.50 0.00 2.50	0.1359	PT 15.12 (17) PE 0.00 PF 0.34
15 16DQ Q 63.75	1.380	L F=0 C120 T	10.00 0.00 10.00	0.2922	PT 15.46 (16) PE 0.11 PF 2.92
14 15DQ Q 87.18	1.610	L F=0 C120 T	4.00 0.00 4.00	0.2462	PT 18.49 (15) PE 0.03 PF 0.93

SUBMITTAL SERIAL NO: 2012WU10
 Tokyo Kaikan
 101 Bayview Place
 Newport Beach, CA
 Contract No: 88-044
 Design Area "A"
 Calc'd @ .16/1500

FROM TO	FLOW GPM	DIAM IN	EQUIV PIPE LEN/FT	F-LOSS PSI/FT	PRESSURE SUMMARY PSI
24 108	Q 21.18	1.049	L 5.58 F=E,T F 7.00 C120 T 12.58	0.1446	PT 14.20 (108) PE -1.55 PF 1.82
23 240Q	Q 41.98	1.380	L 13.00 F=0 F 0.00 C120 T 13.00	0.1349	PT 14.47 (24) PE 0.11 PF 1.75
22 230Q	Q 63.92	1.380	L 0.50 F=0 F 0.00 C120 T 0.50	0.2937	PT 15.33 (23) PE 0.00 PF 0.15
21 220Q	Q 86.10	1.610	L 12.00 F=0 F 0.00 C120 T 12.00	0.2406	PT 16.48 (22) PE 0.14 PF 2.89
20 210Q	Q 0.06	1.610	L 0.50 F=0 F 0.00 C120 T 0.50	0.3788	PT 19.51 (21) PE 0.00 PF 0.19
19 200Q	Q 133.97	2.067	L 5.50 F=0 F 0.00 C120 T 5.50	0.1614	PT 19.70 (20) PE 0.03 PF 0.89
18 190Q	Q 158.58	2.067	L 0.50 F=0 F 0.00 C120 T 0.50	0.2205	PT 20.62 (19) PE 0.00 PF 0.11
11 180Q	Q 183.03	2.067	L 1.75 F=E F 5.00 C120 T 6.75	0.2875	PT 20.73 (18) PE 0.03 PF 1.94
8 11	Q 183.03	2.067	L 0.83 F=T F 10.00 NR1 C120 T 10.83	0.2875	PT 22.70 (11) PE 0.36 PF 3.11
7 80Q	Q 320.33	2.635	L 13.50 F=0 F 0.00 NC1 C120 T 13.50	0.2482	PT 26.17 (8) PE 0.00 PF 3.35 PT 29.52 (7)
27 102	Q 25.11	1.049	L 6.33 F=E,T F 7.00 AO C120 T 13.33	0.1982	PT 19.96 (102) PE -1.44 PF 2.64 PT 21.16 (27)

SUBMITTAL SERIAL NO: 2012WU10
 Tokyo Kaikan
 101 Bayview Place
 Newport Beach, CA
 Contract No: 88-044
 Design Area "A"
 Calc'd @ .15/1500

FROM	TO	FLOW GPM	DIAM IN	EQUIV PIPE LEN/FT	P-LOSS PSI/FT	PRESSURE SUMMARY PSI
25	110	Q 27.91	1.049	L 3.92 F=E,T F 7.00 C120 T 10.92	0.2411	PT 24.67 (110) PE -1.26 PF 2.65 PT 26.04 (25)
26	101	Q 26.42	1.049	L 6.00 F=E,T F 7.00 C120 T 13.00	0.2178	PT 22.10 (101) PE -1.30 PF 2.83 PT 23.63 (26)
27	103	Q 24.04	1.049	L 19.58 F=2E F 4.00 C120 T 23.58	0.1829	PT 18.30 (103) PE -1.44 PF 4.31
26	27DQ	Q 25.11 Q 49.15	1.380	L 13.00 F=0 F 0.00 C120 T 13.00	0.1806	PT 21.17 (27) PE 0.14 PF 2.35
25	26DQ	Q 26.42 Q 75.57	1.380	L 6.00 F=0 F 0.00 C120 T 6.00	0.4003	PT 23.66 (26) PE 0.03 PF 2.40
10	25DQ	Q 27.91 Q 103.48	1.610	L 1.75 F=E F 4.00 C120 T 5.75	0.3380	PT 26.09 (25) PE 0.03 PF 1.94
7	10	Q 103.48	2.067	L 0.83 F=T F 10.00 C120 T 10.83	0.1001	PT 28.06 (10) PE 0.36 PF 1.08
6	7DQ	Q 320.33 Q 423.81	2.635	L 23.00 F=T F 16.00 C120 T 39.00	0.4166	PT 29.50 (7) PE 0.00 PF 16.25
5	6	Q 423.81	3.260	L 1.58 F=E F 9.00 C120 T 10.58	0.1478	PT 45.75 (6) PE 0.68 PF 1.56
4	5	Q 423.81	3.260	L 14.58 F=2E F 18.00 C120 T 32.58	0.1478	PT 47.99 (5) PE 0.00 PF 4.82
3	4	Q 423.81	4.026	L 10.50 F=ALV F 17.00 C120 T 27.50	0.0529	PT 52.81 (4) PE 4.55 PF 1.45

COMMENT: Base of Riser

SUBMITTAL SERIAL NO: 2012WU10
 Tokyo Kaikan
 101 Bayview Place
 Newport Beach, CA
 Contract No: 88-044
 Design Area "A"
 Calc'd @ .16/1500

FROM	TO	FLOW GPM	DIAM IN	EQUIV PIPE LEN/FT	P-LOSS PSI/FT	PRESSURE SUMMARY PSI
2	3	Q 423.81	4.280	L 15.67 F=E F 8.00 C140 T 24.67	0.0295	PT 58.81 (3) PE 0.00 PF 0.73
1	2	Q 423.81	4.266	L 180.00 F=GV, 2E F 21.00 C150 T 201.00	0.0264	PT 59.54 (2) PE 0.00 PF 5.31
0	1	Q 423.81	4.280	L 33.00 F=242/0 F 242.00 C140 T 275.00	0.0295	PT 64.85 (1) PE 0.00 PF 8.11
COMMENT: T=27' GV=3' 4kE=32' BFD=180'						
						PT 72.96 (0)

PRESSURE AVAILABLE AT NODE 0 AT 673.8 GPM
 MAXIMUM PRESSURE UNBALANCE IN LOOPS 0.065 PSI
 MAXIMUM VELOCITY IN PIPES 24.93 FPS

80.4 PSI

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SUBMITTAL SERIAL NO: 2012WU10
 Tokyo Kaikan
 101 Bayview Place
 Newport Beach, CA
 Contract No: 88-044
 Design Area "B"
 Entire Area Calc'd @ .18

FLOW TEST RESULTS
 STATIC 81.00 PSI
 RESIDUAL AT 1500.0 GPM 78.30 PSI
 PRESSURE AVAILABLE AT 456.6 GPM 80.70 PSI

SUMMARY OF SPRINKLER OUTFLOWS

SPR	ACTUAL FLOW	MINIMUM FLOW	K-FACTOR	PRESSURE
301	18.31	17.00	5.62	10.62
302	17.56	17.00	5.62	9.77
303	17.17	17.00	5.62	9.34
304	17.00	17.00	5.62	9.15
305	17.66	14.87	5.62	9.88
306	17.84	14.87	5.62	10.08
307	17.01	14.87	5.62	9.16
308	17.41	14.87	5.62	9.60
309	17.03	14.87	5.62	9.18
310	16.61	14.87	5.62	8.74
311	16.59	14.87	5.62	8.71
312	16.35	14.87	5.62	8.46

TOTAL WATER REQUIRED FOR SYSTEM 206.55 GPM
 OUTSIDE HOSE STREAMS AT 0 250.00 GPM
 TOTAL WATER REQUIREMENT 456.55 GPM
 PRESSURE REQUIRED AT 0 54.31 PSI

MAXIMUM PRESSURE UNBALANCE IN LOOPS 0.082 PSI
 MAXIMUM VELOCITY IN PIPES 18.14 FPS

SUBMITTAL SERIAL NO:2012WU10
Tokyo Kaikan
101 Bayview Place
Newport Beach, CA
Contract No: 88-044
Design Area "B"
Entire Area Calc'd @ .16

FROM TO	FLOW GPM	DIAM IN	EQUIV PIPE LEN/FT	P-LOSS PSI/FT	PRESSURE SUMMARY PSI
53 304	Q 17.00	1.049	L 3.50 F=E,T F 7.00 AO C120 T 10.50	0.0963	PT 9.15 (304) PE -0.65 PF 1.01 PT 9.51 (53)
57 312	Q 16.35	1.049	L 6.25 F=2E F 4.00 AO C120 T 10.25	0.0896	PT 8.46 (312) PE -0.65 PF 0.92
53 57DQ	Q 16.59 Q 32.93	1.380	L 9.00 F=0 F 0.00 BN2 C120 T 9.00	0.0861	PT 8.73 (57) PE 0.00 PF 0.77
41 53DQ	Q 17.00 Q 49.93	1.380	L 4.00 F=T F 6.00 BN3 C120 T 10.00	0.1860	PT 9.50 (53) PE 0.00 PF 1.86
40 41	Q 49.93	2.157	L 7.25 F=C F 0.00 NC3 C120 T 7.25	0.0211	PT 11.36 (41) PE 0.00 PF 0.15
39 40DQ	Q 50.82 Q 100.75	2.157	L 7.42 F=0 F 0.00 NC3 C120 T 7.42	0.0774	PT 11.51 (40) PE 0.00 PF 0.57
38 39DQ	Q 51.98 Q 152.73	2.157	L 7.50 F=0 F 0.00 NC3 C120 T 7.50	0.1671	PT 12.08 (39) PE 0.00 PF 1.25
37 38DQ	Q 53.82 Q 206.55	2.157	L 10.75 F=2E F 12.00 NC3 C120 T 22.75	0.2921	PT 13.33 (38) PE -0.37 PF 6.65
36 37	Q 206.55	2.157	L 16.50 F=2E F 12.00 NC3 C120 T 28.50	0.2921	PT 19.11 (37) PE 0.00 PF 8.32
58 36	Q 206.55	2.157	L 5.75 F=0 F 0.00 NC3 C120 T 5.75	0.2921	PT 27.43 (36) PE 0.00 PF 1.68
30 58	Q 206.55	2.635	L 5.25 F=0 F 0.00 NC2 C120 T 5.25	0.1102	PT 29.11 (58) PE 0.00 PF 0.58

SUBMITTAL SERIAL NO:2012WU10
 Tokyo Kaikan
 101 Bayview Place
 Newport Beach, CA
 Contract No: 88-044
 Design Area "B"
 Entire Area Calc'd @ .16

FROM TO	FLOW GPM	DIAM IN	EQUIV PIPE LEN/FT	F-LOSS PSI/FT	PRESSURE SUMMARY PSI
29 30	Q 206.55	2.635	L 7.50 F=0 F 0.00 NC2 C120 T 7.50	0.1102	PT 29.69 (30) PE 0.00 PF 0.83 PT 30.52 (29)
57 311	Q 16.59	1.049	L 5.25 F=2E, T F 9.00 A0 C120 T 14.25	0.0920	PT 8.71 (311) PE -1.30 PF 1.31 PT 8.72 (57)
56 309	Q 17.03	1.049	L 3.50 F=E, T F 7.00 A0 C120 T 10.50	0.0967	PT 9.18 (309) PE -1.30 PF 1.02 PT 8.90 (56)
52 303	Q 17.17	1.049	L 2.25 F=E, T F 7.00 A0 C120 T 9.25	0.0982	PT 9.34 (303) PE -0.65 PF 0.91 PT 9.60 (52)
56 310	Q 16.61	1.049	L 5.00 F=2E F 4.00 A0 C120 T 9.00	0.0923	PT 8.74 (310) PE -0.65 PF 0.83
52 56DQ	Q 17.03 Q 33.65	1.380	L 7.50 F=0 F 0.00 BN2 C120 T 7.50	0.0896	PT 8.92 (56) PE 0.00 PF 0.67
40 52DQ	Q 17.17 Q 50.82	1.380	L 4.00 F=T F 6.00 BN3 C120 T 10.00	0.1921	PT 9.59 (52) PE 0.00 PF 1.92 PT 11.51 (40)
55 308	Q 17.41	1.049	L 3.50 F=E, T F 7.00 A0 C120 T 10.50	0.1007	PT 9.60 (308) PE -1.30 PF 1.06 PT 9.36 (55)
51 302	Q 17.56	1.049	L 2.25 F=E, T F 7.00 A0 C120 T 9.25	0.1023	PT 9.77 (302) PE -0.65 PF 0.95 PT 10.07 (51)
55 307	Q 17.01	1.049	L 5.00 F=2E F 4.00 A0 C120 T 9.00	0.0964	PT 9.16 (307) PE -0.65 PF 0.87

SUBMITTAL SERIAL NO: 2012WU10
 Tokyo Kaikan
 101 Bayview Place
 Newport Beach, CA
 Contract No: 88-044
 Design Area "B"
 Entire Area Calc'd @ .16

FROM TO	FLOW GPM	DIAM IN	EQUIV PIPE LEN/FT	F-LOSS PSI/FT	PRESSURE SUMMARY PSI
51 55DQ Q 34.42	17.41 34.42	1.380	L 7.50 F=0 F 0.00 BN2 C120 T 7.50	0.0934	PT 9.38 (55) PE 0.00 PF 0.70
39 51DQ Q 51.98	17.56 51.98	1.380	L 4.00 F=T F 6.00 BN3 C120 T 10.00	0.2003	PT 10.08 (51) PE 0.00 PF 2.00 FT 12.08 (39)
54 306 Q 17.84	17.84	1.049	L 5.25 F=2E,T F 9.00 AO C120 T 14.25	0.1054	PT 10.08 (306) PE -1.30 PF 1.50 PT 10.28 (54)
50 301 Q 18.31	18.31	1.049	L 3.50 F=E,T F 7.00 AO C120 T 10.50	0.1106	PT 10.62 (301) PE -0.65 PF 1.16 PT 11.13 (50)
54 305 Q 17.66	17.66	1.049	L 6.25 F=2E F 4.00 AO C120 T 10.25	0.1034	PT 9.88 (305) PE -0.65 PF 1.06
50 51DQ Q 35.50	17.84 35.50	1.380	L 9.00 F=0 F 0.00 BN2 C120 T 9.00	0.0990	PT 10.29 (54) PE 0.00 PF 0.89
38 50DQ Q 53.82	18.31 53.82	1.380	L 4.00 F=T F 6.00 BN3 C120 T 10.00	0.2136	PT 11.18 (50) PE 0.00 PF 2.14 PT 13.32 (38)
28 29 Q 206.55	206.55	2.635	L 47.75 F=T F 16.00 NC2 C120 T 63.75	0.1102	PT 30.54 (29) PE 0.00 PF 7.03
6 28 Q 206.55	206.55	3.260	L 49.67 F=E F 9.00 FM2 C120 T 58.67	0.0391	PT 37.57 (28) PE 0.29 PF 2.29
5 6 Q 206.55	206.55	3.260	L 1.58 F=E F 9.00 FM1 C120 T 10.58	0.0391	PT 40.15 (6) PE 0.68 PF 0.41
4 5 Q 206.55	206.55	3.260	L 14.58 F=2E F 18.00 FM1 C120 T 32.58	0.0391	PT 41.24 (5) PE 0.00 PF 1.27

SUBMITTAL SERIAL NO:2012NU10
 Tokyo Kaikan
 101 Barview Place
 Newport Beach, CA
 Contract No: 88-044
 Design Area "B"
 Entire Area Calc'd @ .16

FROM	TO	FLOW GPM	DIAM IN	EQUIV PIPE LEN/FT	P-LOSS PSI/FT	PRESSURE SUMMARY PSI
3	4	Q 206.55	4.026	L 10.50 F=ALV F 17.00 C120 T 27.50	0.0140	PT 42.51 (4) PE 4.55 PF 0.38
COMMENT: Base of Riser						
2	3	Q 206.55	4.280	L 16.67 F=E F 8.00 C140 T 24.67	0.0078	PT 47.44 (3) PE 0.00 PF 0.19
1	2	Q 206.55	4.266	L 180.00 F=GV,CE F 21.00 C150 T 201.00	0.0070	PT 47.63 (2) PE 0.00 PF 1.41
0	1	Q 206.55	4.280	L 33.00 F=641/0 F 641.00 C140 T 674.00	0.0078	PT 49.04 (1) PE 0.00 PF 5.26
COMMENT: T=27' GV=3' 4E=32' BFU=579'						
						PT 54.30 (0)

PRESSURE AVAILABLE AT NODE 0 AT 456.6 GPM 80.7 PSI
 MAXIMUM PRESSURE UNBALANCE IN LOOPS 0.082 PSI
 MAXIMUM VELOCITY IN PIPES 18.14 FPS

10-19-1988 PAGE 1

SUBMITTAL SERIAL NO: 2012WU10
 Tokyo Kaikan
 101 Bayview Place
 Newport Beach, CA
 Contract No: 88-044
 Design Area "C"
 Calc'd @ .10/1500

FLOW TEST RESULTS
 STATIC 81.00 PSI
 RESIDUAL AT 1500.0 GPM 78.30 PSI
 PRESSURE AVAILABLE AT 440.8 GPM 80.72 PSI

SUMMARY OF SPRINKLER OUTFLOWS

SPR	ACTUAL FLOW	MINIMUM FLOW	K-FACTOR	PRESSURE
201	20.09	19.50	5.62	12.78
202	20.11	19.50	5.62	12.80
203	22.02	19.50	5.62	15.36
204	22.16	19.50	5.62	15.54
205	19.50	19.50	5.62	12.04
206	21.16	19.50	5.62	14.18
207	26.11	15.00	5.62	21.58
208	23.73	15.00	5.62	17.83
209	23.44	15.00	5.62	17.39
210	24.43	15.00	5.62	18.89
211	24.36	17.70	5.62	18.79
212	23.93	14.87	5.62	18.14
213	23.14	14.87	5.62	16.95
214	23.65	14.87	5.62	17.72
215	22.97	14.87	5.62	16.71

TOTAL WATER REQUIRED FOR SYSTEM 340.80 GPM
 OUTSIDE HOSE STREAMS AT 0 100.00 GPM
 TOTAL WATER REQUIREMENT 440.80 GPM
 PRESSURE REQUIRED AT 0 71.70 PSI

MAXIMUM PRESSURE UNBALANCE IN LOOPS 0.096 PSI
 MAXIMUM VELOCITY IN PIPES 20.05 FPS

SUBMITTAL SERIAL NO:2012WU10
 Tokyo Kaikan
 101 Bayview Place
 Newport Beach, CA
 Contract No: 88-044
 Design Area "C"
 Calc'd @ .10/1500

FROM TO	FLOW GPM	DIAM IN	EQUIV PIPE LEN/FT	P-LOSS PSI/FT	PRESSURE SUMMARY PSI
35 205 Q	19.50	1.049	L 22.92 F=2T,2E F 14.00 A0 C120 T 36.92	0.1242	PT 12.04 (205) PE -0.83 PF 4.59 PT 15.80 (35)
45 210 Q	24.43	1.049	L 13.33 F=E,2T F 12.00 A0 C120 T 25.33	0.1884	PT 18.89 (210) PE -1.77 PF 4.77
37 45 Q	24.43	1.049	L 0.58 F=T F 5.00 NR2 C120 T 5.58	0.1884	PT 21.89 (45) PE 0.25 PF 1.05 PT 23.19 (37)
48 211 Q	24.36	1.049	L 5.08 F=E,T F 7.00 A0 C120 T 12.08	0.1875	PT 18.79 (211) PE -1.77 PF 2.26
44 48 Q	24.36	1.049	L 7.50 F=T F 5.00 BN C120 T 12.50	0.1875	PT 19.28 (48) PE 0.00 PF 2.34 PT 21.62 (44)
49 209 Q	23.44	1.049	L 12.08 F=2E,T F 9.00 A0 C120 T 21.08	0.1745	PT 17.39 (209) PE -1.77 PF 3.68 FT 19.30 (49)
49 212 Q	23.93	1.049	L 5.08 F=3E,T F 11.00 A0 C120 T 16.08	0.1814	PT 18.14 (212) PE -1.77 PF 2.92
44 49DG Q	23.44 47.37	1.380	L 8.00 F=T F 6.00 BN C120 T 14.00	0.1687	PT 19.29 (49) PE 0.00 PF 2.36
36 44DG Q	24.36 71.73	1.610	L 0.58 F=T F 8.00 NR2 C120 T 8.58	0.1716	PT 21.65 (44) PE 0.25 PF 1.47 PT 23.37 (36)
35 206 Q	21.16	1.049	L 9.75 F=T,E F 7.00 A0 C120 T 16.75	0.1445	PT 14.18 (206) PE -0.83 PF 2.42

SUBMITTAL SERIAL NO: 2012WU10
Tokyo Kaikan
101 Bayview Place
Newport Beach, CA
Contract No: 88-044
Design Area "C"
Calc'd @ .10/1500

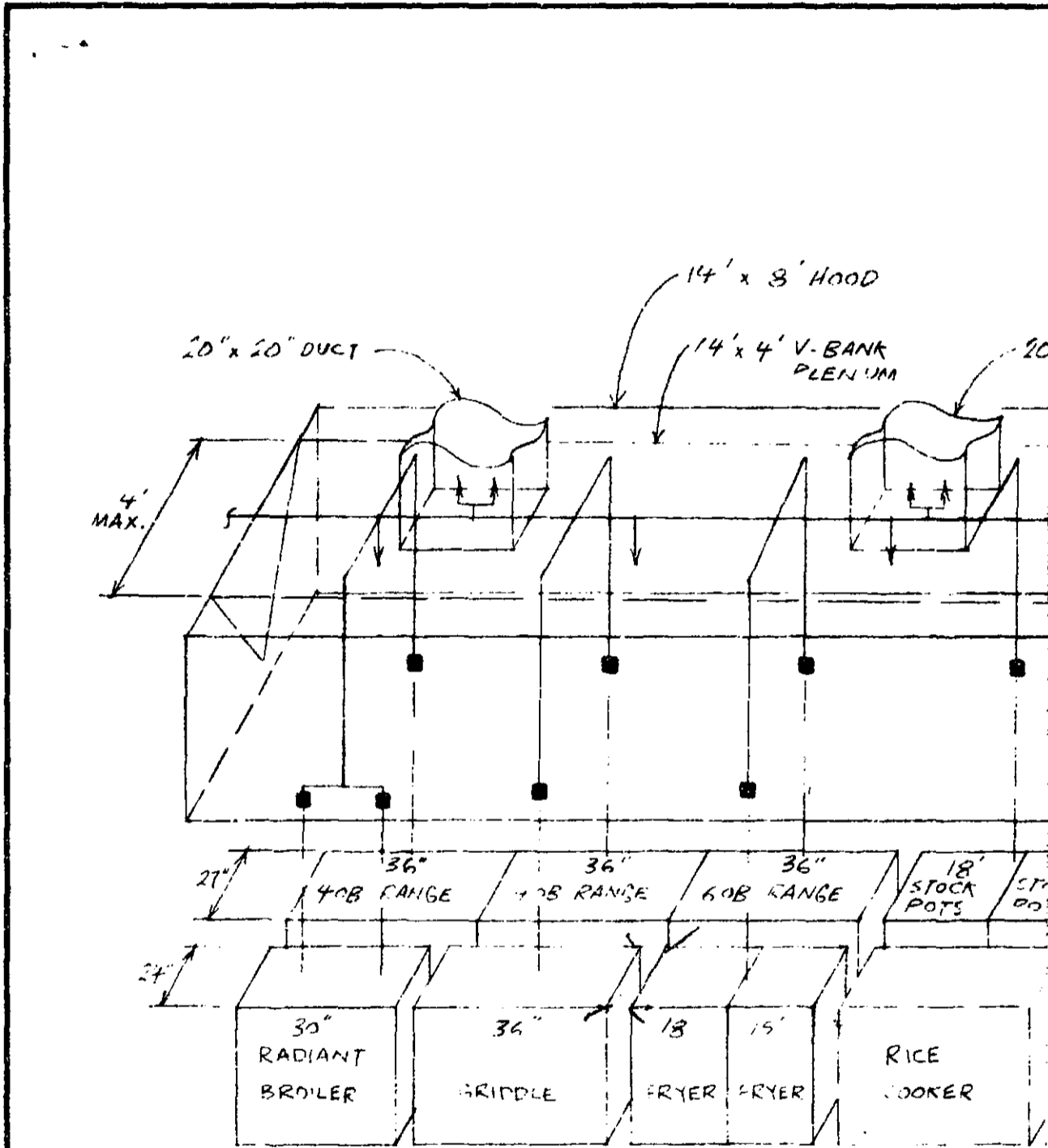
FROM TO	FLOW GPM	DIAM IN	EQUIV PIPE LEN/FT	P-LOSS PSI/FT	PRESSURE SUMMARY PSI
47 215	Q 22.97	1.049	L 11.83 F=2E F 4.00 C120 T 15.83	0.1681	PT 16.71 (215) PE -1.77 PF 2.66
46 47DQ	Q 23.66 Q 46.63	1.380	L 2.50 F=0 F 0.00 BN C120 T 2.50	0.1639	PT 17.60 (47) PE 0.00 PF 0.41
43 46DQ	Q 23.14 Q 69.77	1.380	L 5.00 F=T F 6.00 BN C120 T 11.00	0.3453	PT 18.01 (46) PE 0.00 PF 3.80 PT 21.81 (43)
43 208	Q 23.73	1.049	L 16.08 F=3E, 2T F 16.00 BN C120 T 32.08	0.1785	PT 17.83 (208) PE -1.77 PF 5.73
30 43DQ	Q 69.77 Q 93.49	1.610	L 0.58 F=T F 8.00 NR2 C120 T 8.58	0.2801	PT 21.79 (43) PE 0.25 PF 2.40 PT 24.44 (30)
42 207	Q 26.11	1.049	L 13.58 F=2E, 2T F 14.00 BN C120 T 27.58	0.2131	PT 21.58 (207) PE -1.77 PF 5.88
29 42	Q 26.11	1.610	L 0.58 F=T F 8.00 NR2 C120 T 8.58	0.0265	PT 25.69 (42) PE 0.25 PF 0.23 PT 26.17 (29)
36 37	Q 24.43	2.157	L 16.50 F=2E F 12.00 NC3 C120 T 28.50	0.0056	PT 23.24 (37) PE 0.00 PF 0.16
58 36DQ	Q 71.73 Q 96.16	2.157	L 5.75 F=0 F 0.00 NC3 C120 T 5.75	0.0710	PT 23.40 (36) PE 0.00 PF 0.41
30 58DQ	Q 125.04 Q 221.20	2.635	L 5.25 F=0 F 0.00 NC2 C120 T 5.25	0.1251	PT 23.81 (58) PE 0.00 PF 0.66
29 30DQ	Q 93.49 Q 314.69	2.635	L 7.50 F=0 F 0.00 NC2 C120 T 7.50	0.2402	PT 24.47 (30) PE 0.00 PF 1.80

SUBMITTAL SERIAL NO: 2012WU10
 Tokyo Kaikan
 101 Bayview Place
 Newport Beach, CA
 Contract No: 88-044
 Design Area "C"
 Calc'd @ .10/1500

FROM	TO	FLOW GPM	DIAM IN	EQUIV PIPE LEN/FT	P-LOSS PSI/FT	PRESSURE SUMMARY PSI
28	29	26.11 Q 340.80	2.635 NC2	L 47.75 F=T F 16.00 C120 T 63.75	0.2783	PT 26.27 (29) PE 0.00 PF 17.74
6	28	Q 340.80	3.260 FM2	L 49.67 F=E F 9.00 C120 T 58.67	0.0987	PT 44.01 (28) PE 0.29 PF 5.79
5	6	Q 340.80	3.260 FM1	L 1.58 F=E F 9.00 C120 T 10.58	0.0987	PT 50.09 (6) PE 0.68 PF 1.04
4	5	Q 340.80	3.260 FM1	L 14.58 F=2E F 18.00 C120 T 32.58	0.0987	PT 51.81 (5) PE 0.00 PF 3.22
3	4	Q 340.80	4.026 FR	L 10.50 F=ALV F 17.00 C120 T 27.50	0.0353	PT 55.03 (4) PE 4.55 PF 0.97
COMMENT: Base of Riser						
2	3	Q 340.80	4.280 UN	L 16.67 F=E F 8.00 C140 T 24.67	0.0197	PT 60.55 (3) PE 0.00 PF 0.49
1	2	Q 340.80	4.266 UN	L 180.00 F=GV, 2E F 21.00 C150 T 201.00	0.0176	PT 61.04 (2) PE 0.00 PF 3.54
0	1	Q 340.80	4.280 UN	L 33.00 F=328/0 F 328.00 C140 T 361.00	0.0197	PT 64.58 (1) PE 0.00 PF 7.11
COMMENT: T=27' GV=3' 4E=32' BFU=266'						
						PT 71.69 (0)

PRESSURE AVAILABLE AT NODE 0 AT 440.8 GPM
 MAXIMUM PRESSURE UNBALANCE IN LOOPS 0.096 PSI
 MAXIMUM VELOCITY IN PIPES 20.05 FPS

80.7 PSI



CONTRACT NUMBER 279-31	SYMBOL KEY	
THE ABOVE SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH NFPA PAMPHLET 96 AND 17	SURFACE NOZZLE	■
	FUSIBLE LINK DETECTOR	⌋
	SYSTEM CYLINDER	⊙
	DUCT & PLENUM	
	GAS VALVE	
	HAND REMOTE F	

(1) ANSUL R102 (3, 3 GAL) SYSTEM

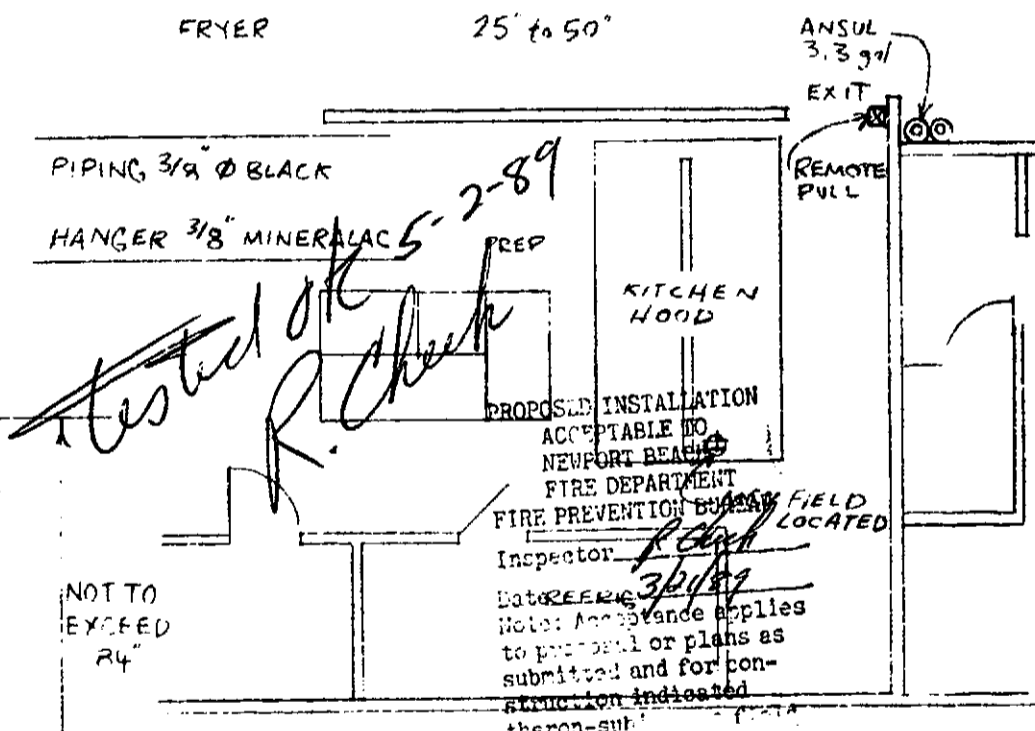
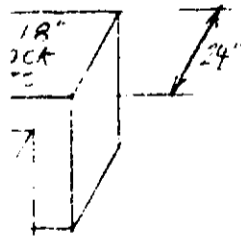
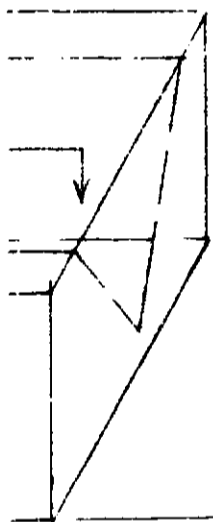
	P/N	QTY	FLPTS
DUCT NOZZLE	56928	4	x2
FLENUM NOZZLE	56927	4	x1 — <i>1 to 20 inches Figure 30</i>
GRIDDLE/RANGE NOZ	56927	5	x1
FRYER NOZZLE	56930	1	x1
RADIANT BROILER	56930	2	x1
REMOTE FULL	4835	1	

TOTAL FLPTS USED 20 PTS / TOTAL FLPTS POSSIBLE 24 PTS

NOZZLE HEIGHT FROM COOKING SURFACE:

GRIDDLE/RANGE	10" to 50"
RADIANT BROILER	18" to 40"
FRYER	25" to 50"

20" DUCT



PROPOSED INSTALLATION
ACCEPTABLE TO
NEWPORT BEACH
FIRE DEPARTMENT
FIRE PREVENTION BUREAU FIELD LOCATED
Inspector: *[Signature]*
Date: *3/14/89*
Note: Acceptance applies to proposal or plans as submitted and for construction indicated thereon-sub.

NOT TO EXCEED 24"

		MASTER PROTECTION ENTERPRISES		SYSTEMS ENGINEERING DIVISION STATE LIC # 327907	
TOKYO KAI KAN					
101 BAY VIEW PL.			NEWPORT BEACH CA 92707		
DATE	SCALE	DRAWN BY	APPROVED BY	REVISED	SHEET
3/14/89	NONE	WJS			1 of 1

NOZZLE	→
FULL	⊗



FireMaster

MASTER PROTECTION COMPANY

621 Lunar

Brea, California 92621

(714) 990-3477

DRAWING TRANSMITTAL LETTER

TO BUILDING DEPT.
3300 NEWPORT BLVD.
P.O. BOX 1768 NEWPORT BEACH CA 92658-8915
 ATTENTION _____ DATE MAR 14, '89

JOB NAME TOKYO KAI KAN
101 BAY VIEW PL.
NEWPORT BEACH CA 92707

MPE CONTRACT NO.
277-31

MAILED
 BY HAND

ENCLOSURES ARE FOR ACTION AS INDICATED BY (X)

DRAWING NUMBER	REV. NO.	NO. OF COPIES	DESCRIPTION OR DRAWING TITLE	APPROVA. PRELIMINARY APPROVAL	INFORMATION	CONSTRUCTION RECORDS	OTHER
		3	FIRE PROTECTION PLANS	X			

REMARKS _____

CC: _____ Bill Salim

NOTE: RETURN (2) COPIES OF DRAWINGS MARKED WITH YOUR STAMP OF ACCEPTANCE AND OR YOUR COMMENTS.

PC 599-89



FireMaster
MASTER PROTECTION CORPORATION

621 Lunar

Brea, California 92621

(714) 990-3477

DRAWING TRANSMITTAL LETTER

Nº 26431

TO CITY OF NEWPORT BEACH BUILDING DEPT.
3300 NEWPORT BLVD. P.O. BOX 1768
NEWPORT BEACH, CA. 92658-8915

ATTENTION _____ DATE 10-29-91

CONTRACT KITAYAMA
101 BAYVIEW PLACE
NEWPORT BEACH, CA. 92660

MAILED
 BY HAND

ENCLOSURES ARE FOR ACTION AS INDICATED BY (X)

CONTRACT NUMBER
116-155

DRAWING NUMBER	NO. OF COPIES	DESCRIPTION OR DRAWING TITLE	CONTRACT NUMBER					
			APPROVAL	PRELIMINARY APPROVAL	INFORMATION	CONSTRUCTION	RECORDS	OTHER
	<u>3</u>	<u>FIRE PROTECTION PLANS</u>	<u>X</u>					

REMARKS valuation \$1,200

[Signature]

NOTE:-RETURN (3) COPIES OF DRAWINGS MARKED WITH YOUR STAMP OF ACCEPTANCE AND OR YOUR COMMENTS.

Fire P/e 1889-91

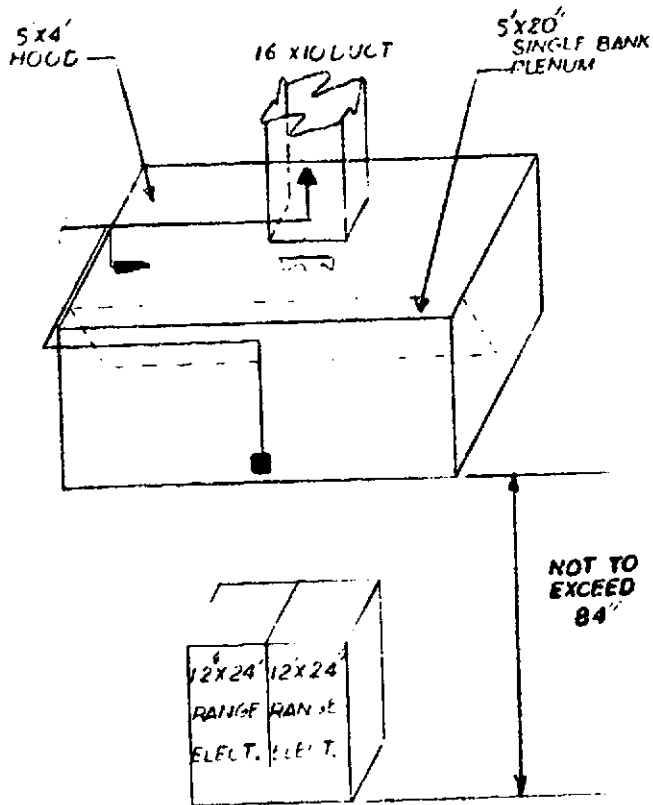
FRIGIDEX FCL 740 (A)

NOZZLE	PART#	QTY	UNIT	REMARKS
NOZZLE	NI-D	3	X	1-2
DUCT	NI-A	1	X	1-1
PLENUM	NI-A	1	X	1-1
APPL.	NI-A	1	X	1-1




NOZZLE HEIGHT FROM COOKING SURFACE
GRIDDLE/ RANGE 10-50" IN.

SCHEDULE-40
PIPING 1/2" 3/8" IN. DIA. BLACK IRON
HANGER- 1/2 3/8" IN. MINERALAC

TOTAL FLOW DIS. USED 5
TOTAL FLOW DIS. POSSIBLE 8



NOT TO EXCEED
84"

<p>CONTRACT NUMBER 116-155</p> <p>THE ABOVE SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH NFPA PAMPHLET 96 AND 17</p>	SYMBOL KEY	
	SURFACE NOZZLE	 DUCT & PLENUM
	FUSIBLE LINK DETECTOR	 GAS VALVE
	SYSTEM CYLINDER	 HAND REMOTE

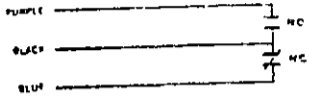
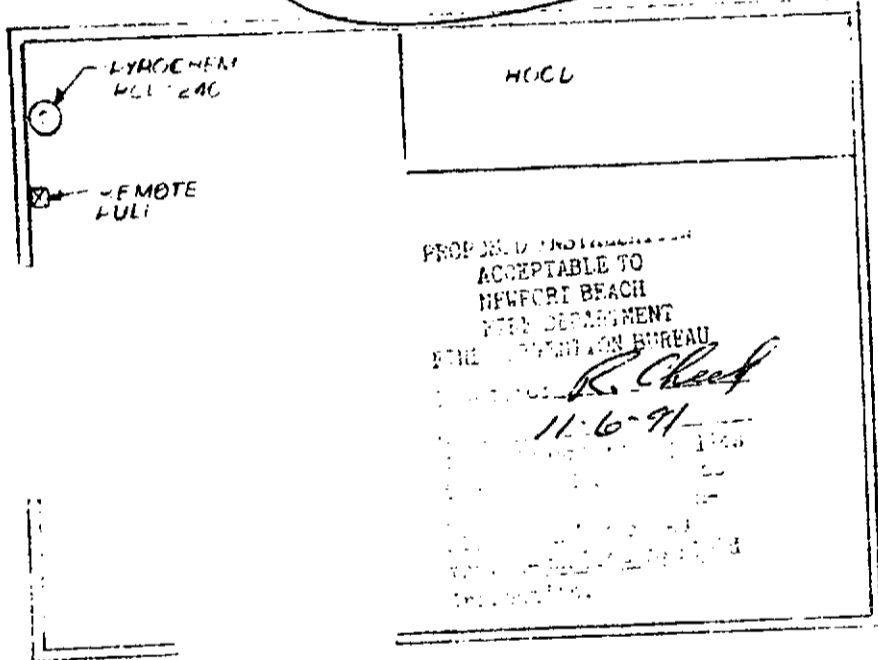



Figure A-1 Wiring Diagram to Miniature Sw Single Pole Double Throw (MS S) MICRO SWITCH IS PROVIDED FOR SHUT-OFF OF ELECTRIC APPLIANCES. LOCK-UP DONE BY OTHERS.

7-8-92
 tested ok
 R. Check



				MASTER PROTECTION CORPORATION		SYSTEMS ENGINEERING DIVISION	
				C 15		STATE LIC # 556675	
		KITAYAMA					
		101 BAYVIEW PLACE					
		NEWPORT BEACH, CA. 92660					
NOZZLE	➔	DATE	SCALE	DRAWN BY	APPROVED BY	REVISED	SHEET
PULL	☒	10-22-91	NONE	C. VERA			1-1

PC NO. 2256-88

INSPECTION REPORT

Automatic Fire Sprinkler System

ADDRESS 101 BAYVIEW PLACE HAZARD LIGHT/OCD
 BUSINESS NAME TOKYO KAIKAN TELEPHONE _____
 SPRINKLER CONTRACTOR KILIAN F.S. TELEPHONE 871-8283
 DRAWING APPROVED BY J UPTON DATE 11-4-88

2.
1. UNDERGROUND PIPING #1 PARTIAL Partial #2 OK/PC #2 11-6-89 Date 12-7-88
 1. Hydrostatic test - (200 psi for 2 hours) - Inspector _____
 2. Pipe size 4 inches Type of pipe PVC 150 Depth of cover 48 inches +
 3. Rods and clamps - Yes ___ No ___ Protected - Yes ___ No ___ Thrust blocks - OK ___ NO ___
 4. Nearest hydrant 10 feet Detector check Yes ___ No ___
 5. Flush of Underground - Inspector R. Cheek Date 1-6-89
 6. Public Works Permit - Yes ___ No ___ Number _____

OVERHEAD PIPING

1. Hydrostatic test - (200 psi for 2 hours) - Inspector OK Date 12-16-88
 2. Sway bracing - OK Additional required _____
 3. Proper spacing of sprinkler heads - OK No _____
 4. Are all areas protected - Yes No _____

FINAL INSPECTION

1. Location of riser(s) inside west corner Locked open - Yes No ___
 2. Location of Inspectors test(s) inside east corner Elapsed Time 10 Seconds
 3. Alarm bell(s) location west side Electric ___ Water motor
 4. Flow test - 2 inch main drain - static 95 psi - Residual 75 psi
 5. Location of Fire Department connection(s) west side on Bayview Pl

6. Proper identification signs installed - Yes No

7. Any areas or rooms not covered Yes No

8. New equipment requiring sprinkler protection (Spray booths, etc.) -

9. Outside storage non-sprinklered or non-sprinklered building - Yes No

10. Spare head kit installed - Yes No Location at riser

11. Owner instructed on operation of system - Yes No

12. Inspector on final [Signature] Date 5/2/2009

Remarks

Tatami rooms need head dropped
past lights ok re as of 5/2/09



NEWPORT BEACH POLICE DEPARTMENT

P.O. BOX 7000, NEWPORT BEACH, CA 92660
(714) 644-3654

ARB CAMPBELL
Chief of Police

Mr. Bill Lawless
Central Security Patrol
1201 190th
Gardena Ca. 90248

05-04-1989 Cr= 24567 Ar= 0 Lr= 0 Br= 0 Sr= 0 H843

NAME TOKYO KAIKOH PHONE 752-2309
ADDRESS 101 BAYVIEW PL. F.D.
CITY NEWPORT BEACH F.D. STATION 27 ORCO
REPORTING DIST. 33 CIRCUIT NO.
CITY PERMIT NO. H843 ALARM TYPE RES.-F.A.C. NSP GRID C-7
ALARM CO. CENTRAL SECURITY PATROL (213) 327-1321

ON LINE 12-07-88 INSPEC. DATE 12-07-88

Z 0 UNUSED ZONE		Z 1 UNUSED ZONE	
Z 2 BURGLARY SYSTEM	DISPATCH POLICE UNIT	Z 3 FIRE ALARM SYSTEM	DISP. FIRE EQUIP.
Z 4 UNUSED ZONE		Z 5 UNUSED ZONE	
Z 6 UNUSED ZONE		Z 7 UNUSED ZONE	
Z 8 UNUSED ZONE		Z 9 UNUSED ZONE	
Z 10 UNUSED ZONE		Z 11 UNUSED ZONE	
Z 12 UNUSED ZONE		Z 13 UNUSED ZONE	
Z 14 UNUSED ZONE		Z 15 UNUSED ZONE	

MESSAGE THIS SYSTEM IS IN A CONSTRUCTION SITE TRAILER

#1 RON GRAFF	-	PHONE #	537-1464	CODE # -146
#2 BUS.	-	PHONE #	752-2309	CODE # -146
#3 STEVE MERRILL	-	PHONE #	838-7287	CODE # -146
#4 BUS.	-	PHONE #	581-0792	CODE # -146
#5 ROB THOMPSON	-	PHONE #	838-9489	CODE # -146
#6 BUS.	-	PHONE #	581-0792	CODE # -146

870 Santa Barbara Drive, Newport Beach

POTTER

U.L. # S 309(N)
CFM. 7770-328:1

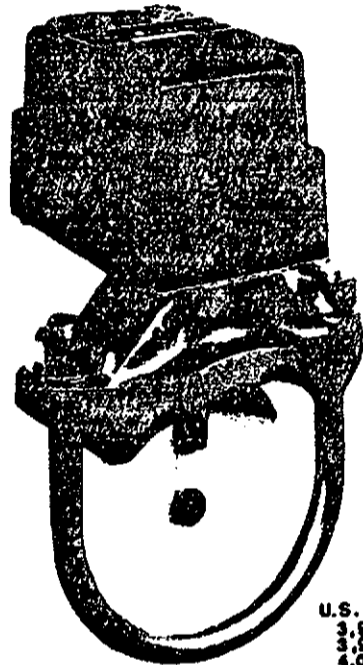
VSR-D
VANE TYPE WATERFLOW
SWITCH WITH RETARD



Potter Electric Signal Company

2081 Craig Rd / St Louis MO 63146 / (800) 325-3936 / (314) 878-4321

**SERVICE PRESSURE UP TO 450 PSI
FOR 2" TO 8" PIPE SIZES
250 PSI FOR 10" PIPE SIZE
MINIMUM FLOW RATE FOR ALARM-10 GPM**



U.S. Pat. Nos.
3,921,989
3,912,247
4,062,377

CHARACTERISTICS

U.L. LISTED AND F.M. APPROVED

DIMENSIONS & WEIGHTS: See Fig. 2

**ENCLOSURE: Cast Aluminum
Finished: Red Enamel**

CONTACT RATINGS: Two sets of S.P.D.T. (Form C)
15.00 Amp. @ 125/250V. AC
0.50 Amp. @ 125V. DC
0.25 Amp. @ 250V. DC
2.50 Amp. @ 0-30V. DC
Resistive

**ENVIRONMENTAL LIMITATIONS: 40°F/123°F
4.5°C/49°C**

General Purpose for Indoor Use

CAUTION: This device is not intended for applications outdoors or in explosive environments.

SIZES AVAILABLE:

U.L. - For Schedule 40 Pipe: 2" thru 10"
For Schedule 30 Pipe 8"

F.M. - For Schedule 40 Pipe: 2" thru 6"
For Schedule 30 Pipe: 8" and 10"

SERVICE USE:

Automatic Sprinkler	NFPA-13
One or Two Family Dwelling	NFPA-13D
Central Station	NFPA-71
Local	NFPA-72A
Auxiliary	NFPA-72B
Remote Station	NFPA-72C
Proprietary	NFPA-72D

**OPTIONAL: Cover Tamper Switch
Order Stk. No. 5420220**

The Model VS-D and the VSR-D is a vane type waterflow switch for use on wet sprinkler systems. It is UL Listed for use on steel pipe: schedule 40 sizes 2" thru 10" and schedule 30 size 8", and has FM approvals for schedule 40 steel pipe in sizes 2" thru 6" and schedule 30 pipe in sizes 8" and 10"

The unit may also be used as a sectional waterflow detector on large systems.

The unit contains two single pole double throw snap action switches and an adjustable pneumatic retard. The switches are actuated when a flow of 10 gallons per minute or more occurs downstream of the device. The flow condition must exist for a period of time necessary to overcome the selected retard period.

ENCLOSURE: The unit is enclosed in a general purpose, indoor use, cast aluminum housing. The cover is held in place with two tamper resistant screws which require a special key for removal. A field installable cover tamper switch is available as an option which may be used to indicate unauthorized removal of the cover. See Bulletin 751 for installation instructions of this switch.

RETARD ADJUSTMENT: The unit has an adjustable pneumatic retard to prevent false alarms due to water surges. The retard is adjustable from 0 to approximately 75 seconds. See Fig. 1.

TESTING: The operation of the waterflow switch should be tested upon completion of installation and periodically thereafter in accordance with

the applicable NFPA standards and/or the authority having jurisdiction, but under no circumstances less than bi-monthly.

If provided, the "Inspectors Test" valve, that is usually located at the end of the most remote branch line, should always be used for Test purposes.

If an end of the line "Inspectors Test" valve is not provided and the VSR-D is used as a sectional detector, the operation may be tested by using the test valve located adjacent to the "Floor Control Valve".

If an end of the line "Inspectors Test" valve is not provided on "One or Two Family Dwelling" applications, the operation of the VSR-D may be tested by using the "Drain and Test Connection".

If there are no provisions for testing the operation of the flow detection device on the system, application of the VSR-D is not recommended or advisable.

A flow of 10 gpm is required to activate this device.

The Model VSR-D waterflow detector must be installed and maintained in compliance with this document. Failure to do so may impair the proper operation of this device.

The owner is responsible for maintaining his fire protection system and devices in proper operating condition. The installing contractor or manufacturer should be contacted relative to any questions.

POTTER

Potter Electric Signal Company

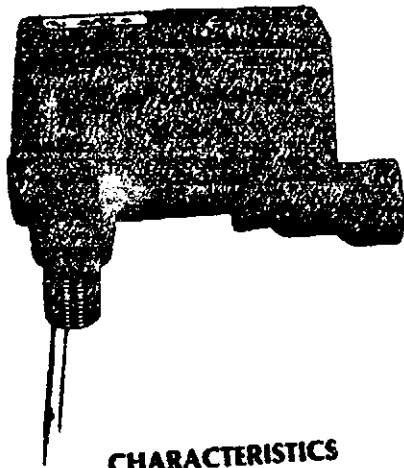
2081 Craig Rd. / St. Louis, MO 63146 / (800) 325-3936 / (314) 878-4321

UL S 309(N)
CFM. 7770-328:1



PIVS-B

POST INDICATOR VALVE SWITCH



CHARACTERISTICS

U.L. LISTED & F.M. APPROVED

DIMENSIONS: PIVS-B 5.75" L x 1.6875" W x 4.25" D

WEIGHT: PIVS-B 1.25 lb. .56 Kg.

ENCLOSURE: Cast Aluminum
Finish - Red Spatter Enamel
All parts are plated to resist corrosion.

CONTACT RATINGS: One set of S.P.D.T.
15 Amp. @ 125/250 VAC
0.50 Amp. @ 125 VDC
0.25 Amp. @ 250 VDC
2.50 Amp. @ 0-30VDC Resistive

The Model PIVS-B is a weather and tamper proof switch that can be mounted on post indicator valves or butterfly valves to monitor the open valve positions. This device provides a S.P.D.T. switch that will operate when the valve is intentionally or accidentally closed and is compatible with any type of circuit. (See Fig. 1)

Horizontal or vertical adjustments are provided for contact adjustments, however the adjustments are factory set and should not normally require readjustment.

The Model PIVS-B is designed to mount in 1/2" NPT tapped hole in the post indicator or butterfly valve housing. It should be located so that the trip rod of the switch has pressure applied to it by the indicator assembly when the valve is fully open and in a location on the valve where it is accessible for service.

TAMPER: Mechanically Activated by Cover Removal

ENVIRONMENTAL LIMITATIONS: Temp. -40°F/+140°F

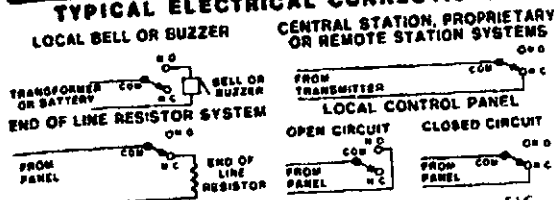
USAGE OPTIONS: DEMCO, GRINNELL, MUELLER, PRATT, TRW MISSION, DRESSER, CLOW, ELKHART (Not all installations are U.L. Listed and F.M. approved.)

INSTALLATION KITS: Pratt Post Indicator Valve Kit
PVK 1000060
Pratt Butterfly Valve Kit
PBK-S 1000061
PBK-L 1000062

TAMPERPROOF COVER: Tamper action is provided by a cover operated spring, which actuates the same switch used for the valve signal. This is a special switch designed for this device.

NOTE: Disabling The Tamper Will Void Underwriters Laboratories' Listing and FM Approval.

TYPICAL ELECTRICAL CONNECTIONS



DWG. 5400517-15

FIG. 1

BULLETIN 733 1 of 4

MAY- 4-89 THU 10:59 MACURCO, INC.

P. 01

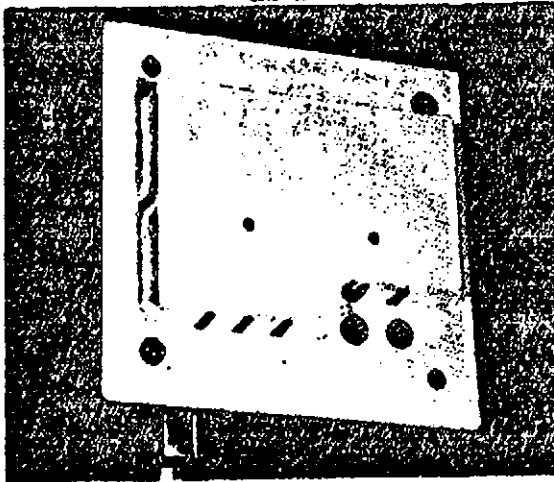
GAS DETECTOR

FOR USE WITH

ALARM CONTROL PANELS

GD-2

UL # E103256W



The GD-2 uses a full wave bridge rectifier at its power input, so that it is independent of polarity of the 9 to 30 VDC input power. It can also operate on AC voltage between 9 and 27 volts.

A switching regulator is used to efficiently match the wide input voltage range to the fixed, internal detector power system. As a result, the power consumption is fairly constant at about 1½ watts.

The GD-2 has an internal 2 minute time delay, that prevents alarms during the warm-up of the gas sensor. Once the delay is over, a green LED indicates normal operation. This green LED is part of a supervisory circuit of critical functions in the detector.

The Red LED turns on at the same time the relay closes to show alarm. The relay is a reed type device, that is sealed, thus is incapable of causing an explosion. The system is self restoring and will turn off once the gas level drops.

The alarm set point is factory calibrated per Underwriters Laboratories specification 1484, to alarm within 25% of LEL of propane or methane gas after 24 hours of operation. LEL (Lower Explosion Limit) is the lowest level of a mixture of gas and air that can be explosive. Because the semi-conductor sensor used in the GD-2 does not reach final stability for up to a week, the final calibration on propane or natural gas will be between 8 and 12% of LEL.

The GD-2 contains a normally closed trouble relay, that will open if non reliable components should fail, or if power is lost to the detector.

MANUFACTURED BY


MACURCO, INC.
3948 S. Mariposa Street
Englewood, Colorado 80110
(303) 781-4062

The GD-2 is an all electronic detector of heating type gases (natural or bottle), specifically designed for connection to alarm control panels. It can operate on either 12 or 24 VDC power from standby or interruptible panel power.

The GD-2 mounts in a standard four inch square electrical box (not provided) and has six inch long pigtail leads for connections to the control panel. It is incapable of igniting an explosion, with the dry contact relay, a sealed, reed type.

- DETECTS ALL HEATING GASES: NATURAL, PROPANE, AND LP.
- WILL NOT IGNITE AN EXPLOSION
- WIDE POWER SUPPLY RANGE: 9 TO 30 VDC.
- CONNECTS TO CLASS A OR CLASS B PANELS.
- ELECTRONIC SENSORS: NO MAINTENANCE OR RECALIBRATION.
- SIMPLE INSTALLATION AND OPERATION.
- TEMPERATURE COMPENSATED.
- FAIL SAFE SYSTEM: SUPERVISED SENSOR, TROUBLE RELAY.
- GAS DETECTION IS FIRE PREVENTION.

SPECIFICATIONS

SIZE: 4½ x 4½ x 2 inches. 

SHIPPING WEIGHT: one pound

VOLTAGE: 9 to 30 VDC.
9 to 27 VAC.

CURRENT: 120 ma @ 12 VDC.
60 ma @ 24 VDC.

SENSOR MAINTENANCE: not required.

COLOR: Off White

ALARM SET POINT: Per UL 1484

OPERATING TEMPERATURE RANGE: 32° to 100° F.

RELAY MAXIMUM RATINGS: 0.50 Amps, 200 Volts, 10 VA.

DISTRIBUTED BY

P.O.D

ED

15:01 NH1 88-11-NM1



OFFICE OF THE CALIFORNIA STATE FIRE MARSHAL

LISTING EXPIRES:

June 30 1987

N12670

7165-801:102 (Rev 2-87)

CONTROL UNIT---FIRE SIGNALING SERVICE

LISTEE---Radionics, Inc., 1800 Abbott St., Salinas, CA 93901.

DESIGN---D8112 Combination fire/burglary system providing central station and local fire alarm service. * This system is inherently power limited.

System includes:

- List of components including Controller, Alpha II Arming Station, Control Station, Alpha command module, Power Loop Interface, EOL Resister, Dual Class 'A' Module, Dual Phone line switching module, Bell circuit supervision module, Enclosure, etc.

A CSFM Report is not to be construed as representing aesthetics or any other attributes not specifically addressed nor as an endorsement or recommendation for use of the subject report. This report is based upon independent tests or other technical data submitted by the applicant. The CSFM Technical Staff has reviewed the test results and/or other data, but does not possess test facilities to make an independent verification.

This will certify that the above complies with the provisions of Title 19, California Administrative Code in effect on the date of issuance.

STATE FIRE MARSHAL

Date Issued: 4/22/87

MVIC 6201 200 0000

JAN 20 '88 11:41 NEK CABLE, INC.



OFFICE OF THE
CALIFORNIA
STATE FIRE MARSHAL

LISTING EXPIRES:

June 30
1985

L14765

Listing No. 7160-986:101

CONDUCTORS, CABLE

LISTEE---Habia Cable, Inc., 2150 Fifth Ave., Montkoma, NY 11779.

DESIGN---Cable, Multiconductor, 16 to 24 gauge, solid or stranded copper, insulated and jacketed. Cable constructed with insulation of TEFSEL, NAYLAR, E-CTPE (PPA 310 or 340 TEPLOW) or PEP with maximum average thickness of 11 mils and jackets of NAYLAR, E-CTPE, PPA 310 OR 340 TEPLOW or PEP TEPLOW. Optional shields are all metal or polyethylene terephthalate/metal tape with/without drain wire. Optional core wrap is glass reinforced TFE impregnated tape or polyethylene terephthalate, 3-6 mils.

APPLICATION---Intended for use as power limited circuit cable for class 2 and class 3 signal circuits.

INSTALLATION---In accordance with permitted uses under Article 3-725 and 3-800, Part 3, Title 24, California Administrative Code and applicable codes and ordinances.

MARKING---Listee's name, NEC rating on cable and U.L., Inc.

APPROVAL---Listed for use in SVAC ducts and plenums as NEC 725 class 2 and class 3 signal circuit cable and NEC 800 communication circuit cable.

A CSFM Report is not to be construed as representing aesthetics or any other attributes not specifically addressed nor as an endorsement or recommendation for use of the subject report.

This report is based upon independent tests or other technical data submitted by the applicant. The CSFM Technical Staff has reviewed the test results and/or other data, but does not possess test facilities to make an independent verification.

This will certify that the above complies with the provisions of Title 19, California Administrative Code in effect on the date of issuance.

STATE FIRE MARSHAL

W. Duane Crum

Date issued: 3/19/85

Site: 101 Bayview Place, Newport Beach.

Battery Calc's:

Battery Calculations
For 24 Hour Standby

NFPA 71 X

NFPA 72A _____

NFPA 72B _____

NFPA 72C _____

NFPA 72D _____

EMERGENCY GENERATOR

YES _____ NO _____

Standby Condition/Tonsert Sounding

1	Control Module	D8112	(a)	150 mls	=	150	a
1	Zone Module	D129	(a)	25 mls	=	25	a
	Signal Module		(a)		=		a
2	Detectors	GD-2	(a)	120 mls	=	240	a
1	Other	D1252	(a)	106 mls	=	106	a
			(a)		=		a
			(a)		=	521	a

24 Hours = 12.5 a

Alarm Condition/Signals Sounding

	Control Module		(a)		=		a
	Zone Module		(a)		=		a
	Signal Module		(a)		=		a
	Detector(s)		(a)		=		a
	Signals		(a)		=		a
	Annunciator Lamps		(a)		=		a
	Other		(a)		=		a
			(a)		=		a

System has Four (4)
12V - 6amp.hrs Batteries
For a Total of 24 hours
of Standby Power.

For _____ minutes alarm = _____ a + _____ = _____ a

(x .083) = _____

Total amp hours required = _____

D8112

irt

74-02796-000-G 289

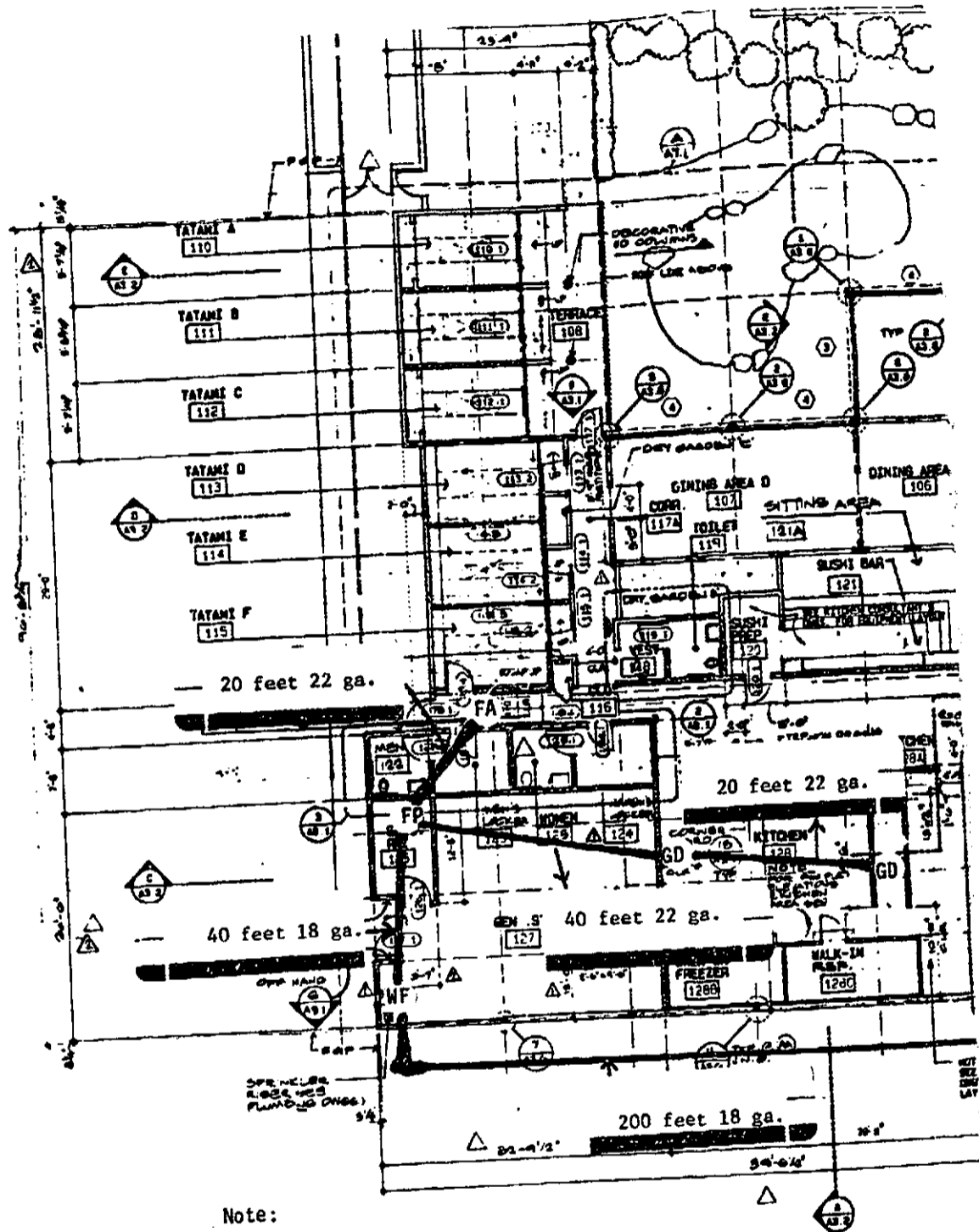
D8112 Communicator Standby Battery and Current Rating Chart

Accessory Model	Quantity Used	AC Power On Normal Current		AC Power Off Minimum Current		In Alarm Maximum Current	
		Each Unit	Total System	Each Unit	Total System	Each Unit	Total System
		A		B		C	
D8112	1	150 x Quan.	= 150	150 x Quan.	= 150	250 x Quan.	= 250
D125		20 x Quan.	=	19 x Quan.	=	123 x Quan.	=
D127		13 x Quan.	=	12 x Quan.	=	45 x Quan.	=
D128	1	14 x Quan.	=	14 x Quan.	=	45 x Quan.	=
D129	1	25 x Quan.	=	25 x Quan.	= 63	26 x Quan.	=
D192		18 x Quan.	=	17 x Quan.	=	75 x Quan.	=
D360		30 x Quan.	=	28 x Quan.	=	107 x Quan.	=
D1252	1	104 x Quan.	=	106 x Quan.	= 106	208 x Quan.	=
D8114		14 x Quan.	=	13 x Quan.	=	14 x Quan.	=
D8125		48 x Quan.	=	47 x Quan.	=	48 x Quan.	=
D8128U		3 x Quan.	=	3 x Quan.	=	4 x Quan.	=
D8128		27 x Quan.	=	27 x Quan.	=	46 x Quan.	=
D8129		5 x Quan.	=	5 x Quan.	=	5 x Quan. +	
D8130		5 x Quan.	=	5 x Quan.	=	25 x # relays	=
D8131		24 x Quan.	=	22 x Quan.	=	54 x Quan.	=
M801, 2, 3		0 x Quan.	= 0	0 x Quan.	= 0	36 x Quan.	=
M806		0 x Quan.	= 0	0 x Quan.	= 0	60 x Quan.	=
						100 x Quan.	=
Ratings of other devices in the system which are not shown above:							
		x Quan.	=	x Quan.	=	x Quan.	=
GD-2	2	2 x Quan.	= 150	x Quan.	= 270	x Quan.	=
		x Quan.	=	x Quan.	=	x Quan.	=
		x Quan.	=	x Quan.	=	x Quan.	=
		Column A		Column B		Column C	
		Total =		Total = 521		Total * =	

* If the Column C total exceeds 1400 mA, a D8132 is required in the system to provide an additional 1400 mA. In all cases the Total of each column above must not exceed the Limit for System Class shown below:

System Class	Configuration	Limit	Limit	Limit
Household Burglary	4 Hour Standby One Battery	Limit = 1000	Limit = 1000	Limit = 1000
	Two Batteries	Limit = 1000	Limit = 1000	Limit = 2000
Commercial Burglary	4 Hour Standby One Battery	Limit = 1000	Limit = 1000	Limit = 1000
	Two Batteries	Limit = 1000	Limit = 1000	Limit = 2000
Central Station Signaling Systems [(Fire) NFPA 71]	24 Hour Standby One Battery	Limit = 1000	Limit = 225	Limit = 1400 (without D8132)
	Two Batteries	Limit = 1000	Limit = 450	Limit = 1400 (without D8132)
Local Protective Signaling Systems [(Fire) NFPA 72A]	24 Hour Standby Plus 5 Minutes of Alarm Operation	See Formula for NFPA 72A Ampere Hour Calculation.		
Remote Station Fire Systems [(Fire) NFPA 72C]	60 Hour Standby Plus 5 Minutes of Alarm Operation	See Formula for NFPA 72C Ampere Hour Calculation.		
Household Fire Warning Equipment (NFPA 74)	24 Hour Standby Plus 4 Minutes of Alarm Operation	See Formula for NFPA 74 Ampere Hour Calculation.		

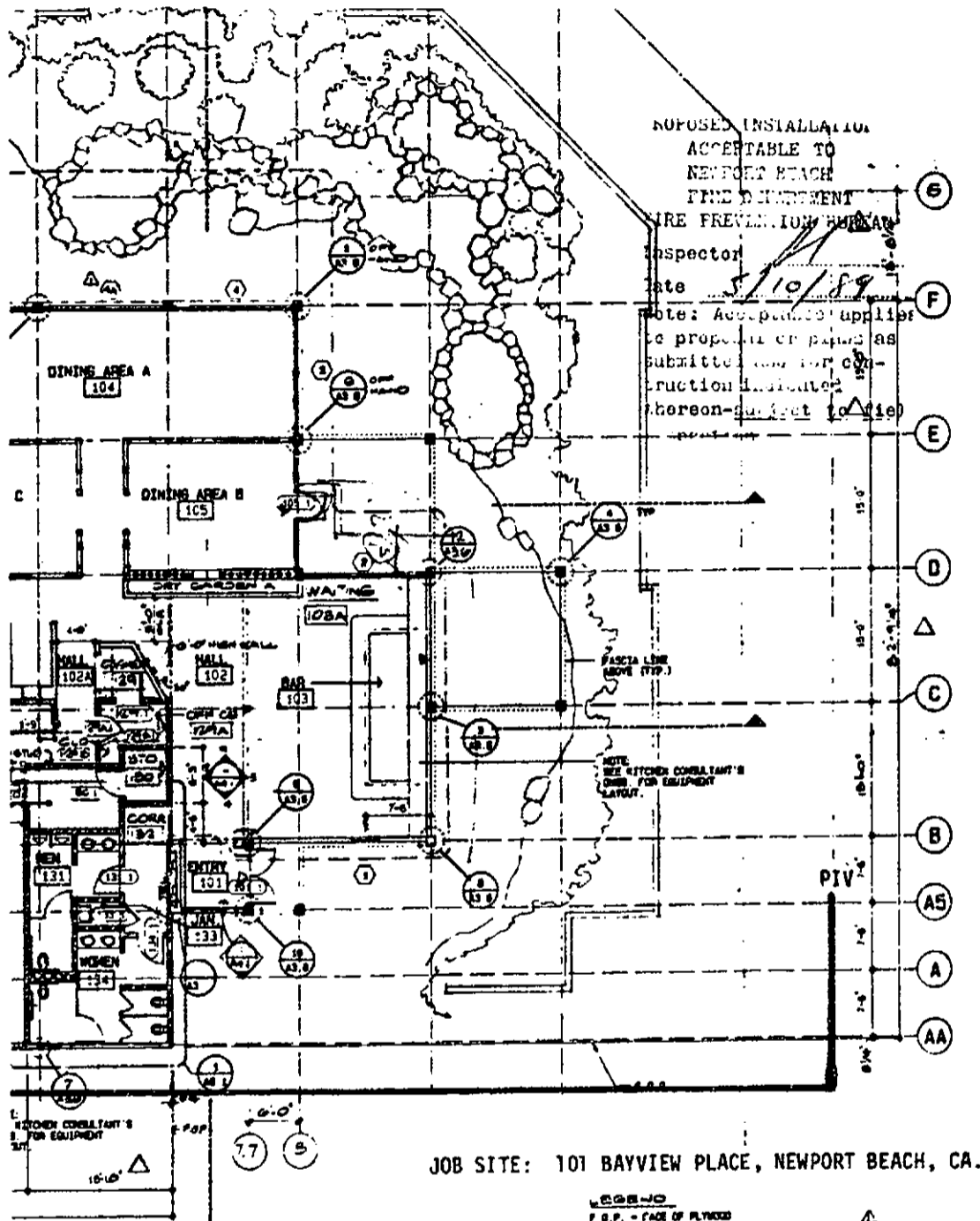
NOTE: ALL CURRENTS IN CHART ABOVE ARE IN MILLIAMPERES. (1 AMPERE = 1000 MILLIAMPERES)



Note:

Wire to water flow & PIV
UL # 7160-986:101 & CFM approved

Power Limited System



JOB SITE: 101 BAYVIEW PLACE, NEWPORT BEACH, CA.

LEGEND
 F.P.P. - FACE OF PLYWOOD
 --- STAINLESS ST.
 △ TRASH COVER

- LEGEND:
- FP = RADIONICS 8112 FIRE CONTROL PANEL (CFM#7165-801:102/P12639)
 - FA = RADIONICS D1252 ALPHA II ANNUNCIATOR (SAME AS ABOVE CFM #)
 - WF = POTTER VSR-D VANE TYPE WATERFLOW SWITCH WITH RETARD (UL)
 - PIV = POTTER PIVS-B POST INDICATOR VALVE SWITCH (UL) SEE CUT SHEET
 - GD = GAS DETECTOR (MODEL GD-2) UL#E103256N

feet / # gauge = Wire runs (length) and wire size, all wire inside conduit.

<p>DATE: 5/10/89 BY: [Signature] PROJECT: 101 BAYVIEW PLACE</p>	<p>PROJECT NUMBER: [Blank] PROJECT DESIGNER: [Blank] OWNER: [Blank] CHECKED: [Blank]</p>	<p>KAJIMA ASSOCIATES ARCHITECTS • ENGINEERS • PLANNERS • LAND ARCHITECTS • INTERIOR DESIGNERS 1000 WEST 19TH AVENUE, SUITE 1100, DENVER, CO 80202-3800</p>
<p>TOKYO KAIKAN SYSTEMS PROGRAMMING • CONSULTANTS • CONTRACTORS</p>		<p>PROJECT TITLE: FLOOR PLAN SCALE: 1/8" = 1'-0"</p>

City of Newport Beach 92656-210
 Building Department
 P.O. Box 1768
 Newport Beach, CA 92656-2915
 Phone: (714) 844-3288

ELECTRICAL PERMIT APPLICATION

E- 7076

W/C 12-1-88

PROJECT: 101 Bayview Pl
 JOB: KAJIMA CONSTRUCTION
 ADDRESS: 2552 ALVARADO DR 531-0192
 CITY: LABURN HILLS 92653
 CONTRACTOR: BUILDERS RIVER INC.
 LICENSE NO: P.C. 31 996-2660
 CITY: ORANGE CA 92666
 PHONE: C-10 246044 7072
 INSPECTOR: F. M. ...
 (INSPECTION RECORD)

BUILDING PERMIT NO.	B8705		
NEW CONSTRUCTION	RESIDENTIAL		
50 FT. - 3¢ PER SQ. FT. (INCLUDING GARAGE)			
SERVICE @ 15.00			
TOTAL OUTLETS			
RECESSED			\$ 50
ADD OVERHEAD			40
TOTAL			50
LIGHTING FIXTURES			40
SEPARATE CIRCUIT			
MOTORS	LESS	NOT OVER	HP
0		1	1.00
1		10	7.50
10		50	15.00
50		100	30.00
OVER 100			40.00
TRANSFORMER KVA			
SERVICE OVER 300V			
SERVICE OVER 300V			PER METER
			25.00
SERVICE OVER 300V			50.00
TIME CLOCK			
POWER POLE			
SPLIT PANELS			1 10 10.00
			2 10 20.00
PLAN CHECK FEE			
OTHER (SEE COMPLETION SHEET)			
			5.00

APPROVALS	DATE	INSPECTORS
GROUNTING ELECTRODE		
UNDERSLAB WORK		
ROUGH CONDUIT WALLS		
ROUGH WIRING		
ROUGH SERVICE		
TEMP POWER		
UTILITY CO. NOTIFIED	10/16/88	RK
TOP SURVEYOR	11/14/88	RK
FINAL	12/1/88	RK

PERMIT ISSUING FEE: 5.00
TOTAL FEE: \$ 35.00

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 regulating 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: *Phil M. Foster*
 ADDRESS: P.O. Box 37, Orange CA 92665

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 CA MO CASH PERMIT VALIDATION CK MO CASH

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

BUILDING PERMIT APPLICATION

FIRE
B-12700
 PLAN CHECK NO. 2286-88

BUILDING ADDRESS: 101 BAYVIEW PLACE			LOCALITY (CROSS ST.):		
LOT NO.	BLOCK	TRACT	STAT. AREA	GRP B	TYPE COND.
LOT SIZE	USE OF STRAIGHT	TEL NO.	GRADING APPROVAL REQUIRED	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
OWNER: James Kalkan			USE ZONE	PARKING SPACES	PROCESSED BY FOR VACANT SITE
ADDRESS: 215 S. SAN PEDRO ST.			SPEC. CONDS.		YES <input checked="" type="checkbox"/>
CITY: LOS ANGELES	ZIP: 90012				
CONTRACTOR: KILIAN FIRE SPRINKLER					
ADDRESS: P.O. BOX 924	TEL NO: (714) 871-8280	STATE'S TRADE GROUP CODE:			
CITY: LA HABRA CA	ZIP: 90631		YARDS REAR		
CLASSIFICATION: C-16	STATE NO: 24685	NEWSPR. LIC. NO: BU3792	TUNING APPROVAL	FAIR SHARE	\$
APPROVED BY: [Signature]	TEL NO:		FIRE APPROVAL [Signature]	EXCISE TAX	\$
ADDRESS:	ZIP:		GRADING APPROVAL	SAN DISTRICT ZONE	\$
CITY:	LIC NO:		PLAN INK BY	MUTC	\$
DESCRIPTION OF WORK			APPROVAL TO ISSUE	TOTAL	\$
<input checked="" type="checkbox"/> ADD	<input type="checkbox"/> ALTER	<input type="checkbox"/> REPAIR	<input type="checkbox"/> DEMOLISH		

W/S & C/W FOR AUTO-FIRE SPRINKLER SYSTEM

SIGNATURE OF APPLICANT: **[Signature]**
 LICENSED CONTRACTORS DECLARATION
 I HEREBY AFFIRM THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 5 COMMERCIAL WITH SECTION 70318 OF THE BUSINESS AND PROFESSIONS CODE AND MY LICENSE IS IN FULL FORCE AND EFFECT.
 LICENSE CLASS: **C-16** LIC NO: **24685**
 CONTRACTOR: **KILIAN** DATE: **10-21-88**

OWNER-BUILDER DECLARATION
 I HEREBY AFFIRM THAT I AM EXEMPT FROM THE CONTRACTOR'S LICENSE LAW FOR THE FOLLOWING REASON (SEC. 70318 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 5 COMMERCIAL 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 70318 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 SALE COMPENSATION, WILL DO THE WORK AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE, SEC. 70318 BUSINESS AND PROFESSIONS CODE. THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUYS 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. 70318 BUSINESS AND PROFESSIONS CODE). THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUYS OR IMPROVES THEREON, AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTOR LICENSED PURSUANT TO THE CONTRACTOR'S LICENSE LAW.

AM I EXEMPT UNDER SEC. 70318 BY THE FOLLOWING REASON:
 DATE: _____ OWNER: _____

WORKERS' COMPENSATION DECLARATION
 I HEREBY AFFIRM THAT I HAVE A CERTIFICATE OF CONSENT TO SELF INSURE OR A CERTIFICATE OF WORKERS' COMPENSATION OR INSURANCE OR A GUARANTEED COPY THEREOF (CALIF. LAB. C. 26900).
 SUBJECT NO: **0321236** COMPANY: **FIREMAN'S FUND**
 CERTIFIED COPY IS HEREBY FURNISHED: **1-1-89**
 CERTIFIED COPY IS FILED WITH THE BUILDING DEPARTMENT
 DATE: **10-21-88** APPLICANT: **[Signature]**
 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 A PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKERS' COMPENSATION LAWS OF CALIFORNIA.
 DATE: _____ APPLICANT: _____
 NOTICE TO APPLICANT: IF AFTER HAVING 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. 5007, CIVIL).
 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: **10/21/88**

Est. Val: \$ **34,570** Other Fees: \$ _____
 PIC Fee: \$ _____ Permit Fee: \$ **215.50**
 Final Val: \$ _____ Ad. PIC Fee: \$ _____
 C&D: \$ _____ Total Fees: \$ **215.50**

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 CR M.O. CASH PERMIT VALIDATION CR M.O. CASH

INSPECTOR'S COPY

APPROVALS		DATE	INSPECTOR'S SIGNATURE
FOUNDATION:			
REINFORCING STEEL			
PRESLAB			
SHEATHING			
FRAMING			
DRY WALL			
SUSPENDED CEILING			
LATHING			
PLASTERING	Scratch		
	Brown		
INSULATION			
FINAL		5-2-89	R. Check
CERT. OF OCCUPANCY			

S. _____ DEPOSIT RELEASED
 FOR REFUND ON _____
 TO: _____

CERTIFICATE OF OCCUPANCY

RESTAURANT

MAXIMUM OCCUPANT LOAD: 211

THIS CERTIFICATE ISSUED PURSUANT TO THE REQUIREMENTS OF SECTION 307 OF THE UNIFORM BUILDING CODE ATTESTS THAT AT THE TIME OF ISSUANCE THIS STRUCTURE WAS IN COMPLIANCE WITH THE VARIOUS ORDINANCES OF THE CITY OF NEWPORT BEACH REGULATING BUILDING CONSTRUCTION OR USE.

Classification: An 8000 sq ft building. Building is of combustible construction
equipped with automatic fire sprinkler system. Building to be used for a restaurant.

Group A3 Type VNSPR No. of Stories 41 Use Zone VC Permit No. B8705 Plan No. 1190-88

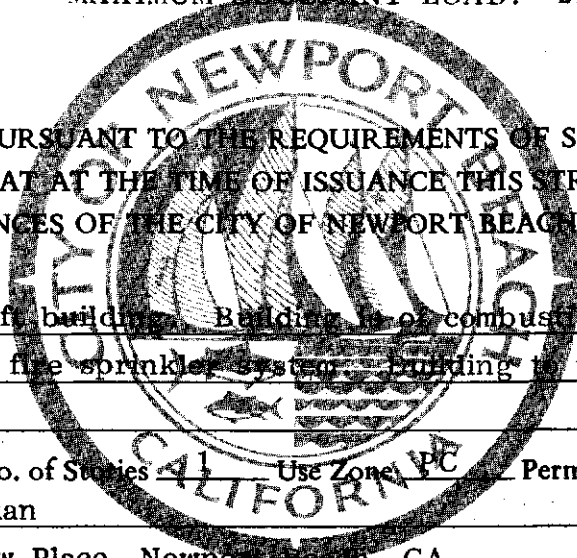
Building Owner: Tokyo Kaikan

Building Address: 101 Bgyview Place, Newport Beach, CA

Raimar W. Schuller
Building Director

By: *[Signature]*
Date: May 19, 1989

POST IN A CONSPICUOUS PLACE



City of Newport Beach
 Building Dept. 949-210
 P.O. Box 1768
 Newport Beach, CA 92658 8915
 Phone: 424-644-3288

BUILDING PERMIT APPLICATION

B-8705

PLAN CHECK NO. 1192-88

BUILDING ADDRESS: **BRISTOL AVE. ON SOUTH SIDE**
 LOT NO: **1** TRACT: **12528**
 LOT SIZE: _____
 OWNER: **TOKYO KAIKAN** TEL NO: **(213) 439-1333**
 ADDRESS: **225 S. SAN PEDRO STREET**
 CITY: **LOS ANGELES** ZIP: **90012**
 CONTRACTOR: **KAJIMA INTERNATIONAL, INC.**
 ADDRESS: **901 CORPORATE CTR DR** TEL NO: **(415) 264-0020**
 CITY: **MONTEREY PARK** ZIP: **91754**
 LICENSE CLASS: **B.1** STATE LIC. NO: **C-15650**
 ARCHITECT OR ENGINEER: **KAJIMA ASSOCIATES** TEL NO: **(213) 269-0020**
 ADDRESS: **901 CORPORATE CTR DR** ZIP: **91754**
 CITY: **MONTEREY PARK** LIC. NO: **328486**

LOCALITY: **CROSS ST BIRCH AND JAMBORGE**
 STAT AREA: **6-2** TYPE CONST: **V-17** PROCESSED BY: **PAUL**
 GRADING APPROVAL REQUIRED: **YES** VACANT SITE: **NO**
 SPEC CONDS: **N.M.** HARRYING TRACT: **107**
 YARDS REAR: _____
 ZONING APPROVAL: **John H.** FIRM CHARG: _____
 FIRE APPROVAL: _____ FISCAL TAX: **\$ 1,180.00**
 GRADING APPROVAL: **BY** SAN DISTRICT NO. ZONE: _____
 PLAN CHECK BY: _____ SUIIC: **\$ 1092.46**
 OTHER: _____
 APPROVAL TO ISSUE: **Stephen Chen** TOTAL: **\$ 44,019.50**

NEW ADD ALTER REPAIR DEMOLISH
 ADD: **8000**
 DESCR. ION OF WORK: **RESTAURANT**

WORKERS COMPENSATION DECLARATION
 I HEREBY AFFIRM THAT I HAVE A CERTIFICATE OF COSENT TO SELF INSURE OR A CERTIFICATE OF WORKERS COMPENSATION INSURANCE OR A CERTIFIED COPY THEREOF SEC 3800 L.A.C.
 I CERTIFIED COPY IS HEREBY FURNISHED
 CERTIFIED COPY FILED WITH THE BUILDING DEPARTMENT
 DATE: **9-14-88** APPLICANT: **Doris Arvas**

SIGNATURE OF APPLICANT: **Alexis J. de Juan**
 LICENSED CONTRACTORS DECLARATION
 I HEREBY AFFIRM THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 COMMENCING WITH SECTION 3000 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE AND MY LICENSE IS IN FULL FORCE AND EFFECT.
 LICENSE CLASS: **B.1** LICENSE NO: **328486**
 CONTRACTOR: **Kajima Assoc** DATE: **9-14-88**

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: _____

OWNER-BUILDER DECLARATION
 I HEREBY AFFIRM THAT I AM EXEMPT FROM THE CONTRACTORS LICENSE LAW FOR THE FOLLOWING REASON: **SEC 3001.9 BUSINESS AND PROFESSIONS CODE ANY CITY OR COUNTY WHICH REQUIRES A PERMIT TO CONSTRUCT AFTER JUDICIAL DECISION OR NEAR AND STRUCTURE PRIOR TO ITS ISSUANCE ALSO REQUIRES THE APPLICANT TO FILE A SIGNED STATEMENT THAT HE IS LICENSED PURSUANT TO THE PROVISIONS OF THE CONTRACTORS LICENSE LAW (CHAPTER 9 COMMENCING WITH SECTION 3000 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 3001.9 BY ANY APPLICANT FOR A PERMIT SUBJECTS THE APPLICANT TO A CIVIL PENALTY OF NOT MORE THAN FIVE HUNDRED DOLLAR (\$500) AS LAYED TO 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 OR LEASE TO THE 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 THROUGH HIS OWN EMPLOYEES PROVIDED THAT SUCH IMPROVEMENTS ARE NOT INTENDED OR OFFERED FOR SALE OR LEASE. HOWEVER, THE BUILDING OR IMPROVEMENT IS BOLD 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 AM OWNER OF THE PROPERTY AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT (SEC 3004 BUSINESS AND PROFESSIONS CODE THE CONTRACTORS LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTORS LICENSED PURSUANT TO THE CONTRACTORS LICENSE LAW)
 I AM EXEMPT UNDER SEC _____ FOR THIS REASON: _____
 DATE: _____ OWNER: _____

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 3007 CIVIC)
 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: **Doris Arvas** DATE: **9-14-88**
 Est. Val: **\$ 483,200** Other Fees: **\$ 44,019.50**
 PIC Fee: **\$ 905.45** Permit Fee: **\$ 1,392.00**
 Final Val: **\$** Adj. PIC Fee: **\$**
 G&D: **\$ 1500.00** Total Fees: **\$ 45,412.50**

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 MO CASH PERMIT VALIDATION CK MO CASH
 2020 0 8 09/14/88 45412.50 TOTL

INSPECTOR'S COPY

APPROVALS		DATE	INSPECTOR'S SIGNATURE
FOUNDATION: + UFER		10.6.88	DS
REINFORCING STEEL		10.6.88	DS
PRESLAB		10.25.88	DS
SHEATHING		11.10.88	DS
FRAMING		12.16.88	DS
DRY WALL		12.30.88	DS
SUSPENDED CEILING		2.23.89	DS
LATHING		12.23.88	DS
PLASTERING	Scratch	1.3.89	DS
	Brown	1.16.89	DS
INSULATION		12.23.88	DS
FINAL	* Hows for plumbing dept recheck - Jan OK 1-16-89	5.19.89	DS
CERT OF OCCUPANCY		5-19-89	DS

9/30/88 - DISCUSSED w/ JOB SURV MGR & INSPECTOR; PLUMBING DEPT RECHECK REQ (28)

10/4/88 - PARTIAL FOOTING APPROVAL - SEE APPROVED FIELD SET FOR SPECIFIC PLANS

REC'D FAVORABLE SOILS MEMO FROM BRINDALL & ASSOCIATES FOR AN AREA (28)

10/24/88 - OK TO POUR SLAB EXCEPT FOR AREAS 3-7 BET A-B & C AND 1-3 BET E-G (28)

REC'D FAVORABLE SOILS MEMO RE: PAD SUBGRADE (28)

10/27/88 - STRUCTURAL STEEL BEING ERECTED; DEP INSP ON SITE (28)

11/4/88 - REC'D FAVORABLE REPORT FROM DEP WELDING INSP RE: STRUCTURAL

STEEL ERECTION AND BOLTING; DEP INSP, BILL WOODWARD, O.C. # 368,

FOUND ALL WORK TO COMPLY WITH APPROVED PLANS, ETC - 28

11/8/88 - FASTENING OF JOISTS TO PERIMETER WALLS PER 12419 ON 59 OK (28)

11/10/88 - ALLOWED EXTERIOR WALLS ON 1.5 & 9 OK - (SEE PLANS FOR EXACT FOOT PRINTING) (28)

11/17/88 - ALL PERIMETER PLYWOOD SHEATH, Δ & ∇ , OK TO COVER - (28)

11/21/88 - INSULATION & FRAMING OF WEST WALL OF BLEC ROOM OK TO COVER - (28)

\$ 1500.00 DEPOSIT RELEASED
FOR REFUND ON 5-23-89 OK
TO: Kaima, Inc. Inc.
901 Corporate Center, Ste 310A
Menlo Park, CA 94025

11/23/88 - FRAMING OF EXT WALLS OK;
OK TO COVER - 28

12/1/88 - WELDING REP RE: SKYLIGHT FRAME @
LINE 5 TO 8 BET E & F OK - 28

INSPECTION NOTES (Cont)

- 1/16/89 - ISSUED "SIGNATURE CARD" TO JOB SUPT - (28)
- 3/21/89 - DISCUSSED FINAL INSPECTIONS WITH JOB SUPT. - (28)
- 5/5/89 - PRE-FINAL WALK THROUGH - NEEDS ROUTING ITEMS ESTABLISHED PLUS
 - (1) PANIC HARDWARE FRONT DOORS (2 DOORS) (2) LANDING @ REAR DOOR TO KITCHEN
 - (3) HANDRAILS BOTH SIDES OF ALL STAIRWAYS (25)

- 5/19/89 - FIRE DEPT., RUSS CREEK, SIGNED OFF 5/1/89
- GARDING ENG., HICKEY, SIGNED OFF 5/1/89
- PLANNING DEPT., JAY GARCIA, SIGNED OFF 1/16/89
- PUBLIC WORKS, DUNNEGAN, SIGNED OFF 5/5/89

REQUIREMENT FOR PANIC HARDWARE ON FRONT DOORS WAS WAIVED BY CHIEF PLAN CHECK ENGINEER, FATMA SURDI, WHO ALLOWED FLUSH BOLTS ON INACTIVE LEAF AND A "THIS DOOR..." SIGN - (28)

File
 TUCR #100000 5-23-89
 Azuma International
 23012 Alameda Dr. STE A
 San Bruno CA 94066

QUESTIONS - 4/06/89
 nonrefundable



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: **101 BAYVIEW PL** Floor: Suite: Bldg: **0**

Description of Work: **TEMP BANNER "KITAYAMA SPECIAL EVENT"**
11/7/01 - 12/31/01

Inspector Area **JS** Legal Descr:

Inspector

Owner: **KITAYAMA RESTAURANT**
Address: **101 BAYVIEW PL**
NEWPORT BEACH, CA 92660
Phone: **(949)725-0777**

Contractor:
Address:
Phone:

Architect:
Address:
Phone: State Lic:

Applicant: **KEIKO MAGANN**
Address: **101 BAYVIEW PL**
NEWPORT BEACH, CA 92660
Phone: **(949)725-0777**

Con State Lic:
Lic Expire:
Bus Lic:
Lic Exp Date:

Engineer:
Address:
Phone: State Lic:

Code Edition: **0**
Type of Construction:
Occupancy Group:
Added/New sq. ft. Bldg:
Added/New sq. ft. Garage:
No of Stories: **0**
No of Units :

Workers' Compensation Insurance --
Carrier:
Policy No:
Expire:

Designer:
Address:
Phone:

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

Special Conditions:
1 banner only
not to exceed 100sf

Receipt Number:

Use Zone:
Parking Spaces:

FEES

Construction Valuation: **\$220.00**

Building Permit Fee :	\$20.45	Microfilm:	\$1.00	Hazardous Mat Disclosure:	\$0.00	Planning Dep - -	
Plan Check Fee:	\$0.00	Excise Tax- Res.:	\$0.00	CA Seismic Safety:	\$0.00	Plan Check:	\$0.00
Investigation Fee:	\$0.00	Excise Tax- Com.:	\$0.00	Fire Dep - Plan Review:	\$0.00	Counter Rev.:	\$13.65
Clean Up Deposit:	\$0.00	Supplemental P/C:	\$0.00	Fire Dep - Inspection:	\$0.00	OverTime Plan Check Fee:	\$0.00
Disabled Access:	\$0.00	Fair Share:	\$0.00				

TOTAL FEE : \$35.10 TOTAL PAYMENT : \$0.00 TOTAL DUE : \$35.10

PROCESSED BY: _____

OTHER DEPARTMENT: _____

PLANNING APPROVAL: *[Signature]* _____

PLAN CHECK BY: _____

FIRE APPROVAL: _____

APPROVAL TO ISSUE: _____

GRADING APPROVAL: _____

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

PUBLIC WORKS: _____

1202 92606

APPROVALS	DATE	BY	COMMENTS
FOUNDATION:			
ROUGH GRADE			
LINE & GRADE CERT/SETBACKS			
ERECTION PADS			
FOOTINGS			
SLAB ON GRADE			
FRAMING:			
DECK SLAB			
SUBFLOOR			
ROOF & BUILDING HT			
EXT. SHEAR/HOLD DOWNS			
GENERAL FRAMING			
FIREPLACE THROAT			
INTERIOR & EXTERIOR			
INSULATION			
DRYWALL			
SUSPENDED CEILING			
SHOWER LATH			
EXTERIOR LATH			
SCRATCH (PLASTER) (2 DAY)			
MASONRY PRE-GROUT			
MISC. INSPECTIONS:			
PERMIT EXTENSION			
1ST EXP. LETTER			
2ND EXP. LETTER			
BUILDING FINAL	1/30/02	C. SPENCE	
CERTIFICATE OF OCCUPANCY			

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 9 (COMMENCING WITH SEC. 7000) OF DIV. 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 SEC. 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 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, AS OWNER OF THE PROPERTY, 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 THE PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTOR(S) LICENSED PURSUANT TO THE CONTRACTORS LICENSE LAW).

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

DATE 11-07-01 OWNER [Signature]

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. _____

DATE _____ 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 (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.

Keiko Magann
PERMITTEE NAME (PRINT)

11-07-01
DATE

[Signature]
SIGNATURE OF PERMITTEE

TENANT NAME:

TYPE OF BUSINESS USE:

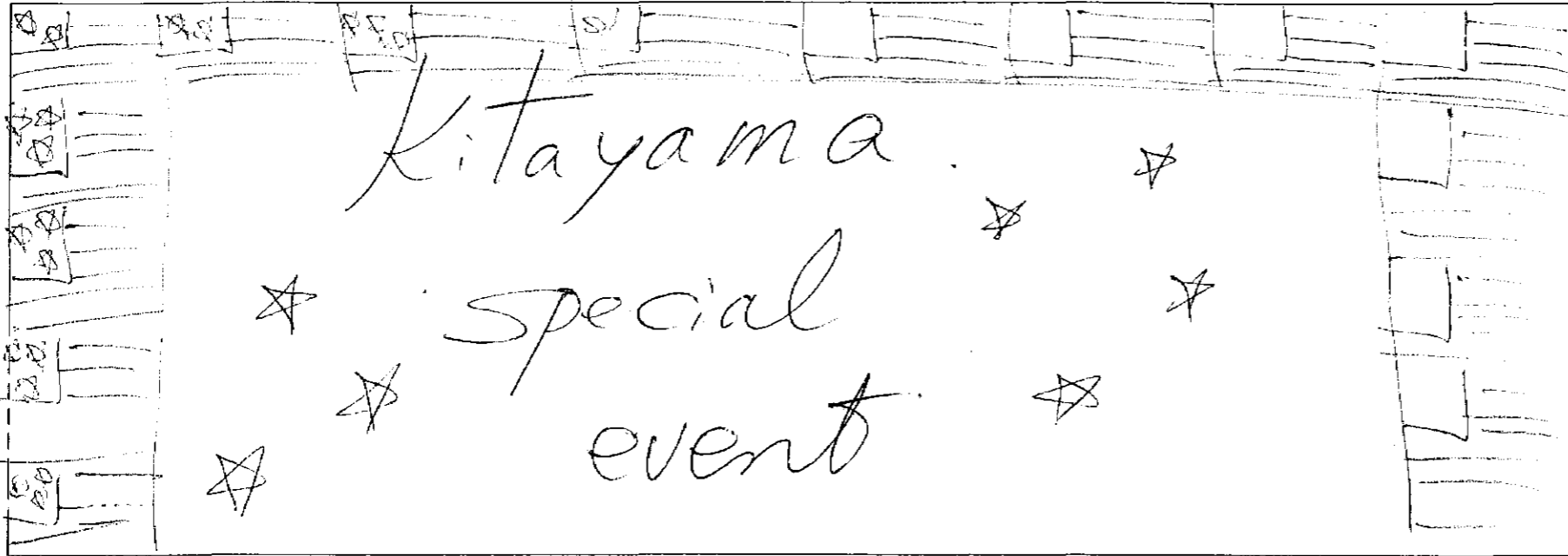
\$ _____ REFUNDED

DATE _____

TO: _____

TEMPORARY BANNER

WIDTH
6



LENGTH 10

NOTES/COMMENTS/
SPECIAL CONDITIONS

NOT to
EXCEED
100 Δ

BUSINESS NAME KITAYAMA Restaurant

LOCATION 101 Bayviewplace N.P.B CA 92660.

CONTACT ~~Keiko~~ Keiko Magann.

PHONE 949. 725 - 0777.

VALUES \$220.

DATES 11-7-01.

BUILDING DEPARTMENT
CITY OF NEWPORT BEACH, CA

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE EXPRESS OR IMPLIED AUTHORIZATION TO CONSTRUCT ANY BUILDING IN VIOLATION OF, OR INCONSISTENT WITH, THE ORDINANCES, PLANS AND POLICIES OF THE CITY OF NEWPORT BEACH. THIS APPROVAL DOES NOT GUARANTEE THAT THESE PLANS ARE, IN ALL RESPECTS, IN COMPLIANCE WITH CITY, BUILDING AND ZONING ORDINANCES, PLANS AND POLICIES. THE CITY OF NEWPORT BEACH RESERVES THE RIGHT TO REQUIRE ANY PERMITTEE TO REVISE THE BUILDING, STRUCTURE OR IMPROVEMENT AUTHORIZED BY THESE PLANS, BEFORE, DURING OR AFTER CONSTRUCTION, IF NECESSARY TO COMPLY WITH THE ORDINANCES, PLANS AND POLICIES OF THE CITY OF NEWPORT BEACH.

APPLICANT'S ACKNOWLEDGEMENT _____

Signature _____

DEPARTMENT	SIGNATURE	DATE
PUBLIC WORKS		
TRAFFIC		
FIRE		
GRADING		
PLANNING	<u>[Signature]</u>	<u>11-7-01</u>

APPROVAL TO ISSUE

BY _____ DATE _____

City of Newport Beach

Building Department

BLDG Permit No: **B2002-0929**

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: **101 BAYVIEW PL** Floor: Suite: Bldg: 0

Description of Work: **TEMPORARY BANNER "KITAYAM SPECIAL EVENT" 4/10/02 - 7/10/02**

Inspector Area **JS** Legal Descr:

Inspector

Owner: **KITAYAMA RESTAURANT**
Address: **101 BAYVIEW PL**
NEWPORT BEACH CA 92660
Phone: **(949)725-0777**

Contractor:
Address:
Phone:

Architect:
Address:
Phone: State Lic:

Applicant: **KEIKO MAGANN**
Address: **101 BAYVIEW PL**
NEWPORT BEACH CA 92660
Phone: **(949)725-0777**

Con State Lic:
Lic Expire:
Bus Lic:
Lic Exp Date:

Engineer:
Address:
Phone: State Lic:

Code Edition: 0
Type of Construction:
Occupancy Group:
Added/New sq.ft. Bldg:
Added/New sq. ft. Garage:
No. of Stories:
No. of Units:
Issued Date:

Workers' Compensation Insurance --
Carrier:
Policy No:
Expire:
Building Setbacks Rear: /
Front: /
Left: /
Right: /
Use Zone:
Parking Spaces:

Designer:
Address:
Phone:
Special Conditions:

FEEES

Construction Valuation: **\$226,000**

Building Permit Fee :	\$20.05	Microfilm:	\$1.00	Hazardous Mat Disclosure:	\$0.00	Planning Dep - -	
Plan Check Fee:	\$0.00	Excise Tax- Res.:	\$0.00	CA Seismic Safety:	\$0.00	Plan Check:	\$0.00
Investigation Fee:	\$0.00	Excise Tax- Com.:	\$0.00	Fire Dep - Plan Review:	\$0.00	Counter Rev.:	\$13.65
Clean Up Deposit:	\$0.00	Supplemental P/C:	\$0.00	Fire Dep - Inspection:	\$0.00	OverTime Plan Check Fee:	\$0.00
Disabled Access:	\$0.00	Fair Share:	\$0.00				

TOTAL FEE : \$35.10 TOTAL PAYMENT : \$0.00 TOTAL DUE : \$35.10

PROCESSED BY: _____

OTHER DEPARTMENT: _____

PLANNING APPROVAL: Sum 4-10-02

PLAN CHECK BY: _____

FIRE APPROVAL: _____

APPROVAL TO ISSUE: _____

GRADING APPROVAL: _____

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

PUBLIC WORKS: _____

20220901

APPROVALS	DATE	BY	COMMENTS
FOUNDATION:			
ROUGH GRADE			
LINE & GRADE CERT/SETBACKS			
ERECTION PADS			
FOOTINGS			
FRAMING:			
DECK SLAB			
SUBFLOOR			
ROOF & BUILDING HT			
EXT. SHEAR/HOLD DOWNS			
GENERAL FRAMING			
FIREPLACE THROAT			
INTERIOR & EXTERIOR			
INSULATION			
DRYWALL			
SUSPENDED CEILING			
SHOWER LATH			
EXTERIOR LATH			
SCRATCH (PLASTER) (2 DAY)			
MASONRY PRE-GROUT			
MISC. INSPECTIONS:			
PERMIT EXTENSION			
1ST EXP. LETTER			
2ND EXP. LETTER			
BUILDING FINAL	8-20-02	(Signature)	Barrier Removed
CERTIFICATE OF OCCUPANCY			

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 A 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 9 (COMMENCING WITH SEC. 7000) OF DIV. 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 SEC. 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 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, AS OWNER OF THE PROPERTY, 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 THE PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTOR(S) LICENSED PURSUANT TO THE CONTRACTORS LICENSE LAW).

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

DATE 4-10-02 OWNER Keiko Magann

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. _____

DATE _____ CONTRACTOR _____

WORKERS' COMPENSATION DECLARATION

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

I HAVE AND WILL MAINTAIN A POLICY OF COMPENSATION TO SECURE 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 3706 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 (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.

Keiko Magann
PERMITTEE NAME (PRINT)

Keiko Magann
SIGNATURE OF PERMITTEE

4-10-02
DATE

TENANT NAME: _____

TYPE OF BUSINESS USE: _____

\$ _____ REFUNDED

DATE _____

TO: _____

TEMPORARY BANNER

WIDTH 6

Kitayama

special event

BY: _____ DATE: _____

LENGTH 10

BUILDING DEPARTMENT CITY OF NEWPORT BEACH, CA

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE EXPRESS OR IMPLIED AUTHORIZATION TO CONSTRUCT ANY BUILDING IN VIOLATION OF, OR INCONSISTENT WITH, THE ORDINANCES, PLANS AND POLICIES OF THE CITY OF NEWPORT BEACH. THIS APPROVAL DOES NOT GUARANTEE THAT THESE PLANS ARE, IN ALL RESPECTS, IN COMPLIANCE WITH CITY, BUILDING AND ZONING ORDINANCES, PLANS AND POLICIES. THE CITY OF NEWPORT BEACH RESERVES THE RIGHT TO REQUIRE ANY PERMITEE TO REVISE THE BUILDING, STRUCTURE OR IMPROVEMENT AUTHORIZED BY THESE PLANS, BEFORE, DURING OR AFTER CONSTRUCTION, IF NECESSARY TO COMPLY WITH THE ORDINANCES, PLANS AND POLICIES OF THE CITY OF NEWPORT BEACH.

APPLICANT'S ACKNOWLEDGEMENT _____ (signature)

DEPARTMENT	SIGNATURE	DATE
PUBLIC WORKS		
TRAFFIC		
FIRE		
GRADING		
PLANNING	<i>[Signature]</i>	<i>June 4-10-02</i>

BY: _____ DATE: _____

NOTES/COMMENTS/ SPECIAL CONDITIONS

not to exceed 100 ft

BUSINESS NAME Kitayama Restaurant

LOCATION 101 Bayviewplace N.P.B CA 92660

CONTACT ~~John~~ Keiko Magann

PHONE 949. 725 - 0777

BUILDING DEPARTMENT CITY OF NEWPORT BEACH, CA

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE EXPRESS OR IMPLIED AUTHORIZATION TO CONSTRUCT ANY BUILDING IN VIOLATION OF, OR INCONSISTENT WITH, THE ORDINANCES, PLANS AND POLICIES OF THE CITY OF NEWPORT BEACH. THIS APPROVAL DOES NOT GUARANTEE THAT THESE PLANS ARE, IN ALL RESPECTS, IN COMPLIANCE WITH CITY, BUILDING AND ZONING ORDINANCES, PLANS AND POLICIES. THE CITY OF NEWPORT BEACH RESERVES THE RIGHT TO REQUIRE ANY PERMITEE TO REVISE THE BUILDING, STRUCTURE OR IMPROVEMENT AUTHORIZED BY THESE PLANS, BEFORE, DURING OR AFTER CONSTRUCTION, IF NECESSARY TO COMPLY WITH THE ORDINANCES, PLANS AND POLICIES OF THE CITY OF NEWPORT BEACH.

APPLICANT'S ACKNOWLEDGEMENT _____ (signature)

DEPARTMENT	SIGNATURE	DATE
PUBLIC WORKS		
TRAFFIC		
FIRE		
GRADING		
PLANNING	<i>[Signature]</i>	<i>11-7-01</i>

BY: _____ DATE: _____

VALUES \$220

DATES 11-7-01

Job Address: **101 BAYVIEW PL** Floor: Suite: Bldg: 0 Description of Work: **TEMPORARY BANNER "ALL YOU CAN EAT SHABU"**
3/23/03 - 4/22/03 30/90

INSPECTOR

Inspector Area **JS** Legal Descr: N TR 12528 LOT 1

Owner: **KITAYAMA RESTAURANT**
Address: **101 BAYVIEW PL
NEWPORT BEACH CA**
Phone: **(949)725-0777**

Contractor:
Address:
Phone:

Architect:
Address:
Phone: State Lic:

Applicant: **KEIKO MAGANN**
Address: **101 BAYVIEW PL
NEWPORT BEACH CA**
Phone: **(949)725-0777**

Con State Lic:
Lic Expire:
Bus Lic:
Lic Exp Date:

Engineer:
Address:
Phone: State Lic:

Code Edition: 0
Type of Construction:
Occupancy Group:
Added/New sq.ft. Bldg:
Added/New sq. ft. Garage:
No of Stories:
No of Units :

Workers' Compensation Insurance --
Carrier:
Policy No:
Expire:

Designer:
Address:
Phone:

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

Special Conditions:

Issued Date:
Use Zone:
Parking Spaces:

FEES

Construction Valuation: **\$100.00**

Building Permit Fee :	\$21.40	Microfilm:	\$1.00	Hazardous Mat Disclosure:	\$0.00	Planning Dep - -	
Plan Check Fee:	\$0.00	Excise Tax- Res.:	\$0.00	CA Seismic Safety:	\$0.00	Plan Check:	\$24.25
Investigation Fee:	\$0.00	Excise Tax- Com.:	\$0.00		\$0.00	Counter Rev.:	\$0.00
Clean Up Deposit:	\$0.00	Supplemental P/C:	\$0.00	Fire Dep - Plan Review:	\$0.00	OverTime Plan Check Fee:	\$0.00
Disabled Access:	\$0.00	Fair Share:	\$0.00	Fire Dep - Inspection:	\$0.00	Public Works Plan Check Fee:	\$0.00
Fee Increase :	\$0.00						

TOTAL FEE : \$46.65 TOTAL PAYMENT : \$0.00 TOTAL DUE : \$46.65

PROCESSED BY: _____

OTHER DEPARTMENT: _____

PLANNING APPROVAL: *LA 3-21-03* _____

PLAN CHECK BY: _____

FIRE APPROVAL: _____

APPROVAL TO ISSUE: _____

GRADING APPROVAL: _____

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

PUBLIC WORKS: _____

1-13815

APPROVALS	DATE	BY	COMMENTS
FOUNDATION:			
ROUGH GRADE			
LINE & GRADE CERT/SETBACKS			
ERECTION PADS			
FOOTINGS			
SLAB ON GRADE			
FRAMING:			
DECK SLAB			
SUBFLOOR			
ROOF & BUILDING HT			
EXT. SHEAR/HOLD DOWNS			
GENERAL FRAMING			
FIREPLACE THROAT			
INTERIOR & EXTERIOR			
INSULATION			
DRYWALL			
SUSPENDED CEILING			
SHOWER LATH			
EXTERIOR LATH			
SCRATCH (PLASTER) (2 DAY)			
MASONRY PRE-GROUT			
MISC. INSPECTIONS:			
PERMIT EXTENSION			
1ST EXP. LETTER			
2ND EXP. LETTER			
BUILDING FINAL	5-6-03	(FR)	BANNER REMOVED
CERTIFICATE OF OCCUPANCY			

TENANT NAME: _____

TYPE OF BUSINESS USE: _____

\$ _____ REFUNDED

DATE _____

TO: _____

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 9 (COMMENCING WITH SEC. 7000) OF DIV. 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 SEC. 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 CONTRACTORS LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO DOES SUCH WORK HIMSELF OR HIMSELF 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, AS OWNER OF THE PROPERTY, 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 THE PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTOR(S) LICENSED PURSUANT TO THE CONTRACTORS LICENSE LAW).

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

DATE 3-21-03 OWNER [Signature]

LICENSED CONTRACTORS DECLARATION

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 8 (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. _____

DATE _____ 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 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 (SEC. 3097, DIV.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.

TAKAYUKI MIYAZAKI
PERMITTEE NAME (PRINT)

[Signature]
SIGNATURE OF PERMITTEE

3-21-03
DATE

TEMPORARY BANNER

WIDTH
106

ALL you can eat Shabu Shabu

BUILDING DEPARTMENT
CITY OF NEWPORT BEACH, CA

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE EXPRESS OR IMPLIED
AUTHORIZATION TO CONSTRUCT ANY BUILDING IN VIOLATION OF, OR INCONSISTENT
WITH, THE ORDINANCES, PLANS AND POLICIES OF THE CITY OF NEWPORT
BEACH. THIS APPROVAL DOES NOT GUARANTEE THAT THESE PLANS ARE, IN ALL
RESPECTS, IN COMPLIANCE WITH CITY, BUILDING AND ZONING ORDINANCES,
PLANS AND POLICIES. THE CITY OF NEWPORT BEACH RESERVES THE RIGHT TO
REQUIRE ANY PERMITEE TO REVISE THE BUILDING, STRUCTURE OR IMPROVE-
MENT AUTHORIZED BY THESE PLANS, BEFORE, DURING OR AFTER CONSTRU-
TION, IF NECESSARY TO COMPLY WITH THE ORDINANCES, PLANS AND POLICIES
OF THE CITY OF NEWPORT BEACH.

APPLICANT'S ACKNOWLEDGEMENT _____
(Signature)

LENGTH 10

DEPARTMENT	SIGNATURE	DATE
PUBLIC WORKS	_____	_____
TRAFFIC	_____	_____
FIRE	_____	_____
GRADING	_____	_____
PLANNING	<u>[Signature]</u>	<u>3-21-03</u>

APPROVAL TO ISSUE

BUSINESS NAME KITAYAMA

LOCATION 101 Bayviewplace Newport Beach ca 92660

CONTACT Keiko Magann

PHONE 91725-0277

VALUE \$ 100

DATES _____

032003-0814

Job Address: **101 BAYVIEW PL** Floor: Suite: Bldg: 0

Description of Work: **TEMP BANNER/EARLY BIRD 6 PM - 7 PM"**
08/15/03 - 09/11/03

Inspector Area **JS** Legal Descr: **N TR 12528 LOT 1**

Owner: **KODAKA INC**
Address: **500 E 7TH ST**
LOS ANGELES, CA 90014

Contractor:
Address:

Architect:
Address:

INSPECTOR

Phone:

Phone:

Phone:

State Lic:

Applicant: **KODAKA INC**
Address: **500 E 7TH ST**
LOS ANGELES, CA 90014

Con State Lic:
Lic Expire:
Bus Lic:
Lic Exp Date:

Engineer:
Address:

Phone: **949-725-0777**

Phone:

State Lic:

Code Edition: 0
Type of Construction:
Occupancy Group:
Added/New sq.ft. Bldg:
Added/New sq. ft. Garage:
No of Stories:
No of Units :

Workers' Compensation Insurance --
Carrier:
Policy No:
Expire:

Designer:
Address:

Issued Date:

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

Special Conditions:

Use Zone:
Parking Spaces:

FEES

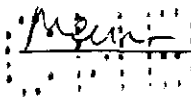
Construction Valuation: **\$100.00**

Building Permit Fee :	\$21.40	Microfilm:	\$1.00	Hazardous Mat Disclosure:	\$0.00	Planning Dep - -	
Plan Check Fee:	\$0.00	Excise Tax- Res.:	\$0.00	CA Seismic Safety:	\$0.00	Plan Check:	\$19.40
Investigation Fee:	\$0.00	Excise Tax- Com.:	\$0.00		\$0.00	Counter Rev.:	\$0.00
Clean Up Deposit:	\$0.00	Supplemental P/C:	\$0.00	Fire Dep - Plan Review:	\$0.00	OverTime Plan Check Fee:	\$0.00
Disabled Access:	\$0.00	Fair Share:	\$0.00	Fire Dep - Inspection:	\$0.00	Public Works Plan Check Fee:	\$0.00
Fee Increase :	\$0.00						

TOTAL FEE : \$41.80 TOTAL PAYMENT : \$0.00 TOTAL DUE : \$41.80

PROCESSED BY: _____

OTHER DEPARTMENT: _____

PLANNING APPROVAL:  _____

PLAN CHECK BY: _____

FIRE APPROVAL: _____

APPROVAL TO ISSUE: _____

GRADING APPROVAL: _____

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

PUBLIC WORKS: _____

2-58189

APPROVALS	DATE	BY	COMMENTS
FOUNDATION:			
			ROUGH GRADE
			LINE & GRADE CERT/SETBACKS
			ERECTION PADS
			FOOTINGS
			SLAB ON GRADE
FRAMING:			
			DECK SLAB
			SUBFLOOR
			ROOF & BUILDING HT
			EXT. SHEAR/HOLD DOWNS
			GENERAL FRAMING
			FIREPLACE THROAT
INTERIOR & EXTERIOR			
			INSULATION
			DRYWALL
			SUSPENDED CEILING
			SHOWER LATH
			EXTERIOR LATH
			SCRATCH (PLASTER) (2 DAY)
			MASONRY PRE-GROUT
MISC. INSPECTIONS:			
PERMIT EXTENSION			
			1ST EXP. LETTER
			2ND EXP. LETTER
			BUILDING FINAL
			CERTIFICATE OF OCCUPANCY

TENANT NAME: _____

TYPE OF BUSINESS USE: _____

9-8-03 *[Signature]*

OWNER-BUILDER DECLARATION

I HEREBY AFFIRM UNDER PENALTY OF PERJURY 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 OR SHE IS LICENSED PURSUANT TO THE PROVISIONS OF THE CONTRACTOR'S LICENSE LAW (CHAPTER 9 (COMMENCING WITH SEC 7000) OF DIV. 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 SEC. 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 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, 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 THE 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 _____ OWNER _____

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. _____

DATE _____ 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 (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.

X Keiko Magallon
PERMITTEE NAME (IF PRINT)

SIGNATURE OF PERMITTEE _____ DATE _____

TEMPORARY BANNER

WIDTH

early Bard.
6pm - 7pm
100ft MAX

LENGTH _____

BUSINESS NAME Kitayama Japanese Restaurant
LOCATION 101 Bay view place
CONTACT Keiko Magawa
PHONE 949-725-0777

CITY OF NEWPORT BEACH BUILDING DEPARTMENT

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE EXPRESS OR IMPLIED AUTHORIZATION TO CONSTRUCT ANY BUILDING IN VIOLATION OF, OR INCONSISTENT WITH THE ORDINANCES, PLANS, AND POLICIES OF THE CITY OF NEWPORT BEACH. THIS APPROVAL DOES NOT GUARANTEE THAT THESE PLANS ARE, IN ALL RESPECTS, IN COMPLIANCE WITH CITY, BUILDING, AND ZONING ORDINANCES, PLANS AND POLICIES. THE CITY OF NEWPORT BEACH RESERVES THE RIGHT TO REQUIRE ANY PERMITEE TO REVISE THE BUILDING, STRUCTURE OR IMPROVEMENT AUTHORIZED BY THESE PLANS, BEFORE, DURING OR AFTER CONSTRUCTION, IF NECESSARY TO COMPLY WITH THE ORDINANCES, PLANS AND POLICIES OF THE CITY OF NEWPORT BEACH.

APPLICANT'S ACKNOWLEDGEMENT: [Signature]
(SIGNATURE)
DEPARTMENT _____ SIGNATURE _____
PUBLIC WORKS _____
GENERAL SERVICES _____
FIRE _____
GRADING _____
PLANNING mem 8-14-03
EMP _____

APPROVAL TO ISSUE
DATE: _____

VALUE \$ 80.00
DATES 8/14/03

8-15-03 — 9-11-03

City of Newport Beach
 Building Department
 10015-210
 Newport Beach, CA 92659-8915
 Phone: 714/444-1288

BUILDING PERMIT APPLICATION

B-11111111
 PLAN CHECK NO.
 45-87

ADDRESS: 10. BAYVIEW FL NEWPORT BEACH		LOCATION: BRILL SPRING	STAT AREA: M	TYPE CONST: V N	PROCESSED BY: Pruitte
BLOCK: KODANIA, INC.	SMALL: 235 S. SANDPAPER ST.	SPADING & REMOVAL NECESSARY: YES	USE ZONE: PL	VACANT SITE: YES	NO
TEL NO: 91754	ZIP: 92659	SPEC CONDS: WALLS ON PUMP ROOM TO BE 07	PARKING SPACE: 50% (400 sq)	OTHER: LOWWAYS (AT FRONT)	
OWNER: KASIMA INTERNATIONAL, INC.	TEL NO: 213-269-0030	LANDS DEAR: 1.0	ZONING: JWB	TAX SHARP: \$	
ADDRESS: 901 CORPORATE CENTER DR. MONTEREY PARK, CA	ZIP: 91754	FIRE APPROVA: JWB	EXCISE TAX: \$	SAN DISTRICT NO: 1	
STATE: CA	NEWPORT LIC. NO: 91754	DRAINING APPROVA: JWB	COUNTY: S	OTHER: \$	
OWNER: KASIMA INTERNATIONAL	TEL NO: 213 269-0030	PLAN BY: JWB	TOTAL: \$		
ADDRESS: 901 CORPORATE CENTER DR. MONTEREY PARK, CA	ZIP: 91754				
STATE: CA	LIC. NO: 91754				
DESCRIPTION OF WORK					
ALTER: 120	REPAIR:	DEMOLISH:	APPROVAL:	WORKERS' COMPENSATION DECLARATION	
ALTER: PUMP ROOM & WATER TOWER POND.					
LICENSED CONTRACTORS DECLARATION			CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE		
I HEREBY AFFIRM THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9, COMMENCED WITH SECTION 7000 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE AND MY LICENSE IS IN FULL FORCE AND EFFECT.			I HEREBY AFFIRM THAT I HAVE A CERTIFICATE OF EXEMPTION TO SELF INSURE OR A LICENSED CONTRACTORS' COMPENSATION INSURANCE OR A CERTIFIED CONTRACTORS' COMPENSATION POLICY NO. 1125765.		
OWNER BUILDER DECLARATION			CONSTRUCTION LENDING AGENCY		
I HEREBY AFFIRM THAT I AM EXEMPT FROM THE CONTRACTORS' LICENSE LAW FOR THE PURPOSES OF THIS BUSINESS AND PROFESSIONS CODE AND I HAVE NOT INTENDED OR WILL NOT INTEND TO CONSTRUCT THE PROJECT AS A BUSINESS AND PROFESSIONS CODE CONTRACTOR. THIS EXEMPTION DOES NOT APPLY TO AN OWNER OF PROPERTY WHO DOES NOT EMPLOY OTHER PERSON 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'S ORDER WILL HAVE THE BURDEN OF PROVING THAT HE DID NOT BUILD OR IMPROVE FOR THE PURPOSE OF SALE.			I HEREBY AFFIRM THAT THERE IS A CONSTRUCTION LENDING AGENCY FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED (SEC 3097 CIVC)		
AS OWNER OF THE PROPERTY I AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT (SEC 3044 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 CONTRACTORS' LICENSE LAW.			LENDER'S NAME: _____		
I AM EXEMPT UNDER SEC. _____			LENDER'S ADDRESS: _____		
DATE: _____ OWNER: _____			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 AUTHORIZED REPRESENTATIVES OF THIS COMPANY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.		
EST. VAL: \$ 2000.00			OTHER FEES: \$ _____		
P/C FEE: \$ 25.03			PLUMBING FEE: \$ 30.50		
FINAL VAL: \$ _____			ADJ. P/C FEE: \$ _____		
C&D: \$ 100.00			TOTAL FEES: \$ 55.53		

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 NO CASH PERMIT VALIDATION CR NO CASH

APPROVALS		DATE	INSPECTOR'S SIGNATURE
FOUNDATION		1/26/89	DS
REINFORCING STEEL		1/26/89	DS
PRESLAR		2/6/89	DS
SHEATHING			
FRAMING			
DRY WALL			
SUSPENDED CEILING			
LATHING			
PLASTERING	Scratch		
	Brown		
INSULATION			
FINAL		5.19.89	Shay
CERT. OF OCCUPANCY			
<p>1/26/89 REC'D FAVORABLE SOILS REP FROM CORY CRONQUIE Assoc. (DS)</p> <p>2/6/89 OK'D TO GROUT 1ST LFT - DS</p> <p>2/11/89 REC'D FAVORABLE SOILS REPORT ON PUMP HOUSE SLAB & GROUND (DS)</p> <p>2/14/89 OK TO MUR ROOF DECK & POND BOTTOMS. (DS)</p>			

\$ 100.00 DEPOSIT RELEASED
 FOR REFUND ON 5-23-89 (AM)
 TO: Kajima Inc.
 23052 Alcalde De Sta A
 Caymaniles 92653

City of Newport Beach
 Building Department RA2015-210
 1401 Box 1708
 Newport Beach, CA 92658-8915
 949.661.1414, 644.3285

BUILDING PERMIT APPLICATION

B
 PLAN CHECK NO
 11700-8

BUILDING ADDRESS: 101 Bayview Place
CITY: Newport Beach
STATE: CA
ZIP: 92662
OWNER: KEDANTIA INC
ADDRESS: 225 South San Pedro
CITY: L.A. CA
ZIP: 90012
PROJECT TOP: KAJIMA DIT
ADDRESS: 2302 Alacran Dr Suite A
CITY: Laguna Hills CA
ZIP: 92653
PROJECT: KAJIMA ASSC
ADDRESS: 101 CORPORATE CENTRAL
CITY: MONTESITE PARK CA
ZIP: 91754

LOCAL AGENCY: CROSS ST
AREA: M-2
TYPE CONST: YES / NO
PROCESSED BY: [Signature]
VACANT SITE: YES / NO
GRADING APPROVAL REQUIRED: YES / NO
PLANNING APPROVAL: YES / NO
SPILL CONTROL: YES / NO
TAXES:
 PARISH \$
 EXCISE TAX \$
 SAN DISTRICT NO. ZONE \$
 DJHTC \$
 OTHER \$
TOTAL: \$

DESCRIPTION OF WORK:
 Blockwall approx 212' Long
 6" H

SIGNATURE OF APPLICANT: [Signature]
LICENSED CONTRACTORS DECLARATION
 I HEREBY AFFIRM THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 COMMENCED WITH SECTION 2000 OF DIVISION 9 OF THE BUSINESS AND PROFESSIONS CODE AND MY LICENSE IS IN FULL FORCE AND EFFECT.

WORKERS' COMPENSATION DECLARATION
 I HEREBY AFFIRM THAT I HAVE A CERTIFICATE OF CONSENT TO SELF-INSURE OR A POLICY OF WORKERS' COMPENSATION INSURANCE OR A CERTIFIED CONTRACTOR'S POLICY.
 DATE: 1-12-89
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 I AM 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.

OWNER-BUILDER DECLARATION
 I HEREBY AFFIRM THAT I AM EXEMPT FROM THE CONTRACTOR'S LICENSE LAW FOR THE REASON OR REASONS SET FORTH IN BUSINESS AND PROFESSIONS CODE. ANY CITY OR COUNTY WHICH REQUIRES A PERMIT TO CONSTRUCT, ALTER, IMPROVE, DEMOLISH OR REPAIR OR STRIKE OR BE BOUND TO ITS ISSUANCE ALSO REQUIRES THE APPLICANT FOR THIS PERMIT TO AFFIRM BY AFFIRMATION THAT HE IS LICENSED PURSUANT TO THE PROVISIONS OF THE CONTRACTOR'S LICENSE LAW CHAPTER 9 COMMENCING WITH SECTION 2000 OF DIVISION 9 OF THE BUSINESS AND PROFESSIONS CODE OR THAT HE IS EXEMPT THEREFROM AND THE BASIS FOR THE ALLEGED EXEMPTION. AN AFFIRMATION OF EXEMPTION BY ANY APPLICANT FOR A PERMIT SUBJECTS THE APPLICANT TO A LIABILITY 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 RENTED OR OFFERED FOR SALE BY MY BUSINESS AND PROFESSIONS CODE. THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO DOES OR APPROVES THE WORK AND WHO DOES SUCH WORK HIMSELF OR THROUGH HIS OWN EMPLOYEES, PROVIDED THAT SUCH IMPROVEMENTS ARE NOT OFFERED OR OFFERED FOR SALE TO POWER IN 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 APPROVE FOR THE PURPOSE OF SALE.
 AS OWNER OF THE PROPERTY, AN EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO COMPLETE THE PROJECT (SIC: 2000 BUSINESS AND PROFESSIONS CODE), THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY AND BUILDER OR IMPROVER THEREON, AND WHO CONTRACTS WITH SUCH PERSONS WITH A CONTRACTOR LICENSED PURSUANT TO THE CONTRACTOR'S LICENSE LAW.
 I AM EXEMPT UNDER SEC _____ BECAUSE FOR THIS REASON _____
 DATE _____ OWNER _____

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 3002.002).
 LENDER'S NAME _____
 LENDER'S ADDRESS _____
 I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.
Est. Val.: \$ 3600
Permit Fee: \$ 28.93
Final Val.: \$
Other Fees: \$
Permit Fee: \$ 44.50
ACT. PER. FEE: \$
Grd.: \$ 100
Total Fees: \$ 73.43

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 MO CASH
PERMIT VALIDATION: CK MO CASH

INSPECTOR'S COPY

APPROVALS		DATE	INSPECTOR'S SIGNATURE
FOUNDATION		1/10/88	TS
REINFORCING STEEL		1/11/88	TS
PRESLAB			
SHEATHING			
FRAMING			
DRY WALL			
SUSPENDED CEILING			
LATHING			
PLASTERING	Scratch		
	Brown		
INSULATION			
FINAL		5.19.87	SKB
CERT. OF OCCUPANCY			
1/29/89 OK TO GROUT WALL EXCEPT FOR TRASH ENCLOSURE WHICH WILL LAY UP NEXT WEEK. (P)			

\$ 1000 DEPOSIT RELEASED
 FOR REFUND ON Garrett (M)
 TO Kajima Int.
2352 N. CALENCIA DR. STE 11
Laguna Hills 92653

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

BUILDING PERMIT APPLICATION

B- 12033

PLAN CHECK NO
 1190B-88

PROJECT ADDRESS: **101 BAYVIEW PLACE**

LOCALITY (CITY AND ST.): _____

LOT #1: _____ BLOCK: _____ TRACT: _____

STAT AREA: _____ GRP: **M-2** TYPE CONS: _____

USE OF DUTY: _____ GRADING APPROVAL REQUIRED: YES / NO

OWNER: **KOJANMA INC** TEL NO: _____

ADDRESS: **275 South San Pedro**

CITY: **L.A. CA** ZIP: **90012**

CONTRACTOR: **KATJIMA INT**

ADDRESS: **23052 MARINA DR**

CITY: **LA BREA CA** ZIP: **90007**

STATE LICENSE NO: **328486** NEW LICENSE NO: _____

EXPIRES: _____ TAX DIST: **213-207-0020**

ADDRESS: **701 CORPORATE CENTER DR** ZIP: **91754**

CITY: **PRIMROSE PARK CA**

YARDS REAR: _____ SIDE: _____ FRONT: _____

FAIR SHARE: \$ _____

EXCISE TAX: \$ _____

SAF DISTRICT NO. - ZONE: \$ _____

EMJTC: \$ _____

OTHER: \$ _____

TOTAL: \$ _____

APPROVAL TO ISSUE: _____

DESCRIPTION OF WORK: **PARKING LOT LIGHT POLE FOOTINGS**

NEW: ALTER: REPAIR: DEMOLISH:

SIGNATURE OF APPLICANT: **Ronald K. Swift**

LICENSED CONTRACTORS DECLARATION

I HEREBY AFFIRM THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 COMMENCING WITH SECTION 7000 OF DIVISION 2 OF THE BUSINESS AND PROFESSIONS CODE, AND MY LICENSE IS IN FULL FORCE AND EFFECT.

CONTRACTOR: _____ DATE: _____

OWNER-BUILDER DECLARATION

I HEREBY AFFIRM THAT I AM EXEMPT FROM THE CONTRACTORS LICENSE LAW FOR THE FOLLOWING REASON (SEC 7006.5 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 DECLARATION THAT HE IS LICENSED PURSUANT TO THE PROVISIONS OF THE CONTRACTORS LICENSE LAW (CHAPTER 9 COMMENCING WITH SECTION 7000 OF DIVISION 2 OF THE BUSINESS AND PROFESSIONS CODE) OR THAT HE IS EXEMPT THEREFROM AND THE BASIS FOR THE ALLEGED EXEMPTION. ANY VIOLATION OF SECTION 7006.5 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 LICENSED PURSUANT TO THE CONTRACTOR'S LICENSE LAW.

DATE: _____ OWNER: _____

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).

POLICY NO: **1028765** COMPANY: **TAKIO MARINE**

CERTIFIED COPY IS HEREBY FURNISHED 1-1-90

CERTIFIED COPY IS FILED WITH THE BUILDING DEPARTMENT.

DATE: **1-12-89** APPLICANT: **Ronald K. Swift**

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 WILL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKERS' COMPENSATION LAWS OF CALIFORNIA.

DATE: _____ APPLICANT: _____

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 8087 CIVIL).

LENDER'S NAME: _____

LENDER'S ADDRESS: _____

I, AS OWNER OF THE PROPERTY, 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 PROJECT FOR INSPECTION PURPOSES.

SIGNATURE OF PERMITTEE: **Ronald K. Swift** DATE: **1-12-89**

EST. Fee: \$ **2000** Other Fees: \$ _____

PIG Fee: \$ **4453** Permit Fee: \$ **6850**

Final Val: \$ _____ Adj. PIG Fee: \$ _____

C&D: \$ **200.00** Total Fees: \$ **5113.00**

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: C.K. M.O. CASH

PERMIT VALIDATION: C.K. M.O. CASH

INSPECTOR'S COPY

APPROVALS		DATE	INSPECTOR'S SIGNATURE
FOUNDATION		1/25/89	DS
REINFORCING STEEL		1/26/89	DS
PHI SLAB			
SHEATHING			
FRAMING			
DRY WALL			
SUSPENDED CEILING			
LATHING			
PLASTERING	Scratch		
	Brown		
INSULATION			
FINAL		3-21-89	DS
CERT. OF OCCUPANCY			
<p><i>1/26/89 NO'D FAVORABLE SOILS AT 10' BY (Signature) 1/26/89</i></p>			

\$ _____ DEPOSIT RELEASED
 FOR REFUND ON _____
 TO: _____

City of Newport Beach
Planning Department
101 Bay 1708

Newport Beach, CA 92650-6915
Phone: (714) 644-3288

BUILDING PERMIT APPLICATION

FILE
B. 11100
PLAN CHECK NO. 57789

101 BAY VIEW PL. NEWPORT BEACH

LOC. CROSS BT

STAT AREA: CH 17

TYPE CON: F

PROPOSED BY: *Formica*

VACANT SITE: YES

GRADING APPROVAL RECEIVED: YES

USE ZONE: FARRING SPACES

SPEC CODE:

TOKYO KAI KAN

101 BAY VIEW PL. NEWPORT BEACH 92707

FIRE MASTER / *NEWPORT*

ADDRESS: **621 LUNAR AVE** TEL NO: **990-3471**

BREA AIR: **92621**

STATE LIC NO: **327907** NEWPORT LIC NO: **X1028**

ZIP: **92621**

FAIR PRICE	\$
FAIR PRICE 2A	\$
SAN DISINFEST	\$
PLANT	\$
OTHER	\$
TOTAL	\$

DESCRIPTION OF WORK

ALTER REPAIR DEMOLISH

Food

Chemical Department

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 DEC 1802 LARC

POLICY NO: **1123040** COMPANY: **State Fund**

CERTIFIED COPY IS HEREBY FURNISHED: **3-15-89**

CERTIFIED COPY IS FILED WITH THE COUNTY CLERK: **4-11-89**

APPLICANT: *A. Bobinsky*

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: _____

LICENSED CONTRACTORS DECLARATION

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

LIC NO: _____

DATE: _____

OWNER-BUILDER DECLARATION

I HEREBY AFFIRM THAT I AM EXEMPT FROM THE CONTRACTOR'S LICENSE LAW FOR THE REASONS SET FORTH IN SECTION 7000 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE. PRIOR TO ITS ISSUANCE ALSO REQUIRES THE APPLICANT AND CONTRACTOR 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 7000.6 BY AN APPLICANT FOR A PERMIT SUBJECTS THE APPLICANT TO THE PENALTY OF NOT MORE THAN FIVE HUNDRED DOLLARS LESSON.

I, THE OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION ON THIS WORK AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE (SEC. 7004 BUSINESS AND PROFESSIONS CODE) THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO RECEIVES APPROVAL THEREON AND WHO DOES SUCH WORK HIMSELF OR THROUGH HIS OWN EMPLOYEES, PROVIDED THAT SUCH IMPROVEMENTS ARE NOT INTENDED OR OFFERED FOR SALE. 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.

AS OWNER OF THE PROPERTY, AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTOR 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 THE PROJECTS WITH A CONTRACTOR LICENSED PURSUANT TO THE CONTRACTOR'S LICENSE LAW.

DATE: _____ OWNER: _____

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 3199 CIVIL)

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 THE COUNTY CLERK TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

A. Bobinsky **4-11-89**

SIGNATURE OF PERMITTEE DATE

Est Val: \$ **100,1571** City Fees: \$ _____

P.C. Fee: \$ _____ Permit Fee: \$ **26.50**

Final Val: \$ _____ Ag. P.C. Fee: \$ _____

C&D: \$ _____ Total Fees: \$ **26.50**

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 NO. CASH PERMIT VALIDATION CK NO. CASH

INSPECTOR'S COPY

APPROVALS	DATE	INSPECTOR'S SIGNATURE
FOUNDATION		
REINFORCING STEEL		
PRESLAB		
SHEATHING		
FRAMING		
DRY WALL		
SUSPENDED CEILING		
LATHING		
PLASTERING	Scratch	
	Brown	
INSULATION		
FINAL	5-11-89	<i>R. Chubb</i>
CERT. OF OCCUPANCY		

\$ _____ DEPOSIT RELEASED
 FOR REFUND ON _____
 TO: _____

City of Newport Beach
 Building Department
 P.O. Box 3768

Newport Beach, CA 92658-8915
 Phone: (714) 644-3288

BUILDING PERMIT APPLICATION

PLAN CHECK NO. **B-14896**

PROJECT NO. **101 Bayview Place**
 BLOCK **101** TRACT **101**
 USE OF STRUCTURE **RESIDENTIAL**
 OWNER **Tonye Kaitkan** TEL NO **752-2309**
 ADDRESS **101 Bayview Place**
 CITY **Newport Beach** ZIP **92660**

LOCALITY **NEWPORT BEACH**
 SPAT. ANGLE **15** TYPE **PERMIT**
 GRADING APPROVAL REQUIRED **YES**
 USE ZONE **R-1** PARKING SPACES **0**
 PROCESSED BY **PERMITS**
 VACANT LOTS **YES**

CONTRACTOR **SAFE-T Security Systems**
 ADDRESS **1461 W. 190th St** TEL NO **714 279 8070**
 CITY **Gardena CA** ZIP **90248**
 LICENSE NO. **560851** STATE **CA** NEWPORT LIC. NO. **2548**
 ADDRESS **1461 W. 190th St** ZIP **90248**
 CITY **Gardena CA** LIC. NO. **2548**

YARDS BEAH **0** PS **0** LU **0**
 ZONING APPROVAL **FAIR SHARE** \$
 FIVE APPROVAL **EXCISE TAX** \$
 GRADING APPROVAL **SPRINTZ** \$
 PLAN CHECK BY **DATE** \$
 OTHER \$
 APPROVAL TO ISSUE **TOTAL** \$

DESCRIPTION OF WORK
 NEW ADD ALTER REPAIR DEMOLISH

WORKERS' COMPENSATION DECLARATION
 I HEREBY AFFIRM THAT I HAVE A CERTIFICATE OF CONSENT TO BE INSURED 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 _____

SIGNATURE OF APPLICANT **William T. Lambert**

LICENSED CONTRACTORS DECLARATION
 I HEREBY AFFIRM THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 8 COMMENCING WITH SECTION 70001 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 ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKERS' COMPENSATION LAWS OF CALIFORNIA.
 DATE **5-10-89** APPLICANT **William Lambert**
 NOTICE TO APPLICANT: IF AFTER MAKING THIS STATEMENT 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. 70018 BUSINESS AND PROFESSIONS CODE ANY CITY OR COUNTY WHICH REQUIRES A PERMIT TO CONSTRUCT, ALTER, IMPROVE, DEMOLISH OR REPAIR ANY STRUCTURE PRIOR TO ITS INSURANCE 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 8 COMMENCING WITH SECTION 70001 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 70018 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 EMPLOYEE WITH WAGES AS THEIR SOLE COMPENSATION WILL DO THE WORK AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE (SEC. 70018 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. 70044 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.
 I AM EXEMPT UNDER SEC. _____ B.A.P.C. FOR THIS REASON _____
 DATE _____ OWNER _____

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, C.V.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 FURNISH THE NECESSARILY OF THIS COUNTY TO ENTER UPON THE ABOVE MENTIONED PROJECT FOR INSPECTION PURPOSES.
 SIGNATURE OF PERMITTEE **William Lambert** DATE **5-10-89**
 Est. Val. \$ **2700** Other Fees \$ _____
 PIC Fee \$ _____ Permit Fee \$ **33.50**
 Final Val. \$ _____ Adj. PIC Fee \$ _____
 C&D \$ _____ Total Fees \$ **37.50**

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.D. CASH PERMIT VALIDATION CK M.D. CASH

APPROVALS		DATE	INSPECTOR'S SIGNATURE
FOUNDATION			
REINFORCING STEEL			
FLOOR SLAB			
SHEATHING			
FRAMING			
DRY WALL			
SUSPENDED CEILING			
LATHING			
PLASTERING	Scratch		
	Brown		
INSULATION			
FINAL		5-11-89	R. Clark
CERT. OF OCCUPANCY			

DEPOSIT RELEASED
\$ FOR REFUND ON
TO:

City of Newport Beach
 Building Department
 P.O. Box 1708
 Newport Beach, CA 92658-8915
 Phone: (714) 544-3288

BUILDING PERMIT APPLICATION

B-15426

PLAN CHECK NO.
 1068-87

PROJECT: 101 1/2' NEW POOL GENERAL
 BLOCK: _____ TRACT: _____
 USE OF SUBJECT: _____
 ADDRESS: 707 N. KALIFORNIA
NEWPORT BEACH, CA

QUALITY CROSS BY: _____
 LOT AREA: _____
 GRADING APPROVAL REQUIRED: YES NO
 USE ZONE: _____ PARKING SPACES: _____
 SPEC FONDS: _____
 PROCESSED BY: _____
 VACANT SITE: YES NO

CONTRACTOR: DAVID L. ORFANO COUNTY DEM
 ADDRESS: 13301 WEST ST
 CITY: NEWPORT BEACH
 LICENSE CLASS: C4 LIC NO: 404328
 ARCHITECT: PHILIP R. BOE
 ADDRESS: SUIPER POOL CT NW
 CITY: NEWPORT BEACH

YARDS REAR: _____
 ZONING APPROVAL: _____
 FIRE APPROVAL: _____
 GRADING APPROVAL: _____
 PLAN CHK BY: HT
 APPROVAL TO ISSUE: _____

DESCRIPTION OF WORK: 2 WEEKS PLAN
2 26 4
 SIGNATURE OF APPLICANT: _____

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, LAB C.
 POLICY NO: 040328-0001 State Fund
 CERTIFIED COPY IS HEREBY FURNISHED: YES NO
 CERTIFIED COPY IS FILED WITH THE COUNTY CLERK: YES NO
 DATE: _____

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: C4 LIC NO: 404328
 CONTRACTOR: _____ DATE: _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 THIS SECTION NEED NOT BE COMPLETED IF THE PERMIT IS FOR ONE HUNDRED DOLLARS 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: _____

OWNER BUILDER DECLARATION
 I HEREBY AFFIRM THAT I AM EXEMPT FROM THE CONTRACTOR'S LICENSE LAW FOR THE FOLLOWING REASON: SEC 7001'S BUSINESS AND PROFESSIONS CODE ANY CITY OR COUNTY WHICH REQUIRES A PERMIT TO CONSTRUCT, ALTER, IMPROVE, DEMOLISH OR REPAIR ANY STRUCTURE PRIOR TO PERFORMANCE ALSO REQUIRES THE APPLICANT FOR SUCH PERMIT TO BE 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 7001 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 THE PERSON, 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 THE PERSON AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTOR'S LICENSED PURSUANT TO THE CONTRACTOR'S LICENSE LAW.
 I AM EXEMPT UNDER SEC _____ FOR THIS REASON: _____
 DATE: _____ OWNER: _____

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 CIVC.
 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: 5-11-87

EST. VAL: \$ 2000
 PFC FEE: \$ 2135
 FINAL VAL: \$ _____
 C&D: \$ _____

OTHER FEES: \$ _____
 PERMIT FEE: \$ 33.50
 ADJ PFC FEE: \$ _____
 TOTAL FEES: \$ 63.85

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

INSPECTOR'S COPY

APPROVALS		DATE	INSPECTOR'S SIGNATURE
FOUNDATION			
REINFORCING STEEL			
PRESLAB			
SHEATHING			
FRAMING			
DRY WALL			
SUSPENDED CEILING			
LATHING			
PLASTERING	Scratch		
	Brown		
INSULATION			
FINAL		8.9.89	DS
CERT. OF OCCUPANCY			
<p>8/9/89 - TWO SMALL SIGNS IN PLACE PER APPROVED PLAN</p>			

(DS)

\$	DEPOSIT RELEASED
FOR REFUND ON	
TO:	

City of Newport Beach
Building Department
P.O. Box 1799
Newport Beach, CA 92663-0919
PH. no. (714) 644-3289

BUILDING PERMIT APPLICATION

B-21333

PROPOSED ADDRESS: 101 BAYVIEW PL. 1st Fl. Bldg.

FILE NO. _____

LIT. SIZE _____

OWNER: KIM MARRAS

ADDRESS: 101 BAYVIEW PL. NEWPORT BEACH, CA 92663

CONTRACTOR: [unclear]

ADDRESS: [unclear]

CITY: SAN JUAN CAPISTRANO, CA

DATE: [unclear]

APPROVED BY: [unclear]

PROPERTY OWNED BY: KIM MARRAS & PA/VIEW INC.

NEARBY: [unclear]

REASON FOR APPLIC: [unclear]

USE: [unclear]

TYPE: [unclear]

2. Sumps total.

[unclear]

TOTAL

CONSTRUCTION: [unclear]

PERMITS REQUIRED: [unclear]

COMMENTS: [unclear]

[unclear]

[unclear]

PLAN CHECK VALIDATION

PERMIT VALIDATION

APPROVALS		DATE	INSPECTOR'S SIGNATURE
FOUNDATION		6/28/90	[Signature]
REINFORCING STEEL			
PRE SLAB			
SHLATHING			
FRAMING			
DRY WALL			
SUSPENDED CEILING			
LATHING			
PLASTERING	Scratch		
	Brown		
INSULATION			
FINAL			
LET OF OCCUPANCY		6/28/90	[Signature]
6/28/90	Final	6/28/90	[Signature]
6/28/90	in Plans	6/28/90	[Signature]

PERFORM ON

DISCONT RELEASED



City of Newton Beach
 Bldg. PA 1816-2101
 P.O. Box 1189
 Newton Beach, FL 32254-4789
 Public Office Phone No. (774) 644-3288, 3289

BUILDING PERMIT

Permit No. **B9100693**

Full
Hoed System

OWNER/MAJOR DECLARATION

I, the undersigned, being the owner or the person in charge of the construction of the above described building, hereby certify that the same is to be constructed in accordance with the provisions of the Building Code of the City of Newton Beach, Florida, and that I am not a contractor or subcontractor engaged in the construction of the same for profit.

I hereby declare that the construction of the above described building is not to be commenced until I have received a building permit from the City of Newton Beach, Florida, and that I will comply with all the provisions of the Building Code of the City of Newton Beach, Florida, and that I will pay the fee therefor.

DATE: **11-18-91**

101 Bayview Pl

PROPERTY ADDRESS

PERMIT CLASS: **RESIDENTIAL**

CONTRACTOR: **W. B. JACKSON**

DATE: **11-18-91**

PROPOSED BY: *[Signature]*

DATE: **11-18-91**

APPROVAL: **R Check**

LICENSED CONTRACTOR DECLARATION

I, the undersigned, being a licensed contractor, hereby certify that I am qualified to construct the above described building in accordance with the provisions of the Building Code of the City of Newton Beach, Florida, and that I will comply with all the provisions of the Building Code of the City of Newton Beach, Florida, and that I will pay the fee therefor.

CONTRACTOR: **W. B. JACKSON**

DATE: **11-18-91**

CONTRACTOR: **W. B. JACKSON**

DATE: **11-18-91**

APPROVAL: **R Check**

WORKERS' COMPENSATION DECLARATION

I, the undersigned, hereby certify that I am not a contractor or subcontractor engaged in the construction of the above described building for profit, and that I am not employing any workers on the project.

SIGNATURE: *[Signature]*

APPROVAL: **R Check**

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I, the undersigned, hereby certify that I am not a contractor or subcontractor engaged in the construction of the above described building for profit, and that I am not employing any workers on the project.

DATE: **11-18-91**

PERMIT CLASS: **RESIDENTIAL**

CONTRACTOR: **W. B. JACKSON**

DATE: **11-18-91**

PERMIT CLASS	RESIDENTIAL	FEES	25.00
CONTRACTOR	W. B. JACKSON	FEES	0.00
DATE	11-18-91	FEES	0.00
TOTAL PERMIT FEES			25.00

CONSTRUCTION LENDING AGENCY

I, the undersigned, hereby certify that I am not a contractor or subcontractor engaged in the construction of the above described building for profit, and that I am not employing any workers on the project.

DATE: **11-18-91**

CONTRACTOR: **W. B. JACKSON**

DATE: **11-18-91**

APPROVAL: **R Check**

BY AUTHORIZED REPRESENTATIVE OR PERMIT VALIDATION

014704

THIS PERMIT IS VALID FOR 180 DAYS FROM THE DATE OF VALIDATION. THIS PERMIT BECOMES NULL AND VOID IF NOT RE-VALIDATED WITHIN 180 DAYS FROM THE DATE OF VALIDATION. INSPECTOR'S COPY

7-8-92 *[Handwritten signature]*



City of Newport Beach

Building Department

BLDG Permit No: B9906667

PO Box 1768 Newport Beach, California 92658-8915 Permit Counter Telephone (949)644-3288/3289 Inspection Requests Telephone (949)644-3255

Job Address: **101 BAYVIEW PL** Floor: _____ Suite: _____ Bldg: 1

Description of Work: **BANNER "10TH ANNIVERSARY SPECIAL" STRG 11/12/89 TO 12/31/89**

Inspector Area: **JS**

Legal Descr.: _____

Owner: **KODAKA, INC**
Address: **800 E 7TH ST**
LOS ANGELES CA
Phone: **213/680-0497**

Contractor:
Address:
Phone:

Architect:
Address:
Phone: State Lic:

Applicant: **KITAYAMA**
Address: **101 BAYVIEW PL**
NEWPORT BEACH CA
Phone: **949/725-0777**

Con. State Lic. :
Lic Expire:
Bus. Lic.:
Lic. Exp Date:

Engineer:
Address:
Phone: State Lic:

Code Edit : **97**
Type of Construction:
Occupancy Group: **BANNER**
Added /New sq.ft. Bldg :
Added /New sq. ft. Garage:
No of Stories. : **0**
No of Units :

Workers' Compensation Insurance --
Carrier:
Policy No:
Expire:
Building Setbacks Rear: /
Front: /
Left: /
Right: /
Use Zone:
Parking Spaces:

Designer:
Address:
Phone:

Special Conditions:

Inspector

FEES

Construction Valuation: **\$100.00**

Building Permit Fee :	\$19.00	Microfilm:	\$0.00	Additional Fire HMQ:	\$0.00	Planning Dep --	
Plan Check Fee:	\$13.88	Excise Tax- Res.:	\$0.00	Fair Share:	\$0.00	Plan Check:	\$0.00
Investigation Fee:	\$0.00	Excise Tax- Com.:	\$0.00	Hazardous Mat Disclosure:	\$0.00	Counter Rev.:	\$12.70
Clean Up Deposit:	\$0.00	Supplemental P/C:	\$0.00	Park DED.:	\$0.00	Fire Dep --	
Energy Compliance :	\$0.00	SAN. DIST.:	\$0.00	CA Seismic Safety:	\$0.50	Plan Review:	\$0.00
Disabled Access:	\$0.00	SJH Trans.:	\$0.00	Other Fee:	\$0.00	Inspection:	\$0.00

TOTAL FEE : \$45.88 TOTAL PAYMENT : \$0.00 TOTAL DUE : \$45.88

PROCESSED BY: JS

OTHER DEPARTMENT: _____

PLANNING APPROVAL: JS

PLAN CHECK BY: _____

FIRE APPROVAL: _____

APPROVAL TO ISSUE: JS

GRADING APPROVAL: _____

PUBLIC WORKD: _____

PAID
NOV 12 1999
CITY OF NEWPORT BEACH

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

439674

APPROVALS	DATE	BY	COMMENTS
FOUNDATION			
ROUGH GRADE			
LINE & GRADE CERT/SET BY CKS			
ERECTION PADS			
FOOTINGS			
FRAMING			
SLAB ON GRADE			
DECK SLAB			
SUBFLOOR			
ROOF & BUILDING IN			
EXT. SHEAR HOLD DOWN			
GENERAL FRAMING			
INSULATION			
DRYWALL			
SUSPENDED CEILING			
PLASTERING			
INTERIOR LATH			
EXTERIOR LATH			
SCRATCH (2 DAYS)			
BROWN (2 DAYS)			
MASONRY			
FOOTING			
PRE-GROUT			
FIREPLACE			
MISC. INSPECTIONS			
PERMIT EXTENSION			
1ST EXP. LETTER			
2ND EXP. LETTER			
PERMIT EXPIRED			
PERMIT CANCELED			
FINAL CLOSED	1/4/00	C. SPENCER	
CERTIFICATE OF OCCUPANCY			

OWNER-BUILDER DECLARATION
 I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM EXEMPT FROM THE CONTRACTORS LICENSE LAW FOR THE FOLLOWING REASON (SECTION 701.5, BUSINESS AND PROFESSIONS CODE. ANY CITY OR COUNTY WHICH REQUIRES A PERMIT TO CONSTRUCT, ALTER, IMPROVE, OR REPLACE OR REPAIR ANY STRUCTURE PRIOR TO ITS ISSUANCE ALSO REQUIRES THE APPLICANT FOR SUCH PERMIT TO FILE A BOND STATEMENT THAT HE OR SHE IS LICENSED PURSUANT TO THE PROVISIONS OF THE CONTRACTORS LICENSE LAW (CHAPTER 9, COMMENCING WITH SEC 7008 OF DIV. 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 SEC. 701.5 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 ON OFFERED FOR SALE SUBJECT TO BUSINESS AND PROFESSIONS CODE. THE CONTRACTORS LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THE AREA AND WHO DOES SUCH WORK HIMSELF 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.

AS OWNER OF THE PROPERTY AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT (SEC 7004 BUSINESS AND PROFESSIONS CODE). THE CONTRACTORS LICENSE LAW DOES NOT APPLY TO AN OWNER OF THE PROPERTY WHO EMPLOY OR IMPROVES THEREON AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTORS LICENSED PURSUANT TO THE CONTRACTORS LICENSE LAW.

I AM A PERMIT UNDER THE ... R & P ... OF THIS REASON.
 DATE X 11-12-99 OWNER X Keiko Nagami

LICENSED CONTRACTORS DECLARATION
 I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9, COMMENCING WITH SECTION 7001 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE AND MY LICENSE IS IN FULL FORCE AND EFFECT.
 LICENSED AS A _____ CONTRACTOR
 DATE _____ CONTRACTOR

WORKERS' COMPENSATION DECLARATION
 I HEREBY AFFIRM UNDER PENALTY OF PERJURY ONE OF THE FOLLOWING CONDITIONS:
 I HAVE MAINTAINED A CERTIFICATE OF CONSENT TO SUBSCRIBE FOR WORKERS' COMPENSATION AS REQUIRED FOR BY SECTION 100 OF THE LABOR CODE FOR THE PERIOD WHICH THIS PERMIT IS ISSUED.
 I HAVE AND WILL MAINTAIN WORKERS' COMPENSATION INSURANCE AS REQUIRED BY SECTION 100 OF THE LABOR CODE FOR THE PERIOD WHICH THIS PERMIT IS ISSUED.
 THIS PERMIT IS ISSUED BY WORKERS' COMPENSATION INSURANCE FUNDING AND RISK MANAGEMENT.

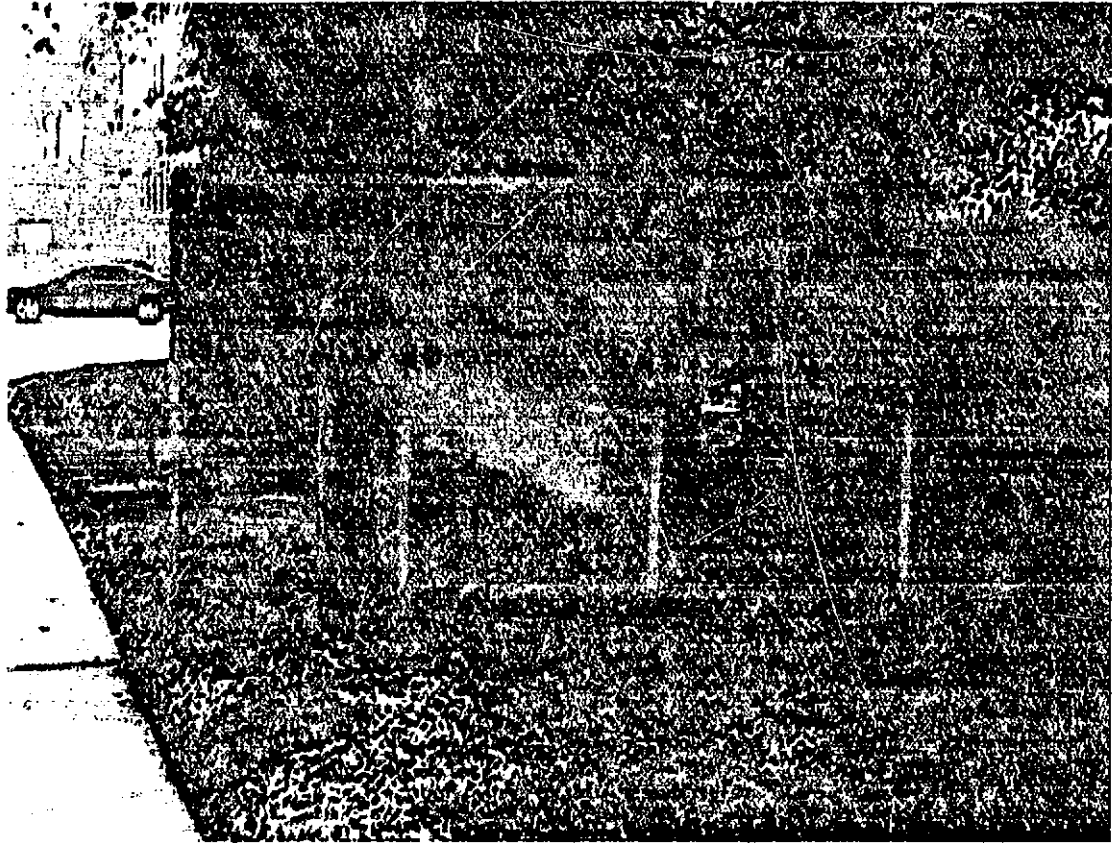
DATE _____ APPLICANT _____
 WARNING: FAILURE TO MAINTAIN WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COVERAGE, DAMAGES AS PROVIDED FOR BY SECTION 100 OF THE LABOR 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 (SECTION 2017 CIVIL).
 LENDER'S NAME _____
 LENDER'S ADDRESS _____
 I ACCEPT 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.
X Keiko Nagami
 DATE X 11-12-99

TENANT NAME _____
 TYPE OF BUSINESS USE _____

\$ _____ REFUNDED
 DATE _____
 TO: _____

JPEG image 640x480 pixels

file:///F:/Users/PLN/CSpence/PHOTOS/101 Bayview Place 110399 1145AM/MVC-015F.JPG



KITAYAMA
 101 BAYVIEW PLACE

BUILDING DEPARTMENT
 CITY OF NEWPORT BEACH, CA

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE EXPRESS OR IMPLIED AUTHORIZATION TO CONSTRUCT ANY BUILDING IN VIOLATION OF, OR INCONSISTENT WITH, THE ORDINANCES, PLANS AND POLICIES OF THE CITY OF NEWPORT BEACH. THIS APPROVAL DOES NOT GUARANTEE THAT THESE PLANS ARE IN ALL RESPECTS IN COMPLIANCE WITH CITY BUILDING AND ZONING ORDINANCES, PLANS AND POLICIES. THE CITY OF NEWPORT BEACH RESERVES THE RIGHT TO REQUIRE ANY PERMIT TO REVISIT THE BUILDING STRUCTURE OR IMPROVEMENT, IF NECESSARY TO COMPLY WITH THE ORDINANCES, PLANS AND POLICIES OF THE CITY OF NEWPORT BEACH.

APPLICANT'S ACKNOWLEDGEMENT

[Signature]
 180703201

DEPARTMENT	<i>begin</i>	SIGNATURE	DATE
PUBLIC WORKS	<i>end</i>	<i>[Signature]</i>	<i>11-12-99</i>
TRAFFIC		<i>[Signature]</i>	<i>11-31-99</i>
FIRE		<i>[Signature]</i>	<i>11-12-99</i>
GRADING		<i>[Signature]</i>	<i>11-12-99</i>
PLANNING		<i>[Signature]</i>	<i>11-12-99</i>

APPROVAL TO ISSUE

BY _____ DATE _____

ELECTRICAL PERMIT APPLICATION

E-8102

101 PLYVIEW WALKWAY
 MONTE RALPH ALBERT

BUILDING PERMIT NO. **B-3703**

NEW CONSTRUCTION
 RESIDENCE

50 FT. x 36 FT. PER 50 FT. INCLUDING GARAGE

SERVICE = 15.00

Hoops Inc.
 2225 LINCOLN
 AND HULL
 381956
 535-7202
 312497

TOTAL OUTLETS	333	PER 200	313	PER 100	63.90
TOTAL LIGHTING FIXTURES	233	PER 200	213	PER 100	63.70

INSPECTION RECORD

initial positive inspection by the
 utility on ground of existing PE
 utility of portion work PE
 utility of portion work PE
 utility of two LIDs PE
 5/19/09 per SCH & existing drawings
 DO NOT MATCH & LISTED
 PVC SD 3 PE

SEPARATE CIRCUIT

CIRCUIT	OVER	PERM	OVER	PERM
0	1			
1	10			
TC	50			
SS	100			
OVER 100				

TRANSFORMER KVA

NO TRANS
 75 KVA

SERVICE 0-600V NOT OVER 200A	12.00
SERVICE 0-600V OVER 200A	25.00
SERVICE OVER 600V	15.00
TIME CLOCK	2.50
POWER POLE	
SUB PANELS	7 17.50
PLAN CHECK FEE	35.40
OTHER (SEE COMPLETE FEE SCHEDULE)	

APPLICANT'S	DATE	INSPECTOR'S
GROUNDING ELECTRODE	10/1/07	Be D S
UNDERGLASS WORK	10/1/07	PE
ROUGH CONCRETE WALLS	12/16/07	PE
ROUGH WIRING	12/16/07	PE
ROUGH SERVICE	3/11/08	PE
TEMP POWER		
UTILITY CO NOTIFIED	3-17-09	
T-DAR CEILING	2/23/09	
FINAL	3/17/09	

PERMIT ISSUING FEE 5.00 / 10.00

TOTAL FEE 273.20

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 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 *[Signature]*

ADDRESS

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

PLAN CHECK VALIDATION CK MO CASH PERMIT VALIDATION CK MO CASH

City of Newport **HPA2015-240**
 Building Department
 P.O. Box 1700
 Newport Beach, CA 92658-0170
 Phone: 714.834.2288

ELECTRICAL PERMIT APPLICATION

E- 2806

101 W. VIEW PL
TRV TO KAIKAN

Hex-Pac INC.
22754 LIMEWOOD **535-7208**
ANA **92606**
C-10 **1996** **13697**
INSPECTOR RECORD

Final Check
 PLUMBING NO. **10-10033 71942**

NO. FT. 32 PER SQ. FT. INCLUDING GARAGE
SERVICE 15.00

DESCRIPTION	AMOUNT	TOTAL
TOTAL OUTLET-15	5.50	5.50
LIGHTING FIXTURES	4.00	9.50
SEPARATE CIRCUIT	1.00	10.50
TRANSFORMERS	3.00	13.50
TRANSFORMER KVA	1.00	14.50
SIGNS	1.00	15.50
SERVICE 0-600V-NOT OVER 200A	15.00	30.50
SERVICE 0-600V-OVER 200A	25.00	55.50
SERVICE OVER 600V	50.00	105.50
TIME CLOCK		
POWER POLE		
SUB PANELES		
PLAN CHECK FEE		
OTHER USES COMPLETE PER MEDICAL		
(Light Standards)		26.00
PERMITS ISSUING FEE		5.00
TOTAL FEE		43.50

APPROVAL	DATE	INSPECTOR'S
GROUNDING ELECTRODE		
UNDERSLAB WORK	11/2/10	[Signature]
ROUGH CONDUIT WALLS		
ROUGH WIRING		
ROUGH SERVICE		
TEMP. POWER		
UTILITY CO. NOTIFIED		
FINAL	5/17/10	[Signature]

TRANSFORMER KVA

SIGNS

SERVICE 0-600V-NOT OVER 200A

SERVICE 0-600V-OVER 200A

SERVICE OVER 600V

TIME CLOCK

POWER POLE

SUB PANELES

PLAN CHECK FEE

OTHER USES COMPLETE PER MEDICAL

(Light Standards)

PERMITS ISSUING FEE

TOTAL FEE

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 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 **[Signature]**

ADDRESS

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.

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

2010 5 1 01/25/07 **43.50 TOTAL**

Newport Beach 2015-210
 Planning Department
 175 W. 1768
 Newport Beach, CA 92660
 Phone: (714) 644-3333

ELECTRICAL PERMIT APPLICATION

170-173-01
E-3462

PROJECT NAME 101 Bayview Place
Address 101 Bayview Place
City Newport Beach, Ca
Zip 92707
Phone 752-2309
Contractor L. J. Miller
Address 509 S. Lion St.
City Santa Ana, Ca
Zip 92701
Phone 562-282
Permit No. 005282
Inspector A
INSPECTION RECORD

OWNER'S PERMIT NO. D-870
NEW CONSTRUCTION
RESIDENTIAL
SQ. FT. 30 FEET SQ. FT. (INCLUDING GARAGE)
SERVICE 15.00
REGULAR FEES FOR OTHER TRADES AND SPECIAL
PROPERTY ALTERATIONS AND MATERIALS

TOTAL	OFFLETS	9.00
	ROCK REPAIR	2.00
TOTAL	CONCRETE	5.00
	PAINT	4.00
SEPARATE CIRCUIT MATERIALS		10.00

*Stiles provide on list
 conduit for all
 power circuit*

100	10.00
150	15.00
200	20.00
250	25.00
300	30.00
OVER 100	45.00
TRANSFORMER KVA	
SIGNS	
SERVICE OVER 200A	15.00
SERVICE OVER 200A	25.00
SERVICE OVER 400V	50.00
TIME CLOCK	
POWER RAIL	
SUB PANELS	
PLAN CHECK FEE	125
OTHER FEES COMPLETE FEE SCHEDULE	

APPROVAL	DATE	INSPECTOR'S
GROUNDING ELECTRICAL		
UNDERSLAB WORK		
ROUGH CONDUIT WALLS		
ROUGH WIRING		
ROUGH SERVICE		
TEMP POWER		
UTILITY CO. NOTIFIED		
FINAL	5/11/15	AK

PERMIT ISSUING FEE 2 10.00
TOTAL FEE 8.75
 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 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 L. J. Miller
ADDRESS

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 MO CASH PERMIT VALIDATION CK MO CASH

INSPECTOR'S COPY

10/12/15 8/75 T131

City of Newport Building Department
 100 Box 1765
 Newport Beach, CA 92688 8916
 Phone (714) 444-4468

ELECTRICAL PERMIT APPLICATION

u/c 11-15-81
 E- 3467

101 - Bay View
 TOKYO KAIKAN
 91 CORPORATE CENTER (714) 764-0070
 MONTEREY PARK 97554
 LIGHTS APPLS
 910 VIA DEL RECREO 777 4133
 YORBA LINDA 92686
 C-61 555431 14377
 114

BUILDING PERMIT NO.		FEE	
NET CONSTRUCTION PERCENTAGE		50 FT OR LESS PER SQ. FT. (INCLUDING GARAGE)	
SERVICE @ 15.00			
NET TOTAL PERCENTAGE			
WATER	TOTAL OUTLETS	PLUMBING	MECHANICAL
}	}	PLUMBING	MECHANICAL
		PLUMBING	MECHANICAL
LIGHTING FIXTURES		TOTAL	
}		33	390

INSPECTION RECORD

hand signed by

1-31-81

SEPARATE CIRCUIT		NOT OVER		H.P.	
AMPS	NO.				
0	1				3.00
1	10				7.50
10	50				15.00
50	100				30.00
OVER 100					45.00

TRANSFORMER KVA

NO. TRANSFORMERS

NO. LAMPS

SERVICE 0-600V-NOT OVER 200A (PER METER) 15.00

SERVICE 0-600V-OVER 200A 25.00

SERVICE OVER 600V 45.00

TIME CLOCK

POWER POLE

SUB PANELS

PLAN CHECK FEE 5.95

OTHER (SEE PERMIT FEE SCHEDULE)

APPROVALS	DATE	INSPECTOR'S
GROUNDING ELECTRODE		
UNDERSLAB WORK		
ROUGH CONDUIT WALLS		
ROUGH WIRING		
ROUGH SERVICE		
TEMP. POWER		
UTILITY CO. NOTIFIED		
FINAL	5/1/81	Bob

PERMIT ISSUING FEE 40.00

TOTAL FEE 22.85

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 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 Workers' Compensation Insurance.

SIGNATURE OF PERMITTEE

ADDRESS

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

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

ELECTRICAL PERMIT

Permit No.
E9800767

Inspection Requests Phone No. (714) 644-3255

INSPECTION RECORD E9800767
10/15/98 BY JIEW PL

JOB ADDRESS: 1941 WILLOW TRAIL BLDG: FLOOR: SUITE: 1/2 OWNER: TRAVIS RANCI WATER DISTRICT ADDRESS: P.O. BOX 17000 TRIVIA CA 92619 CONTRACTOR: WFS-CON ELECTRIC INC ADDRESS: 19401 WILLOW TRAIL NEWPORT BEACH CA 92660-5301 PHONE: 714/650-5301		DESCRIPTION OF WORK: PROPOSED WATER PUMP/STATION ADDITIONAL INSPECTION RECORDS
APPROVALS GROUNDING ELECTRODE UNDERGROUND UNDERSLAB / FLOOR ROUGH CONDUIT WALLS ROUGH WIRING CEILINGS ROUGH SERVICE TEMP. POWER UTILITY CO NOTIFIED FINAL	DATE 10/15/98 10/19/98	INSPECTOR [Signature]
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.: 119498 DATE: 9/2/98 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, AND WORKERS' COMPENSATION INSURANCE CARRIER AND POLICY NUMBER ARE: CARRIER: [Signature] POLICY NUMBER: [Signature] (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 BRING SUCH PERSON 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 COMPLY WITH THOSE PROVISIONS. DATE: 10/12/98 APPLICANT: [Signature]		
PERMITTEE INFORMATION PERMITTEE NAME (PRINT): WFS-CON ELECTRIC INC SIGNATURE OF PERMITTEE: [Signature] DATE: 5/12/98 ADDRESS: 1941 WILLOW TRAIL TRAVELER CYRUS 92679		

STATE LIC. NO.	CLASS	OCCUPANCY	PERMITS	FEES	PAYMENTS	CREDITS	TOTAL
449278	010	NEWPORT BUS LIC	1	20.50	0.00	0.00	20.50
PROCESSED BY: [Signature]				PERMIT FEE	0.00	0.00	0.00
ELECTRICAL PERMIT FEE				20.50	0.00	0.00	20.50
MISC OTHER FEES				5.13	0.00	0.00	5.13
SUBTOTAL OF ELECTRICAL FEES				18.00	0.00	0.00	18.00
TOTAL ELECTRICAL PERMIT FEES				43.63	0.00	0.00	43.63

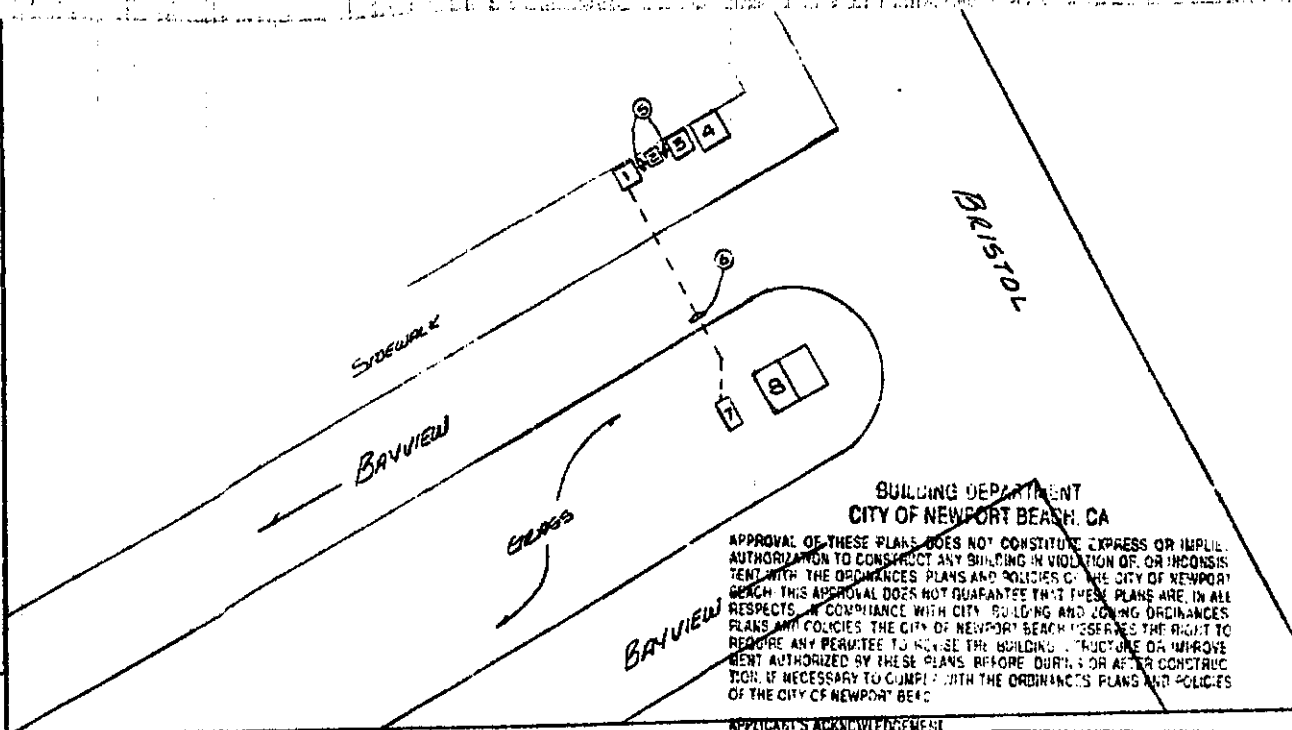
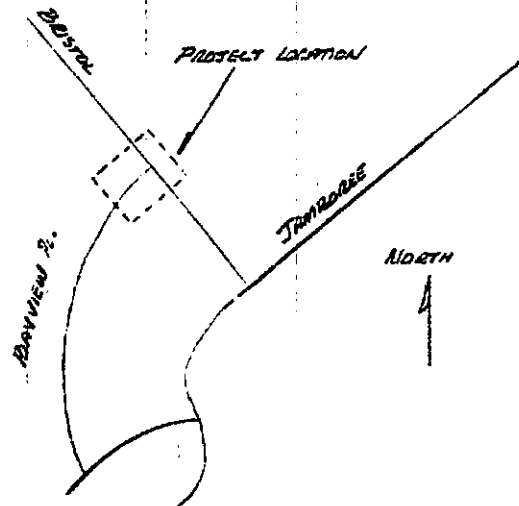
PAID
MAY 12 1998
CITY OF NEWPORT BEACH

153897

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

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



NOTES:

INTERLEPT EXISTING SCE PRIMARY CABLE TO EXISTING TRAFFIC CONTROL METER PDESTAL AND REROUTE TO NEW HANDHOLE. PROVIDE CONDUITS AND CABLES TO EXISTING AND NEW METER PDESTALS VIA THE HANDHOLE. COORDINATE WITH THE CITY OF NEWPORT BEACH FOR TRAFFIC CONTROL DURING POWER OUTAGE TO TRAFFIC SIGNALS AND DURING ELEVATION OF BAYVIEW PL.

**CITY OF NEWPORT BEACH
ENCROACHMENT PERMIT
SHALL BE OBTAINED
FOR ALL WORK WITHIN CITY
EASEMENTS & RIGHTS OF WAY**

- ① NEW 100 AMP-120/240V, 3 PHASE METER PDESTAL
- ② NEW 11X24 SCE APPROVED HANDHOLE
- ③ EXISTING TRAFFIC CONTROL METER PDESTAL
- ④ EXISTING TRAFFIC CONTROL PANEL
- ⑤ 2" PVC CONDUIT, 2#2 & 1#4 CND.
- ⑥ 1-1" PVC CONDUIT, 6#12 & 1#12 CND.
- ⑦ NEW TELEMETER CABINET
- ⑧ EXISTING PRELIMINARY REDUCING VAULT

**BUILDING DEPARTMENT
CITY OF NEWPORT BEACH, CA**

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE EXPRESS OR IMPLIED AUTHORIZATION TO CONSTRUCT ANY BUILDING IN VIOLATION OF, OR INCONSISTENT WITH THE ORDINANCES, PLANS AND POLICIES OF THE CITY OF NEWPORT BEACH. THIS APPROVAL DOES NOT GUARANTEE THAT THESE PLANS ARE, IN ALL RESPECTS, IN COMPLIANCE WITH CITY BUILDING AND ZONING ORDINANCES. PLANS AND POLICIES. THE CITY OF NEWPORT BEACH RESERVES THE RIGHT TO REQUIRE ANY PERMITEE TO MAKE THE BUILDING, STRUCTURE OR IMPROVEMENT AUTHORIZED BY THESE PLANS BEFORE, DURING OR AFTER CONSTRUCTION, IF NECESSARY TO COMPLY WITH THE ORDINANCES, PLANS AND POLICIES OF THE CITY OF NEWPORT BEACH.

APPLICANT'S ACKNOWLEDGEMENT

DEPARTMENT	SIGNATURE	DATE
PUBLIC WORKS	<i>[Signature]</i>	4-29-89
TRAFFIC		
FIRE		
GRADING		
PLANNING		
BY: <i>[Signature]</i>	APPROVAL	ISSUE
		4/29/89

WES-CON ELECTRIC, INC.
19401 Wunder Trail
Trabuco Canyon, CA 92679
LICENSE #C10-449828

By: _____

*IRVINE RAINIER WATER DISTRICT
GREEN FIELDS PROJECT*

101 1/2 Bayview Place



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

ELECTRICAL PERMIT

Permit No.
E9800767

Inspection Requests Phone No. (714) 644-3255

INSPECTION RECORD **E9800767**
10/18/99

JOB ADDRESS: **1941 WILSON BL** INSP AREA: **1**

BLDG: **FLOOR: SUITE: 1/2**

OWNER: **TRENS BANG WATER DISTRICT**

ADDRESS: **P.O. BOX 17000** PHONE:

TOWNSHIP CA 92619

CONTRACTOR: **WFS-SON ELECTRIC INC**

ADDRESS: **1941 WILSON BL** PHONE: **714/650-5397**

968006 CANTON CA 926793015

STATE LIC NO: **449278** CLASS: **010** NEWPORT BUS LIC: **072634**

PROCESSED BY: **[Signature]** OCCUPANCY:

DESCRIPTION OF WORK: **PROPOSED WATER PUMPING SYSTEM**

ADDITIONAL INSPECTION RECORDS

APPROVALS	DATE	INSPECTOR
GROUNDING ELECTRODE UNDERGROUND		
UNDERSLAB / FLOOR		
ROUGH CONDUIT WALLS		
ROUGH WIRING CEILINGS		
ROUGH SERVICE		
TEMP. POWER		
UTILITY CO NOTIFIED	<i>10/19/99</i>	<i>[Signature]</i>
FINAL	<i>6/19/99</i>	<i>[Signature]</i>

DESCRIPTION	AMOUNT	PAYMENTS	CREDIT
Electrical Permit Fee	20.50		
Miscellaneous Fees	20.50		
SUBTOTAL of electrical fees	41.00		
Per Plan Check Fee required (7)	18.00		
PERMIT ISSUANCE FEE	49.00		
TOTAL ELECTRICAL PERMIT FEES	89.00		
Payments		0.00	
Credit extended		0.00	
Total Credits		0.00	
Balance		89.00	
Adjustments		0.00	
Balance due		89.00	

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.: **119498**

DATE: **9/2/99** 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, AND MY WORKERS' COMPENSATION INSURANCE CARRIER AND POLICY NUMBER ARE:

CARRIER: **[Signature]**

POLICY NUMBER: **[Signature]**

(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 BRING SUCH PERSON 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 COMPLY WITH THOSE PROVISIONS.

DATE: **9/2/99** APPLICANT: **[Signature]**

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST FOR COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION, THAT THE INFORMATION GIVEN IS CORRECT, AND THAT I AM THE OWNER OR DULY AUTHORIZED AGENT OF THE PARTY I AGREE TO COMPLY WITH CITY AND STATE LAWS REGULATING CONSTRUCTION AND IN DECAING THE WORK AUTHORIZED HEREBY. NO PERSON WILL BE EMPLOYED IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA RELATING TO WORKERS' COMPENSATION INSURANCE.

PERMITTEE NAME (PRINT): **WFS-SON ELECTRIC INC**

SIGNATURE OF PERMITTEE: **[Signature]** DATE: **5/12/99**

ADDRESS: **1941 WILSON BL**

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

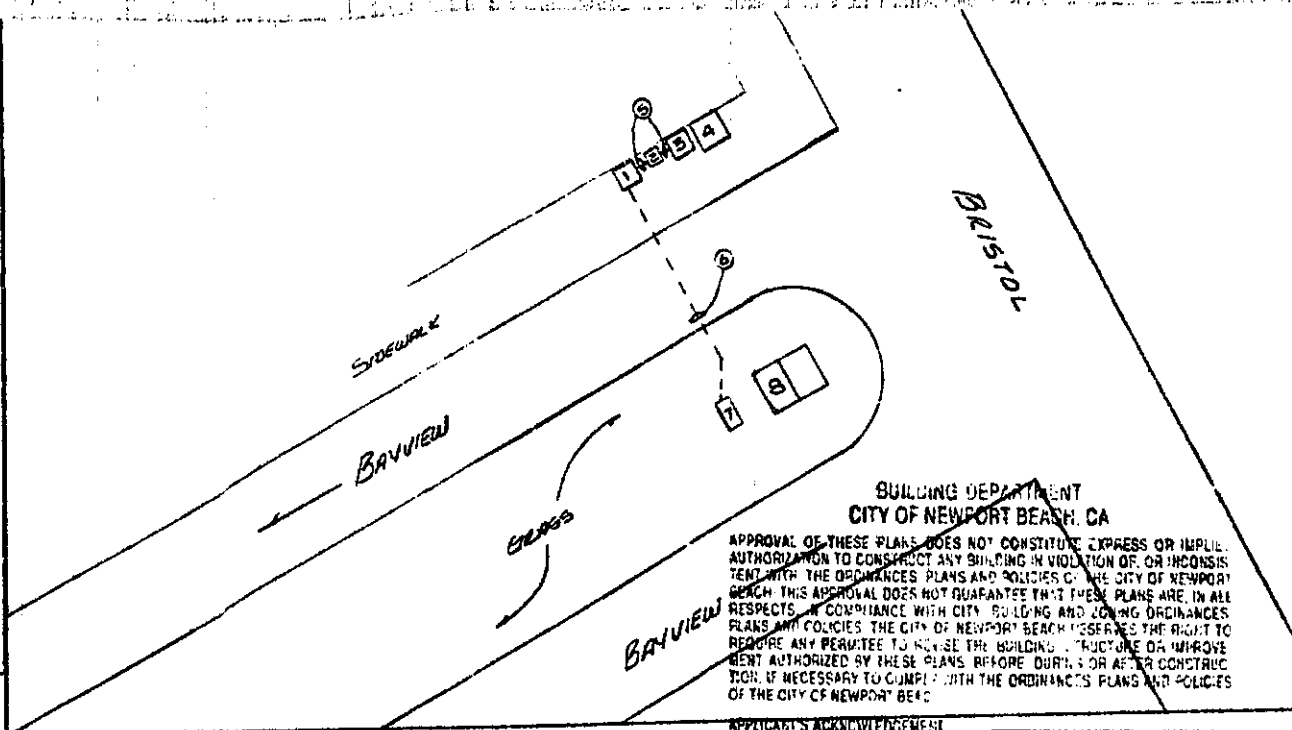
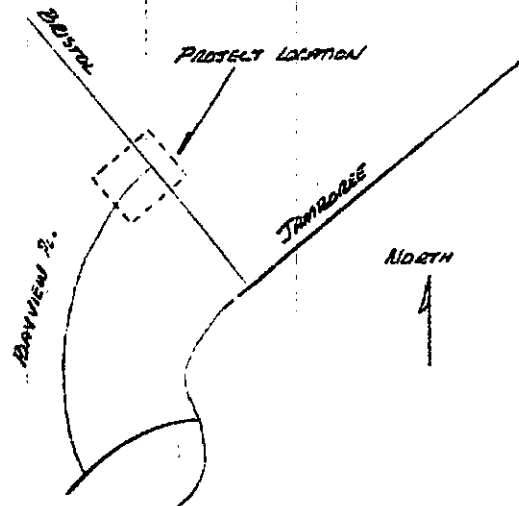
PAID
MAY 12 1999
CITY OF NEWPORT BEACH

153897

(Rev. 4/97) **Trashed copy 92679**

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



BUILDING DEPARTMENT
CITY OF NEWPORT BEACH, CA

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE EXPRESS OR IMPLIED AUTHORIZATION TO CONSTRUCT ANY BUILDING IN VIOLATION OF, OR INCONSISTENT WITH THE ORDINANCES, PLANS AND POLICIES OF THE CITY OF NEWPORT BEACH. THIS APPROVAL DOES NOT GUARANTEE THAT THESE PLANS ARE, IN ALL RESPECTS, IN COMPLIANCE WITH CITY BUILDING AND ZONING ORDINANCES. PLANS AND POLICIES. THE CITY OF NEWPORT BEACH RESERVES THE RIGHT TO REQUIRE ANY PERMITEE TO MAKE THE BUILDING, STRUCTURE OR IMPROVEMENT AUTHORIZED BY THESE PLANS BEFORE, DURING OR AFTER CONSTRUCTION, IF NECESSARY TO COMPLY WITH THE ORDINANCES, PLANS AND POLICIES OF THE CITY OF NEWPORT BEACH.

NOTES:

INTERLEPT EXISTING SCE PRIMARY CABLE TO EXISTING TRAFFIC CONTROL METER PEDIESTAL AND REROUTE TO NEW HANDHOLE. PROVIDE CONDUITS AND CABLES TO EXISTING AND NEW METER PEDIESTALS VIA THE HANDHOLE. COORDINATE WITH THE CITY OF NEWPORT BEACH FOR TRAFFIC CONTROL DURING POWER OUTAGE TO TRAFFIC SIGNALS AND DURING ELEVATION OF BAYVIEW PL.

CITY OF NEWPORT BEACH
ENCROACHMENT PERMIT
SHALL BE OBTAINED
FOR ALL WORK WITHIN CITY
EASEMENTS & RIGHTS OF WAY

- ① NEW 100 AMP-120/240V, 3 PHASE METER PEDIESTAL
- ② NEW 11X24 SCE APPROVED HANDHOLE
- ③ EXISTING TRAFFIC CONTROL METER PEDIESTAL
- ④ EXISTING TRAFFIC CONTROL PANEL
- ⑤ 2" PVC CONDUIT, 2#2 & 1#4 CND.
- ⑥ 1-1" PVC CONDUIT, 6#12 & 1#12 CND.
- ⑦ NEW TELEMETER CABINET
- ⑧ EXISTING PRELIMINARY REDUCING VAULT

APPLICANT'S ACKNOWLEDGEMENT

DEPARTMENT: PUBLIC WORKS
TRAFFIC
FIRE
GRADING
PLANNING

SIGNATURE: *[Signature]* DATE: 4-29-89

BY: *[Signature]* DATE: 4/29/89

WES-CON ELECTRIC, INC.
19401 Wunder Trail
Trabuco Canyon, CA 92679
LICENSE #C10-449828

By: *[Signature]*

IRVINE REGIONAL WATER DISTRICT
GREEN FIELDS PROJECT

101 1/2 Bayview Place



City of Newport Beach

Building Department

FIRE COMBO Permit No: **F2009-0329**

PO Box 1768 Newport Beach, California 92658-8915

Permit Counter Telephone (949)644-3288

Inspection Requests/Telephone (949)644-3255

Job Address: 101 BAYVIEW PL NB

Description: UPGRD HOOD FIRE SYS TO UL 300/"KITAYAMA"
1605-2009

Inspector Area: **FIRE**

Legal Description: N TR 12528 LOT 1

INSPECTOR

Owner: **KODAKA INC**
Address: **500 E 7TH ST**
LOS ANGELES CA 90014

Contractor: **TTRI C FIRE**
Address: **31122 SANTA MARGARITA PL**
SAN JUAN CAP CA 92675

Architect:
Address:

Phone:

Phone: **800-734-7111**

Phone:

State Lic:

Applicant: **ALBANESIUS SCOTT**
Address: **31122 SANTA MARGARITA PL**
SAN JUAN CAPISTRANO CA 92675

Con State Lic: **938276**
Lic Expire: **09/30/2011**

Engineer:
Address:

Phone: **949-874-6772**

Bus Lic:
Lic Exp Date:

Phone:

State Lic:

Code Edit : 2007

Type of Construction: **V-B-SPR**

Occupancy Group: **A-2**

Added /New sq.ft. Bldg: **0**

Added /New sq. ft. Garage: **0**

No of Stories: **1**

No of Units : **0**

Flood Zone:

Bldg Sprinklers: **Y**

Worker's Compensation Insurance

Carrier: **STATE FUND**

Policy No: **1277424**

Expire: **10/01/2010**

Designer: **MCCUTCHEON DON**

Address: **31122 SANTA MARGARITA PL**
SAN JUAN CAPISTRANO CA 92675

Phone: **800-734-7111**

Issued Date: **01/19/2010**

Special Conditions:

Setback- Front:

Rear:

Left:

Right:

FEEES

Construction Valuation: **\$2,000.00**

Building PC Fee : **\$0.00**
Building Overtime PC Fee: **\$0.00**
Building Extention Fee : **\$0.00**
Building Investigation Fee : **\$0.00**
Fire Commercial PC Fee: **\$23.33**
Fire Commercial Permit Fee : **\$64.80**
Fire Residential Permit Fee : **\$0.00**
Fire Residential Alarm Fee : **\$0.00**

Fire Residential Alarm PC Fee : **\$0.00**
Planning Counter Review : **\$0.00**
Planning Zoning PC Fee : **\$0.00**
Public Works PC Fee : **\$0.00**
Public Works Traffic Plan Check Fee; **\$0.00**

Records Management : **\$3.00**

\$0.00
\$0.00

TOTAL FEE : \$91.13

Plan Check Fee : \$0.00 **Fee Due at Permit Issuance : \$91.13**

PROCESSED BY: _____

ZONING APPROVAL: _____

FIRE APPROVAL : _____

OTHER DEPARTMENT: _____

PLAN CHECKED BY: _____

APPROVAL TO ISSUE: _____

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION

2010

14068

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure 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 () all of or () portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the 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 it was not built or improved for the purpose of sale).
- I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).
- I am exempt from licensure under the Contractors' State License Law for the following reason: _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

Signature of Property Owner or Authorized Agent _____ Date _____

LICENSED CONTRACTOR'S 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 _____ License No. _____
Date 1/19/2010 Contractor Signature [Signature]

WORKERS' COMPENSATION DECLARATION

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 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
Policy No. u.b.
- 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 _____ Expiration Date _____
Name of Agent _____ Phone # _____

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.

Signature of Applicant [Signature] Date 1/19/2010

DECLARATION REGARDING 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 (Section 3097, Civil Code).

Lender's Name _____

Lender's Address _____

By my signature below, I certify to each of the following:

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent [Signature] Date 1/19/2010

Print Property Owner's or Authorized Agent's Name: Mario Beltran

ACTION	DATE:	BY:
PERMIT EXPIRED		
PERMIT CANCELLED		
PERMIT EXTENDED		
PERMIT FINAL	2/23/10	MORRIS
CERTIFICATE OF OCCUPANCY ISSUED		

FOR OFFICE USE ONLY

City of Newport Beach
 Building Department RA2015-210
 P.O. BOX 1770
 Newport Beach, CA 92658-8915
 Phone (714) 341-3288/89

GRADING PERMIT APPLICATION

6-1179

ADDRESS: 101 BAYVIEW PLACE
 LOT: 1 TRACT: 1252E
 SECTION: 1
 EASEMENTS: YES NO
 PROJECT: BIRCH AND JAMBUREE
 DEVELOPER: TOKYO KAIKAN
 ADDRESS: 225 S. SAN PEDRO ST.
 CITY: LOS ANGELES ZIP: 90012 PHONE: (213) 489-1333
 CONSULTANT: KAJIMA ASSOCIATES LICENSE NO: 328986
 ADDRESS: 901 CORPORATE CTR. DR. #300
 CITY: MONTEREY PARK ZIP: 91754 PHONE: (213) 269-0020
 ENGINEER: LEROY CRANDALL & ASSOC.
 ADDRESS: 900 GRAND CENTRAL AVE
 CITY: GLENDALE ZIP: 91201 PHONE: (818) 243-4140
 CONTRACTOR: KAJIMA INTERNATIONAL
 ADDRESS: 901 CORPORATE CENTER DR. #300
 CITY: MONTEREY PARK ZIP: 91754 PHONE: (213) 269-0820
 LICENSE CLASS: F2 STATE: CA CONTRACTOR LIC NO: C-75650 NEWPORT LIC NO:

Grading Plan Check No. 1190/1 SD

TYPE OF PERMIT
 ROUGH GRADING
 PRECISE GRADING
 DRAINAGE

REVIEW DEPARTMENTS

PROCESSED BY:	Name	Date
ZONING	Juan...	9/14/88
TRAFFIC		9/2/88
SUBDIVISION		
GRADING		

APPROVAL TO ISSUE SPECIAL CONDITIONS

Name	Date
R. Riley	9/9/88

SIGNATURE OF APPLICANT: Abelino S. de Jesus DATE: 6/9/88
 VARIANCE FOR PROJECT: FILL 2,400 CUT 2,900

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 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: Dora Lopez

ADDRESS: _____
 DATE: 9-14-88

107.25

P/C FEE: \$ _____
 PERMIT FEE: \$ 165.00
 C & D: \$ 2,000.00
 OTHER FEES: \$ 102.00
 TOTAL FEES: \$ 267.00

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.

APPROVAL	COMMENTS	SIGNED & DATE
PRELIMINARY		R.H. Slicker
GRADE INSPECTION		R.H.
EARTHWORKS	Subgrade & rock base ok	R.H. Slicker
E GRADING INSPECTION		
FINISH		
FINAL CHECK OF ENGR. CONTRACTS FILED		
FINAL INSPECTION OF PROJECT COMPLETED		R.H. Slicker
FINAL CONTROL REMINDER		
FINAL CONTROL INSPECTION		
CERTIFICATE TYPE	NAME OF ENGR. FIRM	RECEIVED BY
Civil Cert.	Alkan Eng'g	R.H.
Final Computation Report	Kelley Crandall	R.H.

2000 DEPOSIT RELEASED
 FOR RECORD ON 5-23-89
 BY Kristina International Inc
 901 Corporate Center Dr. Suite 7
 Menasha, WI 54754

R.H. Slicker, Final

LeROY CRANDALL AND ASSOCIATES geotechnical engineers 731 east ball road suite 104 anaheim, california 92805
a subsidiary of Law Engineering facsimile (714) 776-9541 telephone (714) 776-9544



January 4, 1989

Kajima Associates
991 Corporate Center Drive, 3rd Floor
Monterey Park, California 91754

(Our Job No. B-88201)

Attention: Mr. Kunio C. Miyoshi

Gentlemen:

Parking Lot Subgrade
Proposed Tokyo Kaikan Restaurant
Bristol Street and Bayview Place
Newport Beach, California

101 Bayview

This letter confirms the results of our recent site inspection to determine the suitability of the subgrade soils within the subject parking lot. The parking lot has been designed in accordance with the paving recommendations contained in our report of foundation investigation dated March 22, 1988 (our Job No. A-88049).

The grading has been completed for the parking lot. The soils exposed in the parking lot consists of a silty clay and are consistent with the assumptions in our March 22, 1988 report; the prior recommendations apply to the subject parking lot.

Yours very truly,

LeROY CRANDALL AND ASSOCIATES

by *James L. Van Beveren*
James L. Van Beveren
Principal Engineer/Vice President



002 ge
(2 copies submitted)

cc: (1) City of Newport Beach
Attn: Mr. Rick Higley

BUILDING DEPARTMENT

JAN 09 1989

CITY OF NEWPORT BEACH
CALIFORNIA

REPORT OF FOUNDATION INVESTIGATION
PROPOSED TOKYO KAIKAN RESTAURANT
BRISTOL STREET AND BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA
FOR THE
TOKYO KAIKAN RESTAURANT
(OUR JOB NO. R-88049)

11/9/61

1196A EE



March 22, 1988

Kajima Associates
 901 Corporate Center Drive, 3rd Floor
 Monterey Park, California 91754

(Our Job No. A-88049)

Attention: Mr. Kunio C. Miyoshi

Gentlemen:

Our "Report of Foundation Investigation, Proposed Tokyo Kaikan Restaurant, Bristol Street and Bayview Place, Newport Beach, California, for the Tokyo Kaikan Restaurant" is herewith submitted.

The scope of the investigation was planned in collaboration with Mr. Kunio C. Miyoshi. We were advised of the structural features of the proposed building by your staff.

Compacted fill soils, two to three feet in thickness, were encountered in the five borings. The fill soils were placed for the initial development of the site and were observed and tested by our firm. The underlying natural soils consist of clay, silt, and sand, and are generally stiff and dense. The proposed building may be supported on spread footings. If the grading recommendations are followed, footings may be established in either new compacted fill, the existing compacted fill, or the natural soils. The upper soils are expansive, and a layer of relatively non-expansive soils is recommended beneath concrete slabs and concrete paving.

Recommendations for foundation design, for grading, and for floor slab and paving support are presented in the report. The results of corrosion studies by M. J. Schiff & Associates are also presented.

Respectfully submitted,

LeROY CRANDALL AND ASSOCIATES

by

J. Kharraz
 Jake Kharraz
 Senior Engineer

by

P. A. Maljian
 P. A. Maljian
 Director of Engineering Services
 Vice President



X97/MS/ge
 (6 copies submitted)

REPORT OF FOUNDATION INVESTIGATION
PROPOSED TOKYO KAIKAN RESTAURANT
BRISTOL STREET AND BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA
FOR THE
TOKYO KAIKAN RESTAURANT

SCOPE

This report presents the results of a foundation investigation of the site of the subject proposed restaurant. The locations of the proposed building and our exploration borings are shown on Plate 1, Plot Plan.

We previously performed a geotechnical investigation for the Bayview Project which included the restaurant (our Job No. ADE-85213). We also performed a geotechnical investigation for the nearby Bayview Suites Hotel for the Marriott Corporation (our Job No. AE-85306). The data obtained during the prior investigations were used to the extent possible in the current study.

This investigation was authorized to determine the static physical characteristics of the soils beneath the site for design purposes and to provide recommendations for foundation design and floor slab support for the proposed building and paving design for surface parking. Corrosion studies were to be performed by M. J. Schiff & Associates, Consulting Corrosion Engineers. The scope of this investigation did not include geologic and seismic studies for the site.



Accordingly, our conclusions and recommendations are for static loading conditions only; however, this does not imply that there is a geologic or seismic hazard affecting the site. The results of the field explorations and laboratory tests, which together with the prior data form the basis of our recommendations, are presented in the attached Appendix. The results of the corrosion studies are also presented in the Appendix.

Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable geotechnical engineers practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional advice included in this report. This report has been prepared for the Tokyo Kaikan Restaurant and their design consultants to be used solely in the design of the proposed building. The report has not been prepared for use by other parties, and may not contain sufficient information for purposes of other parties or other uses.

STRUCTURAL CONSIDERATIONS

The proposed building, which is shown in plan on Plate 1, will be one story in height and of steel frame construction. Maximum column loads will be less than 50 kips.

The floor of the building will be established at about the existing grade. Minor free standing walls will surround a garden adjacent to the restaurant; minor walls will also be required for a trash bin enclosure. Concrete slabs and concrete paving are planned adjacent to the building.



SITE CONDITIONS

The site of the proposed building is vacant. Part of the site is paved and used for parking. Existing vegetation in the unpaved area consist of grass and weeds. Underground utilities cross the site.

SOIL CONDITIONS

Compacted fill soils, two to three feet in thickness, were encountered in the borings. The fill consists of clay and clayey sand and was found to be firm at the boring locations. The fill was placed during rough grading for the initial development of the site, and was observed and tested by our firm (our Job No. B-85219).

The natural soils beneath the site consist of clay, silt, and sand. The natural soils are stiff and dense at present moisture content. The upper soils would become somewhat weaker when wet. The expansion tests performed previously at the site indicated that the clay soils (both fill and natural) are expansive and would swell and shrink with changes in the moisture content.

Water was not encountered within the 15-foot depth explored.

Based on the corrosion studies, the site is considered severely corrosive to ferrous metals and non-corrosive to portland cement concrete. The Schiff report is presented in the Appendix and should be referred to for a discussion of the corrosive characteristics of the soils.



RECOMMENDATIONSFOUNDATIONSGeneral

The site is underlain by compacted fill soils that were placed for the initial development. The underlying natural soils are generally firm. We recommend that the upper soils be reworked and that any required additional fill be properly compacted. If the grading recommendations are followed, the proposed building may be supported on shallow spread footings established in either new compacted fill, the existing compacted fill, or the natural soils.

Recommendations for grading are presented in a following section. The excavation of the upper soils and the compaction of all required fill should be observed and tested by our firm.

Bearing Value

Spread footings established in properly compacted fill or the undisturbed natural soils may be designed to impose a net dead plus live load pressure of 2,000 pounds per square foot. A one-third increase in the bearing value may be used for wind or seismic loads. Exterior footings should extend at least two feet below the adjacent exterior grade. Interior footings may be established at a depth of two feet below the top of the adjacent floor slab. Since the recommended bearing value is a net value, the weight of the concrete within the footings may be taken as 50 pounds per cubic foot, and the weight of soil backfill may be neglected when computing the imposed downward foundation loadings.



Loading dock walls, low free standing walls, and low retaining walls may be supported on shallower footings. Footings for such light loads established in either the natural soils or properly compacted fill and extending at least one foot below the adjacent grade may be designed to impose a pressure of 1,000 pounds per square foot.

The settlement of the proposed building, supported on spread footings in the manner recommended, will be less than one-half inch. Differential settlement will be less than one-fourth inch.

While the actual bearing value of the new compacted fill will depend on the material used and the compaction methods employed, the quoted value will be applicable if the on-site or other acceptable soils are used and are compacted as recommended. The bearing value of the fill should be confirmed after completion of the grading.

Lateral Loads

Lateral loads may be resisted by soil friction and by the passive resistance of the soils. A coefficient of friction of 0.4 may be used between footings or the floor slab and the supporting soils. The passive resistance of the natural soils or properly compacted fill against footings may be assumed to be equal to the pressure developed by a fluid with a density of 250 pounds per cubic foot. A one-third increase in the passive value may be used for wind or seismic loads. The frictional resistance and the passive resistance of the soils may be combined without reduction in determining the total lateral resistance.



Footing Observation

To verify the presence of satisfactory soils at design elevations, all footing excavations should be observed by personnel of our firm. The footings should be poured as soon as possible after excavating and cleaning. Since the clay soils are expansive, footing excavations in the clay should not be allowed to dry out and crack before pouring. Footings should be deepened if necessary to reach satisfactory soils. Footing backfill and utility trench backfill within the building area should be mechanically compacted; flooding should not be permitted.

Inspection of footing excavations may also be required by the appropriate reviewing governmental agencies. The contractor should familiarize himself with the inspection requirements of the reviewing agencies.

GRADING

The site has been rough graded; compacted fill placed at the site has been observed and tested by our firm. To provide support for the building floor slab, for concrete walks and slabs, and for paving, the upper soils should be reworked and all required additional fill should be properly compacted. Both the existing fill soils and the underlying natural soils are expansive. At least the upper 14 feet of required fill beneath the building floor slabs and beneath adjacent concrete walks and slabs should consist of non-expansive material to reduce the potential for differential movement of the floor slabs and walks. The non-expansive soils would not be necessary beneath areas to be paved with asphaltic paving.



Site Preparation

After removing the existing paving and stripping any existing vegetation, the exposed soils should be carefully inspected, and excavation performed as necessary to remove any unsuitable deposits. In the building area, the clay soils should be excavated as necessary to allow the placing of at least 1½ feet of relatively non-expansive soils below the floor slab and beneath concrete walks and paving. Next, the moisture content of the exposed soils should be determined and the soils slowly and uniformly moistened (or dried), if necessary, to bring the soils to a uniformly moist condition. The moisture content of the exposed clay soils should be brought to between 2% and 4% over optimum moisture content to a depth of at least six inches. The moisture content of the soils should be checked and approved before further grading is done. The upper six inches of exposed soils should be compacted to at least 90% of the maximum density obtainable by the ASTM Designation D1557-70 method of compaction.

The required fill should be placed in horizontal lifts not more than eight inches in thickness and compacted to at least 90%. Relatively non-expansive soils should be compacted at a moisture content varying no more than 2% below or above optimum moisture content. It is recommended that the moisture content of the on-site clay soils at the time of compaction be brought to about 4% over optimum moisture content.



Material for Fill

All required imported fill and at least the upper 1½ feet of fill beneath the building areas and beneath adjacent concrete slabs and walks should consist of relatively non-expansive soils. The Expansion Index of the select material should be less than 35. The import material should contain sufficient fines (binder material) so as to provide a compacted fill which will be relatively impermeable and which will be stable in shallow trenches.

Grading Observation

The reworking of the upper soils and the compaction of all required fill should be observed and tested by personnel of our firm. Imported fill material should be approved prior to importing.

The governmental agencies having jurisdiction over the project should be notified prior to commencement of grading so that the necessary grading permits may be obtained and arrangements may be made for the required inspection(s).

WALLS BELOW GRADE

For design of any dock walls or low retaining walls, it may be assumed that the soils will exert a lateral pressure equal to that developed by a fluid with a density of 30 pounds per cubic foot. The walls should be designed for any additional surcharge from the adjacent loading dock or floor.

All required backfill should be mechanically compacted in layers; flooding should not be permitted. Proper compaction of the



backfill will be necessary to minimize settlement of the backfill and to minimize settlement of overlying slabs, walks, and paving. Backfill should be compacted to at least 90% of the maximum density obtainable by the ASTM Designation D1557-70 method of compaction.

FLOOR SLAB AND CONCRETE SLAB/PAVING SUPPORT

If the subgrade is prepared as recommended, the building floor slab and adjacent concrete slabs and paving may be supported on grade. The required thickness and reinforcing of the concrete slabs and concrete paving will depend on the imposed loadings as well as the structural characteristics of the concrete. For design of concrete slabs, a modulus of subgrade reaction (k) of 200 pounds per cubic inch may be used for the compacted subgrade. This value is based on empirical data for select predominantly granular soils. We suggest that the concrete slabs be reinforced with at least No. 3 bars spaced at 24 inches in both directions. Joints should be keyed or dowelled to prevent possible differential movement at the joints.

If a floor covering that would be critically affected by moisture, such as vinyl, is to be used, we suggest that the floor slab be supported on a four-inch-thick layer of gravel or on an impermeable membrane as a capillary break. A suggested gradation for the gravel layer would be as follows:

<u>Sieve Size</u>	<u>Percent Passing</u>
3/4"	90 - 100
No. 4	0 - 10
No. 100	0 - 3

If a membrane is used, a low-slump concrete should be used to minimize possible curling of the slab. The concrete slab should be allowed to cure properly before placing vinyl or other moisture-sensitive floor covering.

PAVING

To provide support for paving, the subgrade soils should be prepared as recommended in the previous section on Grading. Compaction of the subgrade to at least 90%, including trench backfills, will be important for paving support. The preparation of the parking area subgrade should be done immediately prior to the placement of the base course. Proper drainage of the paved areas should be provided since this will reduce moisture infiltration into the subgrade and increase the life of the paving.

To provide data for design of asphaltic paving, a stabilometer test ("R" value test) was performed on a sample of the upper soils. The test indicated a value of 5 or less; the results are presented in the Appendix. The following recommendations are based on the Caltrans method adopted by Orange County, which we understand is being used by the City of Newport Beach. This method will result in thicker pavement sections than previously recommended for other projects in the area utilizing the Asphalt Institute Design Criteria.

Assuming that the paving subgrade will consist of the on-site soils, compacted to at least 90% as recommended, parking areas subject to automobile traffic (Traffic Index of 4) may be paved with three



inches of asphaltic paving and seven inches of base course placed on the compacted subgrade. Driveways and areas subject to truck traffic (Traffic Index of 5) may be paved with four inches of asphaltic paving and eight inches of base course placed on the compacted subgrade. Pavement sections for other values of Traffic Index can be provided, if desired.

Careful inspection is recommended to verify that the recommended thicknesses or greater are achieved and that proper construction procedures are used. The base course should meet the specifications for Class 2 Aggregate Base as defined in Section 26 of the State of California, Department of Transportation, Standard Specifications, dated July 1984. Alternatively, the base course could meet the specifications for untreated base as defined in Section 200-2 of the 1985 edition of the Standard Specifications for Public Works Construction. The base course should be compacted to at least 95%.

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A Plot Plan and Appendix are attached and complete this report.



APPENDIXEXPLORATIONS

The soil conditions beneath the site were explored by drilling five borings at the locations shown on Plate 1. The borings were drilled to depths of 6 to 15 feet below the existing grade using 20-inch-diameter bucket-type drilling equipment. Caving of the boring walls did not occur during drilling, and casing or drilling mud was not required to extend the borings to the depths drilled.

The soils encountered were logged by our field technician, and undisturbed and loose samples were obtained for laboratory inspection and testing. The logs of the borings are presented on Plates A-1.1 through A-1.4; the depths at which undisturbed samples were obtained are indicated to the left of the boring logs. The energy required to drive the sampler twelve inches is indicated on the logs. The soils are classified in accordance with the Unified Soil Classification System described on Plate A-2.

LABORATORY TESTS

The field moisture content and dry density of the soils encountered were determined by performing tests on the undisturbed samples. The results of the tests are shown to the left of the boring logs.

Direct shear tests were performed on selected undisturbed samples to determine the strength of the soils. The tests were performed at field and increased moisture contents and at two different surcharge pressures. The yield-point values determined from the direct shear tests are presented on Plate A-3, Direct Shear Test Data.



Confined consolidation tests were performed on three undisturbed samples to determine the compressibility of the soils. The samples were tested at field moisture content. The results of the tests are presented on Plates A-4.1 and A-4.2. Consolidation Test Data.

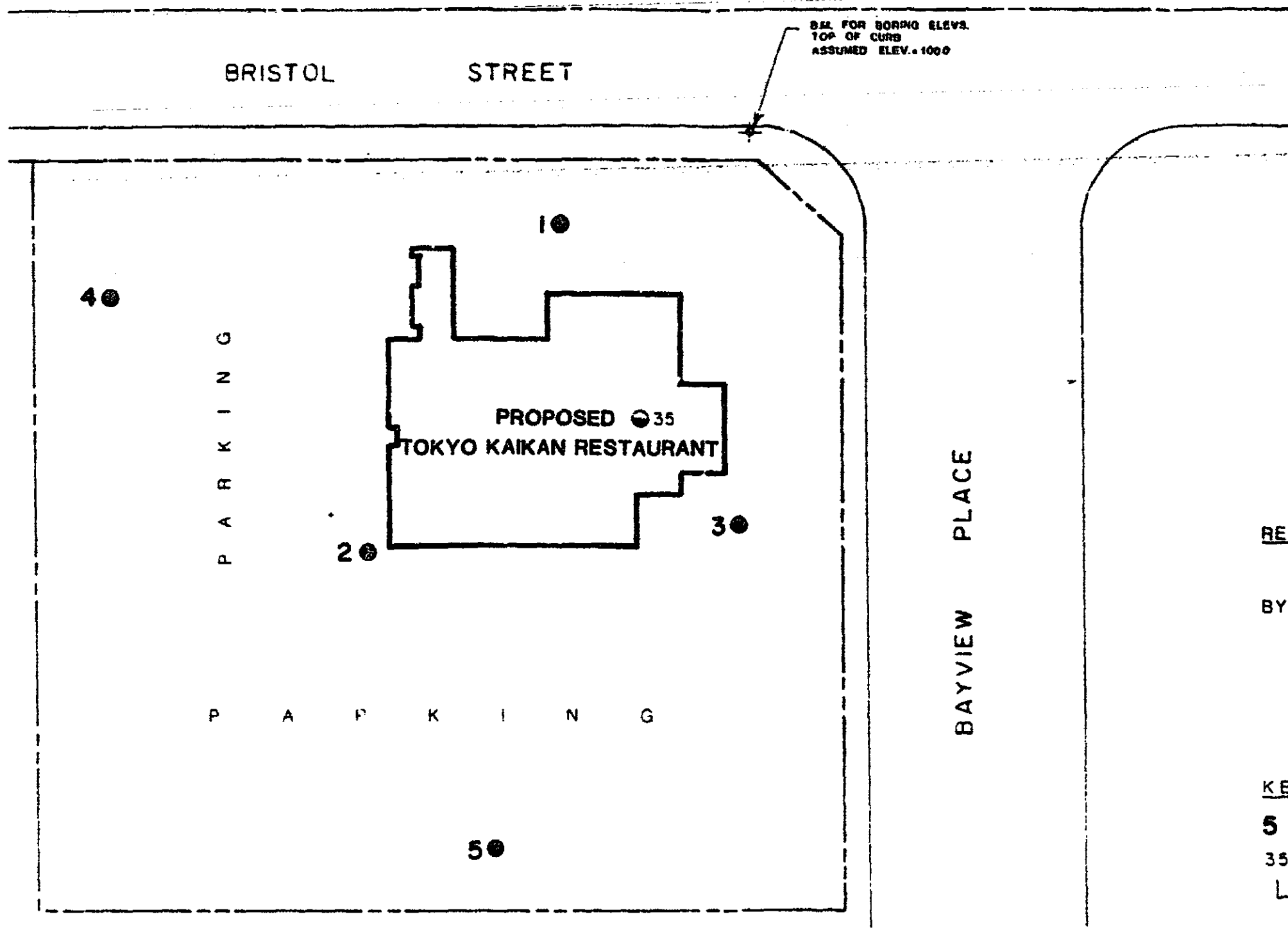
The optimum moisture content and maximum dry density of the soils were determined by performing a compaction test on a sample from Boring 6. The test was performed in accordance with the ASTM Designation D1557-70 method of compaction. The results of the test are presented on Plate A-5, Compaction Test Data.

To provide information for paving design, a stabilometer test ("R" value test) was performed on a sample of the upper soils. The test was performed for us by the LaBelle-Marvin Professional Pavement Engineering. The results of the test are presented on Plate A-6.

Soil corrosivity tests were performed on eight samples. The tests were performed for us by M. J. Schiff & Associates. The results are presented on Plates A-7.1 through A-7.3.

-oOo-





REFERENCE:
 SITE PLAN (DATED 1-17-88)
 BY KAJIMA ASSOCIATES

KEY:
 5 ● CURRENT INVESTIGATION (A-88049)
 35 ● PREVIOUS INVESTIGATION (ADE-85213)
 L BORING LOCATION & NUMBER

PLOT PLAN

SCALE 1" = 40'

LeROY CRANDALL AND ASSOCIATES

VA

CHKD

IP

W.P.

MS

O.E.

DR

IP

DR

JMK

FI

DATE

2/16/88

JOB

A 88049

Note: The log of subsurface conditions shown hereon applies only at the specific boring location and at the date indicated. It is not warranted to be representative of subsurface conditions at other locations and times.

BORING 1

DATE DRILLED: February 9, 1988
 EQUIPMENT USED: 20" - Diameter Bucket

ELEVATION 100.5'

ELEVATION	DEPTH (ft.)	MOISTURE (% of dry wt.)	DRY DENSITY (lbs./cu. ft.)	DRIVE ENERGY (ft.-kips/ft.)	SAMPLE LOG.	DESCRIPTION
100		11.5	127	18	[Diagonal Hatching]	CL COMPACTED FILL - SILTY CLAY - some Sand, light greyish brown
		11.6	126	13	[Diagonal Hatching]	CL SILTY CLAY - dark brown
		11.7	126	14	[Diagonal Hatching]	
95	5	15.0	104	5	[Diagonal Hatching]	Brown
		11.7	126	13	[Diagonal Hatching]	CL SANDY CLAY - brown
90	10	14.7	118	14	[Vertical Hatching]	ML SANDY SILT - brown
		19.0	104	11	[Vertical Hatching]	ML CLAYEY SILT - light brownish grey

NOTE: Water not encountered. No caving.

* Elevations refer to assumed datum; see Plate 1 for location of bench mark.

LOG OF BORING

LeROY CRANDALL AND ASSOCIATES

PLATE A- 1.1

BORING 2

DATE DRILLED: February 9, 1988
 EQUIPMENT USED: 20" - Diameter Bucket
 ELEVATION: 100.9

ELEVATION	DEPTH (ft.)	MOISTURE (% of dry wt.)	DRY DENSITY (lbs./cu. ft.)	DRIVE ENERGY (ft.-kip/ft.)	SAMPLE LOC.
108		15.4	112	8	SC
	5	12.5	122	13	CL
		14.2	119	8	
	10	11.4	127	13	SP
		3.0	101	13	
115	15	2.8	103	29	

COMPACTED FILL - CLAYEY SAND - fine, mottled brown
 SILTY CLAY - dark brown
 Brown
 SAND - fine, lenses of Silty Sand, brown
 Light brown
 Fine to medium

NOTE: Water not encountered. No caving.

Note: The log of subsurface conditions shown herein applies only at the specific boring location and at the date indicated. It is not warranted to be representative of subsurface conditions at other locations and times.

JCL: A 98049 DATE 2/11/88 F.F. JMK DXL W.P. MS MS W.P. W.P. CHKD

LOG OF BORING

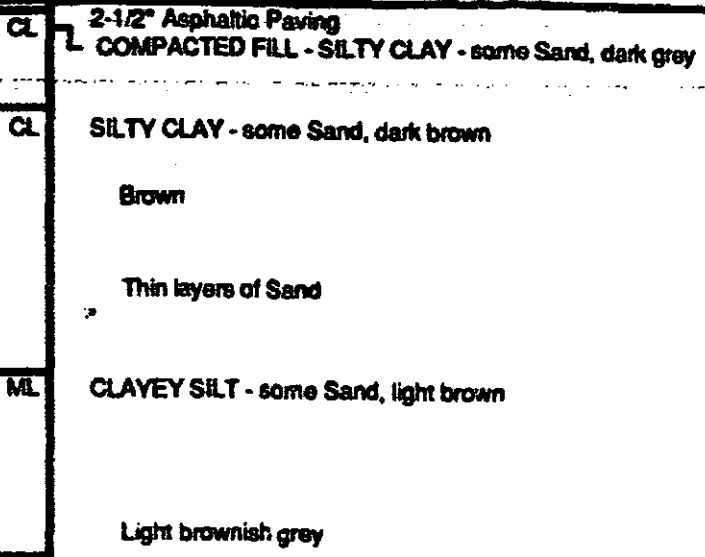
JOB A-89049 DATE 2/16/88 F.T. JMK DR IP O.E. MS W.P. IP MS CHKD YK

Note: The log of subsurface conditions shown hereon applies only at the specific boring location and at the date indicated. It is not warranted to be representative of subsurface conditions at other locations and times.

BORING 3

DATE DRILLED: February 9, 1988
 EQUIPMENT USED: 20" - Diameter Bucket
 ELEVATION 100.4

ELEVATION	DEPTH (ft.)	MOISTURE (% of dry wt.)	DRY DENSITY (lbs./cu. ft.)	DRIVE ENERGY (ft.-blows/ft.)	SAMPLE LOC.
100					
	5	18.0	113	3	
		18.9	112	1	
		12.6	117	6	
	10	14.1	121	13	
	15	14.6	111	11	



NOTE: Water not encountered. No caving.

LOG OF BORING

JOB A-8804B DATE 2/16/88 F.T. JMK DR. JP Q.E. MS W.P. CHKD

Note: The log of subsurface conditions shown hereon applies only at the specific boring location and at the date indicated. It is not warranted to be representative of subsurface conditions at other locations and times.

ELEVATION	DEPTH (ft.)	MOISTURE (% of dry wt.)	DRY DENSITY (lbs./cu. ft.)	DRIVE ENERGY (ft.-kips/ft.)	SAMPLE LOC.
100					
		18.2	111	6	CL
		18.7	111	11	
95	5	14.0	115	8	
90	10				
85	15				

BORING 4

DATE DRILLED: February 9, 1988
EQUIPMENT USED: 20" - Diameter Bucket

ELEVATION 100.2



COMPACTED FILL - SILTY CLAY - some Sand, dark brown

SILTY CLAY - some Sand, dark brown

Brown

NOTE: Water not encountered. No caving.

ELEVATION	DEPTH (ft.)	MOISTURE (% of dry wt.)	DRY DENSITY (lbs./cu. ft.)	DRIVE ENERGY (ft.-kips/ft.)	SAMPLE LOC.
100					
		11.5	128	6	CL
		16.8	115	6	
95	5	12.2	126	6	
90	10				
85	15				

BORING 5

DATE DRILLED: February 9, 1988
EQUIPMENT USED: 20" - Diameter Bucket

ELEVATION 100.6



COMPACTED FILL - SILTY CLAY - some Sand, dark brown

SILTY CLAY - some Sand, brown

NOTE: Water not encountered. No caving.

LOG OF BORING

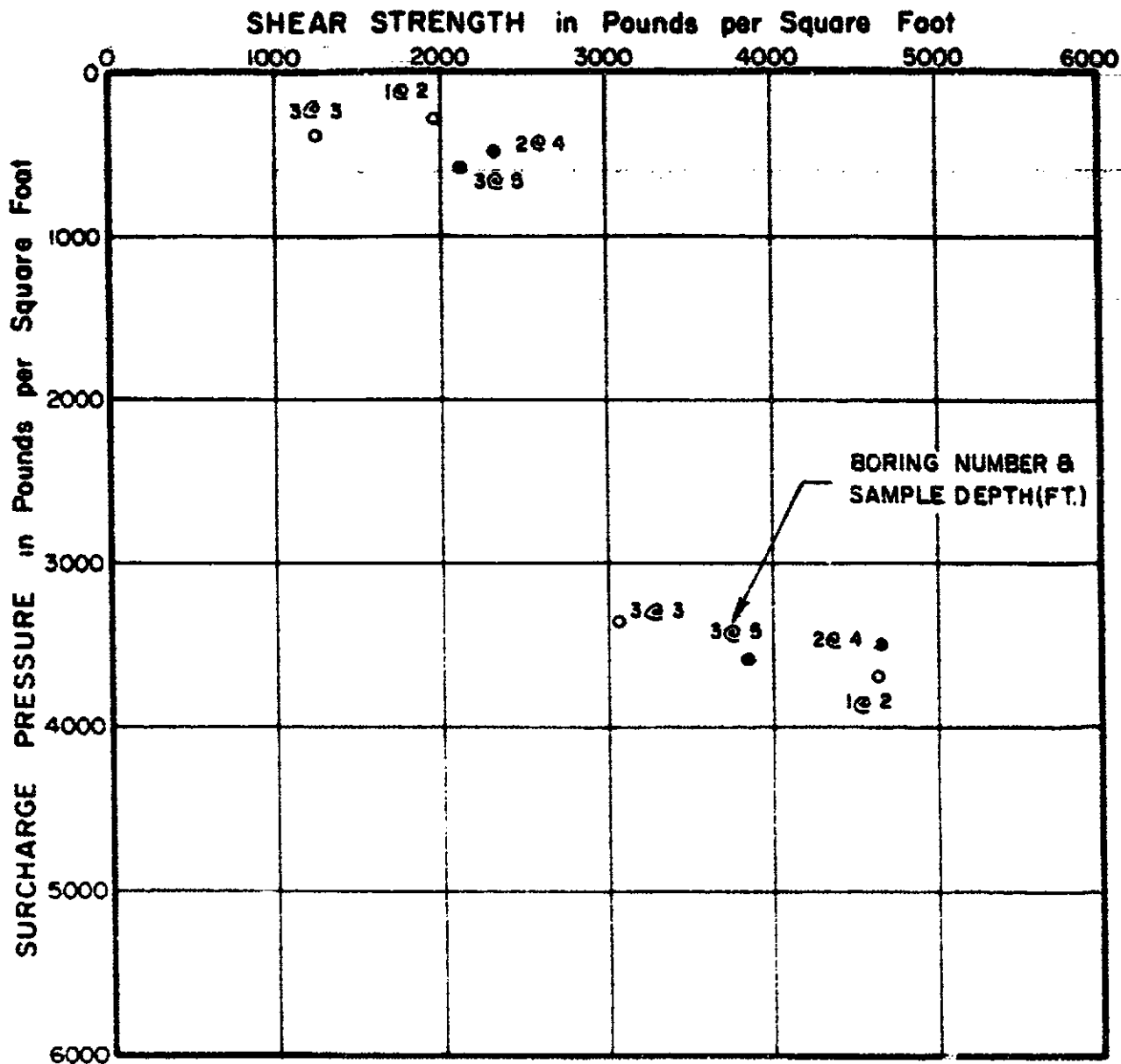
MAJOR DIVISIONS		GROUP SYMBOLS	TYPICAL NAMES	
COARSE GRAINED SOILS (More than 50% of material is LARGER than No. 200 sieve s-20)	GRAVELS (More than 50% of coarse fraction is LARGER than the No. 4 sieve size)	CLEAN GRAVELS (Little or no fines)	GW Well graded gravels, gravel-sand mixtures, little or no fines.	
		GRAVELS WITH FINES (Appreciable amt. of fines)	GP Poorly graded gravels or gravel-sand mixtures, little or no fines.	
			GM Silty gravels, gravel-sand-silt mixtures.	
		SANDS (More than 50% of coarse fraction is SMALLER than the No. 4 sieve size)	CLEAN SANDS (Little or no fines)	SW Well graded sands, gravelly sands, little or no fines.
	SP Poorly graded sands or gravelly sands, little or no fines.			
	SANDS WITH FINES (Appreciable amt of fines)		SM Silty sands, sand-silt mixtures.	
			SC Clayey sands, sand-clay mixtures.	
			SILTS AND CLAYS (Liquid limit LESS than 50)	ML Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
				CL Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
	OL Organic silts and organic silty clays of low plasticity.			
SILTS AND CLAYS (Liquid limit GREATER than 50)	MH Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.			
	CH Inorganic clays of high plasticity, fat clays.			
	OH Organic clays of medium to high plasticity, organic silts.			
HIGHLY ORGANIC SOILS		Pt Peat and other highly organic soils.		

BOUNDARY CLASSIFICATIONS Soils possessing characteristics of two groups are designated by combinations of group symbols.

P A R T I C L E S I Z E L I M I T S							
SILT OR CLAY	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		
	No. 200	No. 40	No. 10	No. 4	3/8 in.	3 in.	2 ft.
	U S S T A N D A R D S I E V E S I Z E						

UNIFIED SOIL CLASSIFICATION SYSTEM

Reference
 The Unified Soil Classification System, Corps of Engineers, U. S. Army Technical Memorandum No. 3-357, Vol. 1, March, 1953 (Revised April, 1960)

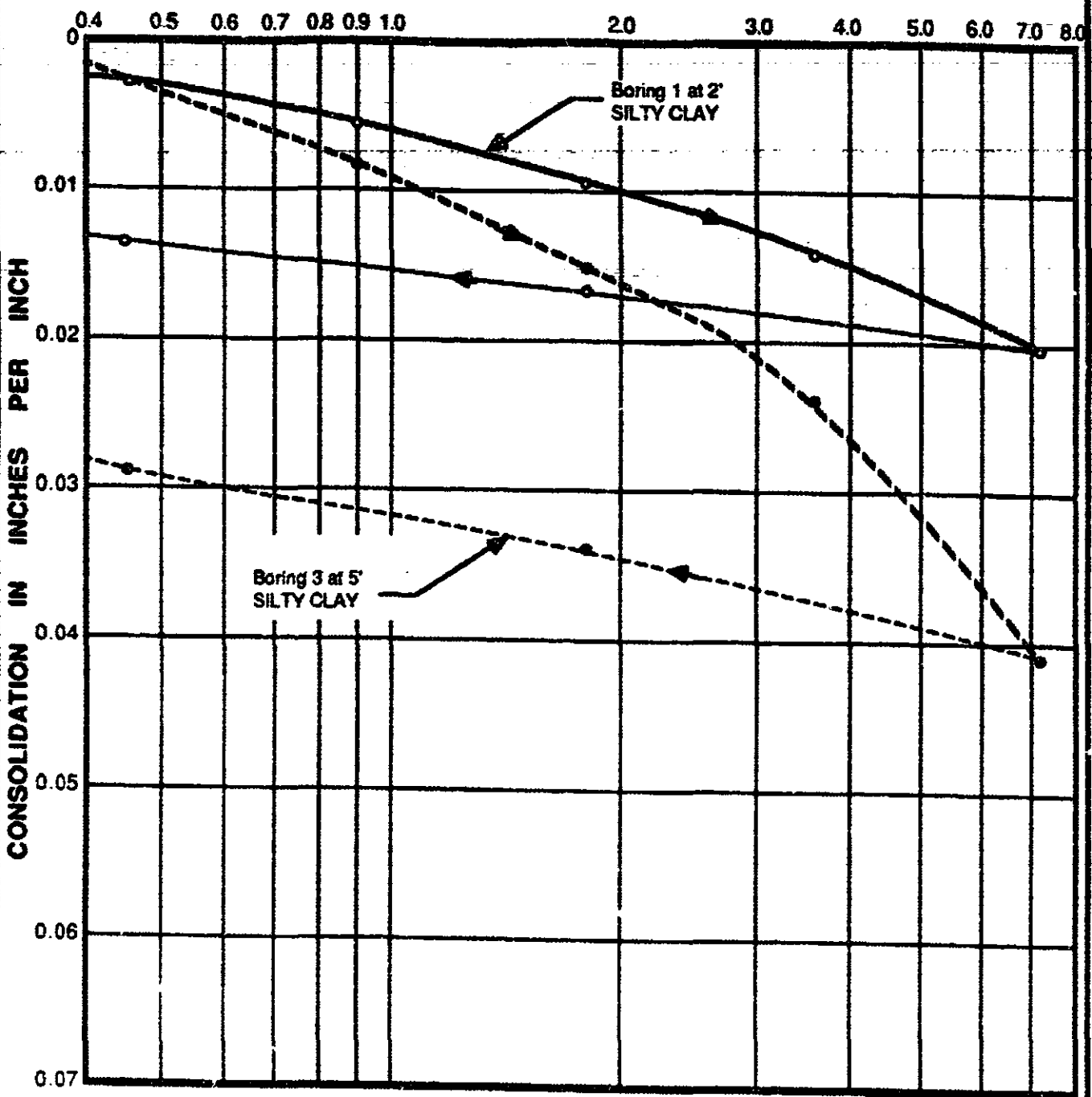


KEY

- Tests at field moisture content
- Tests at increased moisture content

DIRECT SHEAR TEST DATA

LOAD IN KIPS PER SQUARE FOOT

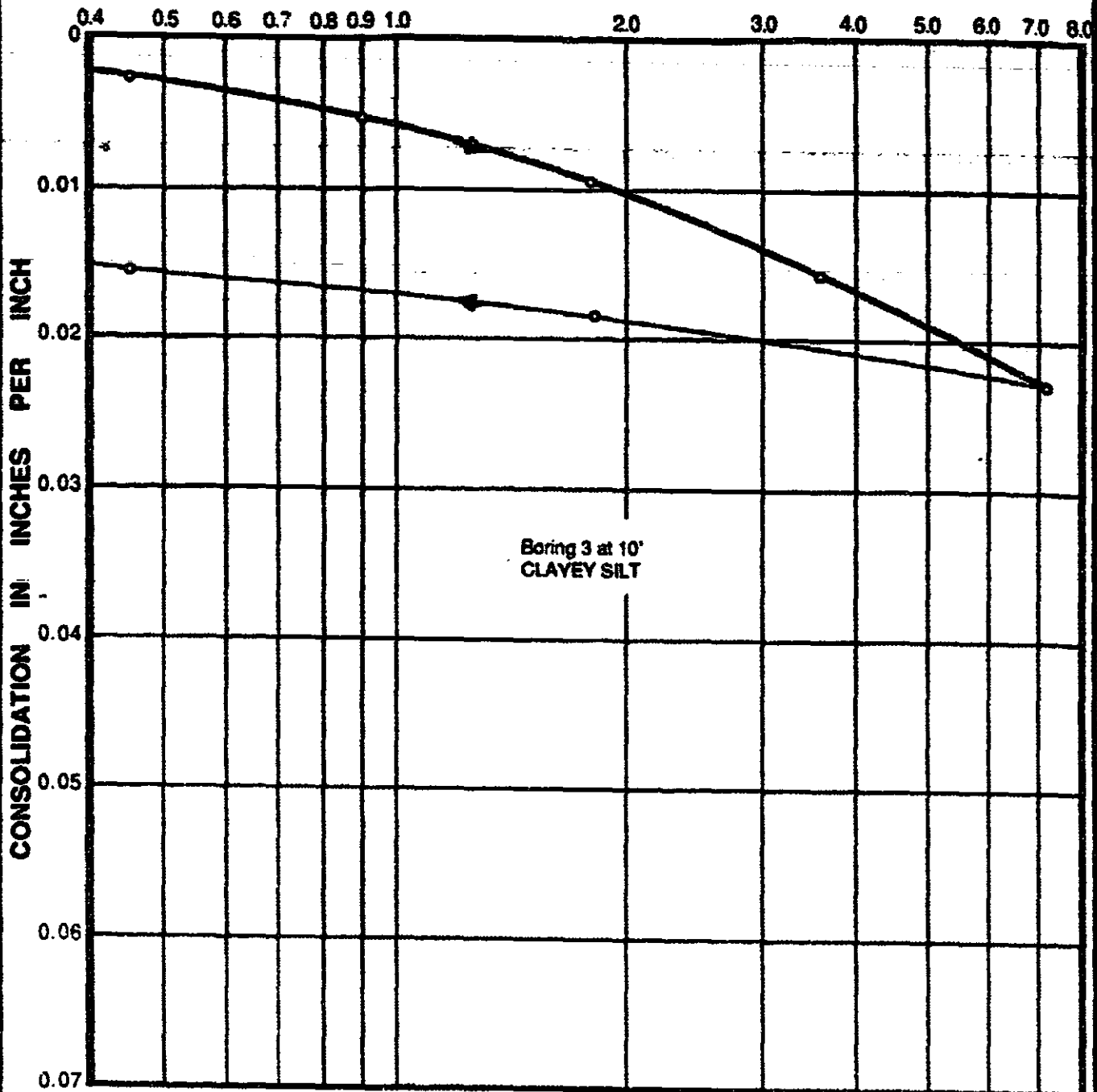


NOTE: Samples tested at field moisture content.

CONSOLIDATION TEST DATA

JOB A-89049
 DATE 2/24/88
 DR. JP
 WP. JP
 O.E. MS
 CHKD MS

LOAD IN KIPS PER SQUARE FOOT



Boring 3 at 10'
CLAYEY SILT

NOTE: Sample tested at field moisture content.

CONSOLIDATION TEST DATA

JOB A-88049 DATE 2/24/88 DR. ip W.P. ip O.E. MS MS CHKD YG

VA

CHKD

MS

CE

IP

WP

2/24/88

DATE

A 111047

JOB

BORING NUMBER
AND SAMPLE DEPTH :

5 at 2' to 5'

SOIL TYPE :

SILTY CLAY

MAXIMUM DRY DENSITY :
(lbs. cu. ft.)

127

OPTIMUM MOISTURE CONTENT :
(% of dry wt.)

11

TEST METHOD : ASTM Designation D1557-70

COMPACTION TEST DATA

LaBelle • Marvin

PROFESSIONAL PAVEMENT ENGINEERING

- ANALYSIS
- DESIGN
- SOILS, ASPHALT TECHNOLOGY

2700 S. GRAND AVE. • SANTA ANA, CA 92705

R - VALUE DATA SHEETS

PROJECT NUMBER 16794

BORING NUMBER A88049
B-4 @ 2-4'

SAMPLE DESCRIPTION Reddish Brown Clay

Item	SPECIMEN			
	a	b	c	d
Mold Number	4			
Water added, grams	+136			
Initial Test Water, %	20.6			
Compactor Gage Pressure, psi	75			
Exudation Pressure, psi	470 *			
Height Sample, Inches	2.37			
Gross Weight Mold, grams	3088			
Tare Weight Mold, grams	2089			
Sample Wet Weight, grams	999			
Expansion, Inches x 10 ⁴	2			
Stability 2,000# (160 psi)	59/136			
Turns Displacement	3.76			
R-Value Uncorrected	11			
R-Value Corrected	10			
Dry Density, #/CF	105.9			

DESIGN CALCULATION DATA

Traffic Index	Assume	4.0		
G. E. by Stability		0.92		
G. E. by Expansion		0.07		

Equilibrium R-Value 5 or less by Exudation

REMARKS

$G_f = 1.25$
* Sample Exuded

Examined and checked: 2/29/88

Steven Marvin, RCE 30659

The data above is based upon processing and testing samples as received from the field. Test procedures in accordance with latest revisions to Department of Transportation, State of California, Materials & Research Test Method No. 301.

M. J. SCHIFF & ASSOCIATES

Consulting Corrosion Engineers

1291 NORTH INDIAN HILL BOULEVARD
CLAREMONT, CALIFORNIA 91711
(714) 626-0967

February 24, 1988

LeROY GRANDALL & ASSOCIATES
900 Grand Central Avenue
Glendale, California 91201-3009

Attention: Mr. Mike Shahabi

Re: Soil Corrosivity Tests
Tokyo Kaikan Restaurant
Newport Beach, California
Your #A-88049, MJS&A #88040

Gentlemen:

Laboratory tests have been completed on five soil samples we selected from your borings for the subject project on Bristol Street and Bayview Place. The purpose of these tests was to determine if these soils may have deleterious effects on underground utilities and concrete foundations.

The electrical resistivity of each sample was measured in its as-received condition and again with distilled water added to create the standardized condition of saturation. Resistivities are at about their lowest value when the soil is saturated. The samples were chemically analyzed for the major anions and cations, and pH was measured. Results are shown in Table 1.

Electrical resistivities of soils are a measure of their resistance to the flow of corrosion currents. Corrosion currents, following Ohm's Law, tend to be higher in low resistivity soils. The electrical resistivity of a soil decreases primarily with an increase in its chemical and moisture contents.

A commonly accepted correlation between electrical resistivity and corrosivity toward ferrous metals is:

below	1,000 ohm-centimeters	severely corrosive
1,000 to	2,000 " "	corrosive
2,000 to	10,000 " "	moderately corrosive
over	10,000 " "	mildly corrosive

Electrical resistivities measured in the laboratory with as-received moisture content were in mildly corrosive to corrosive categories. When saturated, they dropped into corrosive and severely corrosive categories. However, most of the saturated samples were in the severely corrosive category. The resistivities of the samples dropped considerably with added moisture indicating that they were dry as-received.

pH values varied from 7.3 to 7.8 which is neutral to mildly alkaline. This is not significant in evaluating corrosivity in this case.

LeROY CRANDALL & ASSOCIATES
MJSSA 88040

February 24, 1988
Page 2

The chemical content of the samples varied from low to high. The two deepest samples had the high chemistry where sodium chloride was the predominant compound. Chloride ions are particularly corrosive to ferrous metals and in such high concentrations they can penetrate concrete to attack reinforcing steel.

We classify this site as severely corrosive to ferrous metals and recommend the following corrosion control measures.

Underground steel utilities should be given a high quality protective coating such as 40 mil extruded polyethylene, 20 mil plastic tape over primer per AWWA Standard C209, or hot applied coal tar enamel or tape per AWWA Standard C203.

Buried steel piping should be electrically insulated from dissimilar metals, cement-mortar or concrete coated steel, and above ground steel. Underground steel pipe must be bonded for electrical continuity if rubber gasketed, mechanical, grooved end, or other nonconductive type joints are used.

Cathodic protection is recommended for underground steel utilities.

The use of nonmetallic materials should be considered.

Cast or ductile iron pipe, valves, and fittings should be encased in an 8 mil polyethylene tube or wrap per AWWA Standard C105 or ANSI 21.5.

No special precautions are required for copper, asbestos-cement, or plastic utilities placed underground from a corrosion viewpoint. However, any iron valves or fittings should be protected as mentioned above.

Sand would be better than the existing soils for bedding and backfill of metallic piping from a corrosion standpoint.

Where metallic pipelines penetrate concrete structures such as building floors or walls, plastic sleeves, rubber seals, or other dielectric material should be used to prevent pipe contact with the concrete and reinforcing steel.

On any type of pipe, bare steel appurtenances such as bolts, joint harnesses, or flexible couplings should be coated with a coal tar or rubber based mastic after assembly.

Standard construction practices and concrete mixes may be used for concrete in contact with these soils using type 1 or 2 cement.


Concrete cover over reinforcing steel in concrete contacting these soils should be at least 2 inches thick if placed against forms and 3 inches thick if placed against earth. Also a water/cement ratio not exceeding 0.55 is recommended to reduce concrete permeability.

LeROY CRANDALL & ASSOCIATES
MJS&A 88040

February 24, 1988
Page 3

The scope of this study was limited to a determination of soil corrosivity and its general effects on materials likely to be used for construction. If the architect and/or engineers desire more specific information, designs, specifications, or review of design, we will be happy to work with them as a separate phase of this project.

Respectfully submitted,
M. J. SCHIFF & ASSOCIATES


Paul R. Smith, P.E.

ta
Enc: Table 1
L19

Table 1 - LABORATORY TESTS ON SOIL SAMPLES

Location and Depth	Soil Type	Soil Resistivity ohm-centimeters			-----Chemical Analysis in mg/kg (ppm) of dry soil-----					
		As Rec'd	Sat'd	pH	Calcium Ca	Magnesium Mg	Sodium Na	Bicarbonate HCO3	Chloride Cl	Sulfate SO4
B1 1.5'	fill	64,000	520	7.4	80	trace	426	122	708	120
B1 5.5'	clay	5,700	470	7.6	80	24	472	122	779	115
B2 2.5'	fill/clay	14,000	810	7.4	40	24	253	244	354	40
B3 1.5'	fill	16,000	1,600	7.8	40	trace	172	122	212	25
B3 7.5'	clay/sand	1,500	340	7.3	80	trace	702	122	1204	105

Carbonates = 0 for all samples

Tokyo Kaikan Restaurant
 Newport Beach, California
 Your #A-88049, NIS&A #88040
 P6



PA2015-210

ADKAN ENGINEERS

CIVIL ENGINEERING • PLANNING • LAND SURVEYING

BUILDING DEPARTMENT

MAR 08 1989

CITY OF NEWPORT BEACH
CALIFORNIA

March 8, 1989

City of Newport Beach
3300 Newport Boulevard
Newport Beach, Ca 92660

Attention: Grading Inspector

Regarding: Tokyo Kaikan Restaurant, 101 Bayview Place, Newport
Beach, California/Our Job #3471

Subject: Engineers Responsibility

Dear Sir:

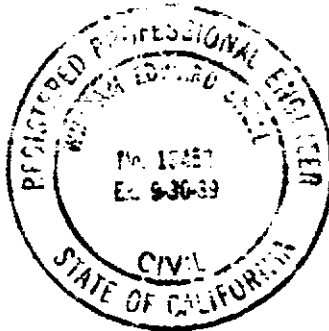
This letter is to certify that we have reviewed the civil drawings for this project and we are willing to take responsibility for such plans. Please change your records accordingly to note Adkan Engineers as the engineering firm of record.

If you have any questions, feel free to contact Jerry Snell.

Sincerely,

ADKAN ENGINEERS

William E. Snell
PE # 10487



Project:
101 Bayview


Steve Merrill, Marina

FINAL REPORT
GEOTECHNICAL INSPECTION SERVICES
TOKYO KAIKAN RESTAURANT
TRACT: 12528; PORTION OF LOT 1
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA
FOR
TOKYO KAIKAN RESTAURANT
(LCA B-88201)

BUILDING DEPARTMENT

MAY 02 1989

CITY OF NEWPORT BEACH
CALIFORNIA



April 28, 1989

Kajima Associates
25052 Alcalde Drive, Suite A
Laguna Hills, California 92652

G.P.C. No. 1109A-88
(LCA B-88201)

Attention: Mr. Steve Merrill

Gentlemen:

Final Report-
Geotechnical Inspection Services
Tokyo Kaikan Restaurant
Tract: 12528; Portion of Lot 1
101 Bayview place
Newport Beach, California
for Tokyo Kaikan Restaurant

SCOPE

This report provides a formal record of our observation and testing of the compacted fill placed to grade the site for the subject Tokyo Kaikan Restaurant; confirmation of our observation and approval of the excavations for the foundations is included. The location of the site is shown, with relation to adjacent streets, on the attached Plot Plan. The observation work was performed during the period of September 16, 1988 through February 21, 1989. We previously performed a foundation investigation of the site, and submitted our recommendations in a report dated March 22, 1989 (LCA A-89049).

Compacted fill soils, two to three feet in thickness, were encountered during our recent investigation of the site. The fill consisted of clay and clayey sand and was found firm at the boring locations. The fill was placed during rough grading for the initial development of the site, and was observed and tested by our firm. The

results of our observation and testing were presented in a report of rough grading dated February 24, 1986 (LCA B-85219).

Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable geotechnical engineers practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions included in this report. The scope of our services did not include either the responsibility for job safety or the function of surveying. Both the grading work and the foundation excavation work were done to the limits and at the locations indicated by stakes and hubs set by others.

OBSERVATION AND TESTING OF COMPACTED FILL

The earthwork for the project consisted of the placement of compacted fill to grade the site for the subject development and provide support for the floor slab, as well as subgrade support for the adjacent slab, walkways, curbs and gutters, and for parking lot paving. Approximately 1½ feet of select fill was placed and compacted under the floor slab and the adjacent walks and the slab. The grading work included the placement of compacted soils as backfill around an underground grease interceptor vault and in trenches for plumbing, water, storm drain, sewer, fire protection sprinkler, electrical, and gas line installations. The depth of backfill varied from 6 inches to approximately 4 feet in the trenches, and to approximately 5 feet in the grease interceptor vault area. Also, base course was placed and compacted in



the paving area. The specifications required that the fill and backfill be compacted to at least 90% of the maximum density obtainable by the ASTM Designation D1557-70 (equivalent to UBC-70-1) method of compaction. The base course was to be compacted to at least 95% of the maximum density.

The soils used for the required filling and backfilling consisted of on-site sandy silt and silty clay, and imported silty sand and processed miscellaneous base material. Compaction tests were performed on representative samples of the soils, to establish the maximum dry densities. The tests were performed in accordance with the specified method of compaction, which utilizes a 1/30-cubic-foot mold in which each of five layers of soil is compacted by 25 blows of a ten-pound hammer falling 18 inches. The results of the compaction tests were used in establishing the degree of compaction achieved during the placing of the fill and backfill.

After the site was stripped and cleared, the existing fill soils were excavated from the building area to allow for the placement of at least 1½ feet of relatively non-expansive soils. Also, soils were excavated from the parking lot area to accommodate the placement of the paving sections. Following the required excavation, the resultant exposed soils were scarified to a depth of six inches, brought to approximately optimum moisture content, and rolled with heavy compaction equipment. The required fill materials were then placed in thin loose lifts not exceeding eight inches in thickness, brought to approximately



optimum moisture content, and compacted. A loader and a blade were used to compact the fill. Moisture was added by spraying with a water truck. Areas to receive backfill were first cleared of any construction debris and loose soils, and the required backfill soils then placed in thin loose lifts, brought to approximately optimum moisture content, and mechanically compacted with a vibratory plate compactor and a manually guided impact compactor. To establish the degree of compaction achieved, ASTM D1556 (equivalent to UBC-70-2) sand-cone field density tests were made as the filling and backfilling progressed. Where a test indicated less than the required compaction, the soils were reworked and retested until at least the specified degree of compaction resulted. The results of the field density tests are presented in the attached Table of Test Results; the approximate locations of the tests are shown on the Plot Plan.

An interim report on the compacted fill placed to grade the building area and provide floor slab support was issued on September 30, 1988.

OBSERVATION OF FOUNDATION EXCAVATIONS

After completion of the building area filling, excavations were made for conventional spread and wall footings to support the proposed building. Our field technician observed and probed the footing excavations, to verify that the soils were properly compacted fills or undisturbed natural materials capable of supporting at least the design pressure. The excavations were to be cleaned of any loose soils prior



to final approval. After observation indicated satisfactory conditions, written notice of our approval was left at the job site for the information of responsible parties.

Based on the results of our observation, the soil conditions for the footing excavations were satisfactory. As indicated in our foundation investigation report, spread footings established in properly compacted fill or the undisturbed natural soils could be designed to impose a net dead plus live load pressure of 2,000 pounds per square foot. A one-third increase in the bearing value could be used for wind or seismic loads. Exterior footings could extend at least two feet below the adjacent exterior grade. Interior footings could be established at a depth of two feet below the top of the adjacent floor slab. Footings for lightly loaded structures could be established in either the natural soils or properly compacted fill at least one foot below the adjacent grade and could be designed to impose a pressure of 1,000 pounds per square foot.

OBSERVATION OF ASPHALTIC PAVING

As requested, our field technician tested the asphaltic paving placed in the new parking area. The observation work consisted of taking nuclear gauge in-place density tests to establish the degree of compaction achieved. The asphaltic paving was to be compacted to at least 95% of the maximum density. A Dynapac 8 to 10 ton dual steel drum vibratory roller and a Hyster 10 to 12 ton dual steel drum roller were used to compact the asphaltic concrete.



The data derived from the performance of the nuclear in-place density tests are included in the Table of Test Results; the approximate locations of the tests are shown on the Plot Plan. The asphaltic concrete, consisting of 1/2-inch aggregate using AR4000 asphalt cement, was compacted to at least 95% of the maximum density. At the time of delivery, the temperature of the asphalt ranged from 275° to 290° Fahrenheit. A value of 143 pounds per cubic foot was utilized for the maximum density.

The paving sections consisted of either 3 inches of asphalt on 7 inches of base material in parking areas, or 4 inches of asphalt on 8 inches of base material in driveways and truck traffic areas; the paving sections were in compliance with the project plans and specifications.

Based on our observation, it is our opinion that the asphaltic concrete was placed and compacted in accordance with the project requirements.

CONCLUSIONS

This final report is limited to the earthwork performed through February 21, 1989, the date of our last observation and/or testing of the soils related work for the project.

At the locations and elevations tested by us, the fill, back-fill, base course and asphaltic concrete were compacted to at least the specified degree of compaction. Also, the foundation excavations were made in accordance with the project plans. In providing professional



geotechnical observations and testing services associated with the development of the project, we have employed accepted engineering and testing procedures and have made every reasonable effort to ascertain that the soil related work was carried out in general compliance with the project plans and specifications, and the applicable City of Newport Beach Municipal Code, and is suitable for the intended use. Although our observation did not reveal obvious deficiencies, we do not guarantee the contractor's work, nor do the services performed by our firm relieve the contractor of responsibility in the event of subsequently discovered defects in his work.

Yours very truly,

LEROY CRANDALL AND ASSOCIATES



by *Wesley H. Johnson*
 Wesley H. Johnson
 Vice President

by *James M. McWee*
 James M. McWee
 Director of Inspection Services
 Senior Vice President

GH2-GH3gh
 Attachments (3-
 ~ copies submitted)

cc: (2) City of Newport beach
 Grading Department
 Attn: Mr. Richard T. Higley
 Grading Engineer

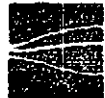


TABLE OF TEST RESULTS

TEST NO.	ELEVATION (FEET)	MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS./CU. FT.)	MAXIMUM DRY DENSITY (LBS./CU. FT.)	PERCENT COMPACTION	RETEST NO.	DATE OF TESTING
1	54½	11.7	116	127	91		09/20/88
2	55½	7.9	121	128	95		09/21/88
3	57	7.3	121	128	95		09/21/88
4T	55	11.2	120	128	94		10/14/88
5T	55	12.4	120	128	94		10/14/88
6T	56½	12.4	115	125	92		10/14/88
7T	56½	11.0	117	125	94		10/18/88
8T	56½	12.3	118	125	94		10/18/88
9T	56	11.2	116	125	93		10/18/88
10T	56	12.5	116	125	93		10/18/88
11	56½	11.7	122	128	95		10/18/88
12T	52½	15.1	120	128	94		12/02/88
13T	54½	10.0	113	125	90		12/02/88
14T	55	11.0	116	125	93		12/02/88
15T	52	12.2	108	123	86*	15	12/08/88
16T	53	14.5	112	123	91		12/08/88
17T	52½	14.0	106	123	86*	19	12/08/88
18T	52	13.6	117	123	95		12/08/88
19T	52½	14.2	114	123	97		12/08/88
20T	54½	14.4	113	123	92		12/08/88
21T	54½	12.0	121	127	95		12/08/88
22T	54	13.8	115	123	93		12/08/88
23T	51½	14.2	120	128	94		12/29/88
24T	53½	14.9	113	123	92		12/29/88
25T	55½	16.3	111	123	90		01/03/89
26T	53	10.3	114	125	91		01/06/89
27T	54½	15.2	119	128	93		01/06/89
28T	54	8.2	113	125	90		01/13/89
29T	54½	9.4	119	128	93		01/13/89
30	54½	9.0	114	125	91		01/20/89
31	55½	12.0	118	125	94		01/20/89
32	55	9.3	121	125	97		01/20/89
33	55½	12.7	114	125	91		01/20/89
34	54	13.4	126	128	98		01/20/89
35	55½	12.5	113	125	90		01/20/89
36	54	12.1	122	125	98		01/27/89
37	54	9.7	110	127	87*	38	02/03/89
38	54	11.5	127	127	100		02/03/89
39	54	8.5	115	127	91		02/03/89
40	54½	PMB	131	138	95.8		02/14/89

TEST NO.	ELEVATION (FEET)	MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS./CU. FT.)	MAXIMUM DRY DENSITY (LBS./CU. FT.)	PERCENT COMPACTION	RETEST NO.	DATE OF TESTING
41N	55	PMB	132	138	96@		02/14/89
42N	55½	PMB	132	138	96@		02/14/89
43N	55	PMB	131	138	95@		02/14/89
44N	54½	PMB	131	138	95@		02/14/89
45N	54½	PMB	132	138	96@		02/14/89
46N	55	PMB	133	138	96@		02/14/89
47N	55½	AC	138	143	97@		02/15/89
48N	55½	AC	136	143	95@		02/15/89
49N	55½	AC	140	143	98@		02/15/89
50N	56	AC	140	143	98@		02/15/89
51N	56	AC	137	143	98@		02/15/89
52N	56	AC	136	143	95@		02/15/89
53N	56	AC	136	143	95@		02/15/89
54N	55½	AC	136	143	95@		02/15/89
55N	55	AC	137	143	96@		02/15/89
56N	56	AC	137	143	96@		02/15/89
57N	56	AC	136	143	95@		02/15/89
58N	56½	AC	137	143	96@		02/15/89
59N	56	AC	136	143	95@		02/15/89
60N	56	AC	137	143	96@		02/15/89
61N	56	AC	137	143	96@		02/15/89
62N	56	AC	138	143	97@		02/15/89
63N	55	AC	136	143	95@		02/15/89
64N	55	AC	139	143	97@		02/15/89
65N	55	AC	138	143	97@		02/15/89
66N	55½	AC	136	143	95@		02/15/89
67N	55	AC	138	143	97@		02/15/89
68N	56	AC	137	143	96@		02/15/89
69N	55	AC	137	143	96@		02/15/89
70N	54½	AC	138	143	97@		02/15/89
71N	54½	AC	139	143	97@		02/15/89
72N	54½	AC	138	143	97@		02/15/89

NOTES: Elevations refer to job datum.
 * Indicates area reworked and retested.
 @ Indicates 95% compaction required.
 AC Indicates asphalt concrete.
 PMB Indicates processed miscellaneous base;
 wet density values used in calculations.
 T Indicates trench test.
 N Indicates nuclear gage density test.

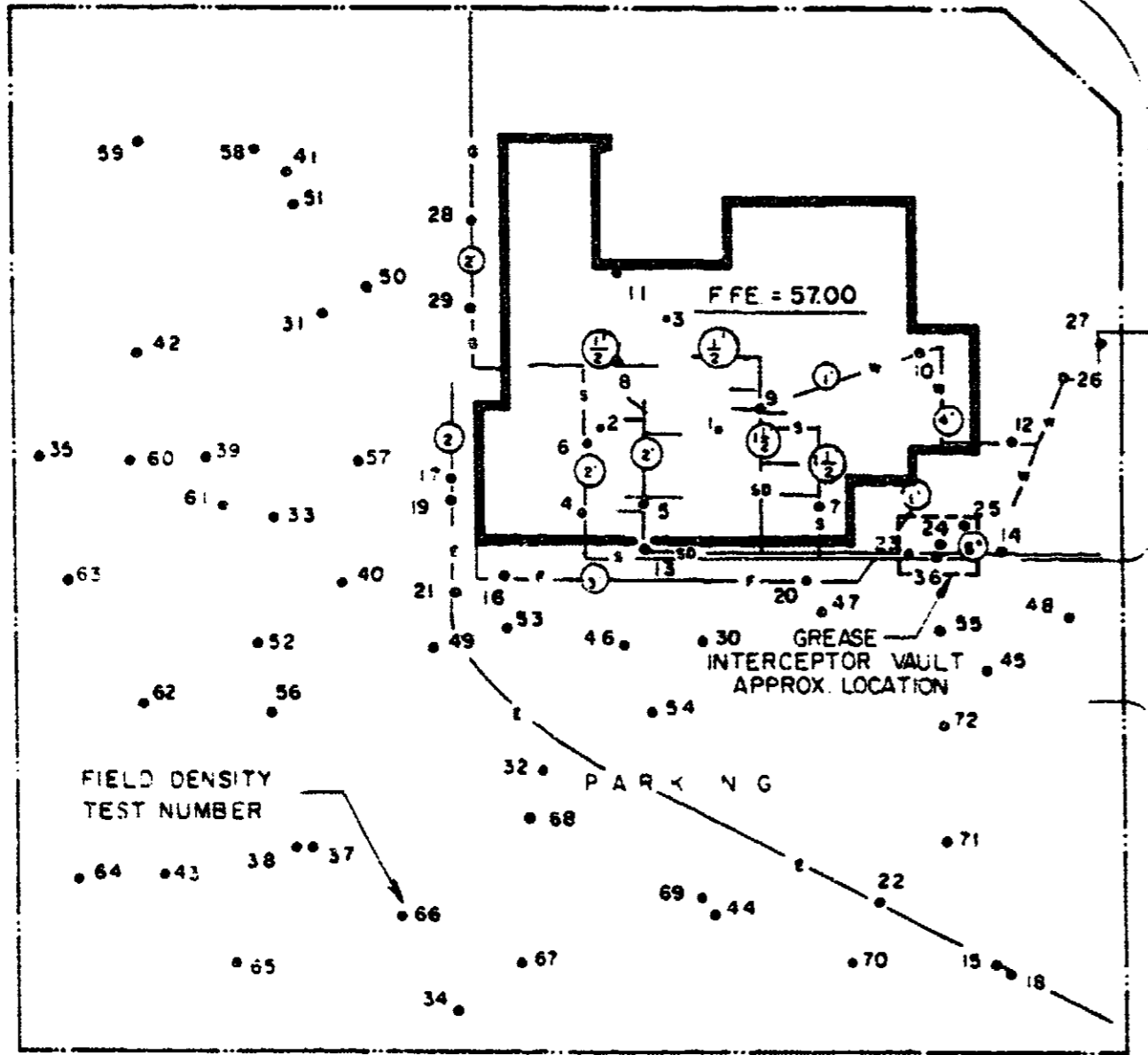
T A B L E O F C O M P A C T I O N T E S T D A T A

<u>SOIL TYPE</u>	<u>SOURCE</u>	<u>MAXIMUM DENSITY*</u> <u>(LBS./CU. FT.)</u>	<u>OPTIMUM MOISTURE</u> <u>(% OF DRY WT.)</u>
Silty Sand	Import	125	10.5
Silty Clay	On-site	127	11
Silty Sand	Import	128	12
Silty Clay	On-site	123	13
Sandy Silt	On-site	125	12
PMB	Import	138	—

NOTES: PMB indicates processed miscellaneous base.
 * Test Method: ASTM Designation D1557-70
 (Equivalent to UBC-70-1)

BRISTOL STREET

BAYVIEW PLACE



NOTE:

THE FIELD DENSITY TEST LOCATIONS, AS GRAPHICALLY SHOWN ON THIS PLOT PLAN, ARE APPROXIMATE ONLY, AND DO NOT REPRESENT PRECISE LOCATIONS.

① DEPTHS OF BACKFILL IN UTILITY LINE TRENCH

REFERENCE:

GRADING, PAVING AND DRAINAGE PLAN (DATED 5-9-88) KAJIMA ASSOCIATES.
 FOUNDATION AND FINISH FLOOR PLAN (DATED 4-28-88) BY KAJIMA ASSOCIATES

ADDRESS:

101 BAYVIEW PLACE,
 NEWPORT BEACH, CA.

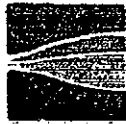
TYPES OF UTILITY LINE

- GAS
- WATER
- ε— ELECTRICAL
- S— SEWER
- SD— STORM DRAIN
- F— FIRE

PLOT PLAN

**TOKYO KAIKAN
 RESTAURANT**

SCALE: 1" = 40' (APPROX.)



September 30, 1988

BUILDING DEPARTMENT

OCT 04 1988

**CITY OF NEWPORT BEACH
CALIFORNIA**

**Rajima Associates
23052 Alcalde Drive, Suite A
Laguna Hills, California 92652**

**G.P.C. No. 1109A-88
(Our Job No. R-88201)**

Attention: Mr. Steve Merrill

Gentlemen:

**Interim Report of Compacted Fill
Proposed Tokyo Kaikan Restaurant
Building Pad
Tract: 12528; Portion of Lot 1
101 Bayview Place
Newport Beach, California
for Tokyo Kaikan Restaurant**

The compacted fill placed for floor slab support of the proposed restaurant building is approved as of September 26, 1988. The grading was performed in accordance with the project specifications and the recommendations of our foundation investigation report dated March 22, 1988. (our Job No. A-88049). Our services did not include the responsibility for job safety. Also, since surveying is not within the scope of services, the grading was done to the limits indicated by stakes and hubs set by others.

Compacted fill soils, two to three feet in thickness, were encountered during our recent investigation of the site. The fill consists of clay and clayey sand and was found firm at the boring locations. The fill was placed during rough grading for the initial development of the site, and was observed and tested by our firm. The results of our observation and testing were presented in a report of rough grading dated February 24, 1986 (our Job No. S-85219).

This phase of grading consisted of the excavation of the existing expansive soils and the placement and compaction of at least 1½ feet of non-expansive soil for floor slab support. Observations and ASTM D1556 (equivalent to UBC-70-2) sand-cone field density tests were made by our representative during the progress of the job. The results and approximate locations of the tests are attached as a part of this report. A Table of Compaction Test Data is also attached.

The fill was compacted to at least 90% of the maximum dry density obtainable by the ASTM Designation D1557-70 method of compaction. An allowable bearing pressure of 3,000 pounds per square foot may be imposed on the fill under the following conditions: Exterior footings extend at least two feet below the adjacent exterior grade, and interior footings at least two feet below the top of the adjacent floor

slab. A one-third increase in the bearing value could be used for wind or seismic loads.

This approval is limited to the building area as shown on the Plot Plan. Upon completion of the grading, our final report will be submitted, giving the locations and results of all tests and observations.

After the site was stripped and cleared, existing fill soils were excavated from the building area to allow for the placement of at least 1½ feet of relatively non-expansive soils. Following the required excavation, the resultant exposed soils were scarified to a depth of six inches, brought to approximately optimum moisture content, and rolled with heavy compaction equipment. The required fill soils, consisting of imported silty sand, were then placed in loose lifts not exceeding eight inches in thickness, brought to approximately optimum moisture content, and compacted by a loader and a blade. Moisture was added, as necessary, by spraying with a water truck.

At the locations and elevations tested by us, the fill was compacted to at least the specified degree of compaction, and is suitable for the intended use. In providing professional geotechnical observations and testing services associated with the development of the project, we have employed accepted engineering and testing procedures and have made every reasonable effort to ascertain that the soil related work was carried out in general compliance with the project plans and specifications, and the City of Newport Beach Municipal Code. Although our observations did not reveal obvious deficiencies, we do not guarantee the contractor's work, nor do the services performed by our firm relieve the contractor of responsibility in the event of subsequently discovered defects in his work.

Yours very truly,

LEROY CRANDALL AND ASSOCIATES

by

Wesley H. Johnson
Wesley H. Johnson
Vice President

by

James M. McWhee
James M. McWhee
Senior Vice President
Director of Inspection Services



JH2/JH/3h
Attachments 3
(4 copies submitted)
cc: (2) City of Newport Beach
Building Department



TABLE OF TEST RESULTS

<u>TEST NO.</u>	<u>ELEVATION (FEET)</u>	<u>MOISTURE CONTENT (% OF DRY WT.)</u>	<u>DRY DENSITY (LBS./CU. FT.)</u>	<u>MAXIMUM DRY DENSITY (LBS./CU. FT.)</u>	<u>PERCENT COMPACTION</u>	<u>RETEST NO.</u>	<u>DATE OF TESTING</u>
1	54.4	11.7	116	127	91		9/20/88
2	55.4	7.9	121	127	95		9/21/88
3	57	7.3	121	127	95		9/21/88

NOTE: Elevations refer to job datum.

9/26/88

BA19/10

E-88201



T A B L E O F C O M P A C T I O N T E S T D A T A

<u>SOIL TYPE</u>	<u>SOURCE</u>	<u>MAXIMUM DENSITY* (LBS./CU. FT.)</u>	<u>OPTIMUM MOISTURE (% OF DRY WT.)</u>
Silty sand	Import	127	11.5

NOTE: Refers to maximum density obtainable
by the ASTM D1557-70 (equivalent of UBC-
70-1) Designation method of compaction.

-000-

9/26/88

3A19/1h

B-88201

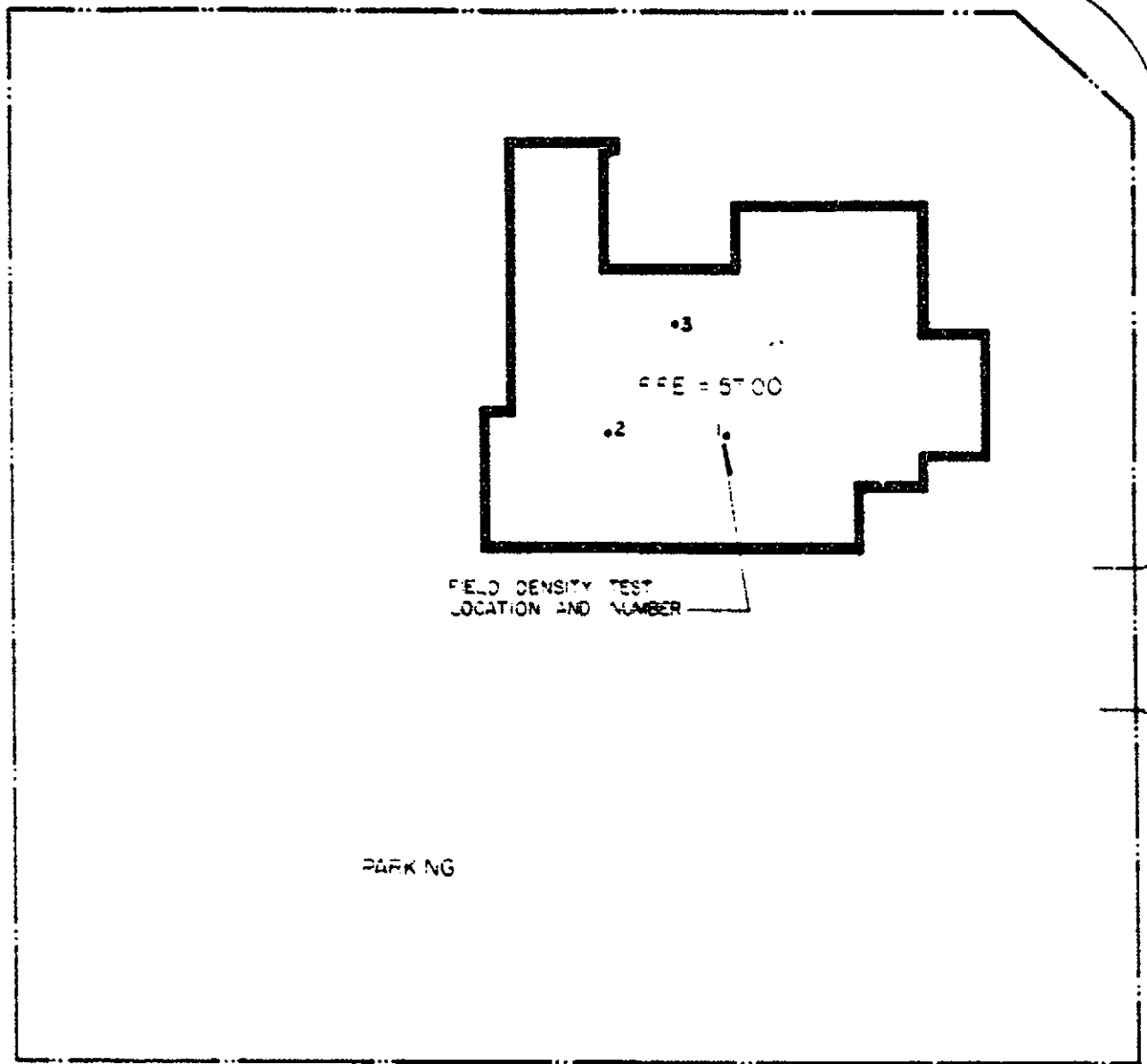


JOB. 8 88201 DATE 9-26-88 DR. O.E. V. CHKD. FORM 137A

BRISTOL STREET

PLACE

HAYVIEW W



NOTE:

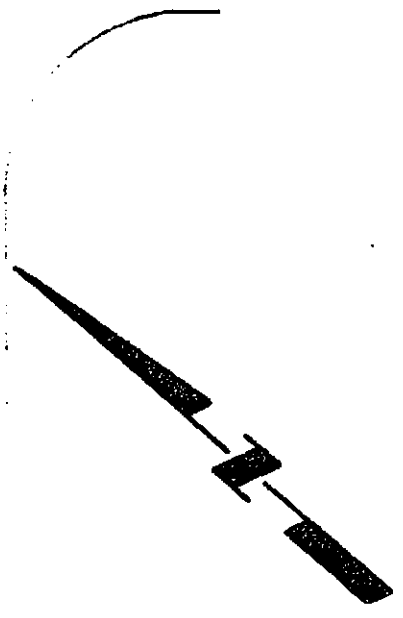
THE FIELD DENSITY TEST LOCATIONS, AS GRAPHICALLY SHOWN ON THIS PLOT PLAN, ARE APPROXIMATE ONLY, AND DO NOT REPRESENT PRECISE LOCATIONS.

REFERENCE:

GRADING, PAVING AND DRAINAGE PLAN (DATED 5-9-88) KAJIMA ASSOCIATES.

ADDRESS:

101 BAYVIEW PLACE, NEWPORT BEACH, CA.



PLOT PLAN

PROPOSED TOKYO KAIKAN RESTAURANT

SCALE 1" = 40' (APPROX.)

LeROY CRANDALL AND ASSOCIATES

PA2015-210
ADKAN ENGINEERS
CIVIL ENGINEERING PLANNING LAND SURVEYING

May 9, 1989

City of Newport Beach
3300 Newport Boulevard
Newport Beach, Ca 92660

Attention: Grading Inspector

Reference: Tokyo Kaikan Restaurant, 101 Bayview Place
Newport Beach/Our Job #3471

Subject: Final Grade Certification

Dear Sir:

This letter is to certify that per a field survey performed under my supervision on May 9, 1989, and as the supervising engineer, I have found the aforementioned project to have been built, both line and grade, substantially in conformance with the approved grading plan.

If you have any questions regarding this project, feel free to contact Jerry Snell.

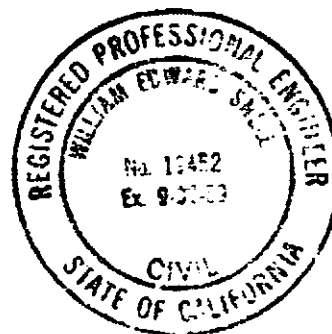
Sincerely,

ADKAN ENGINEERS

WILLIAM E. SNELL, P.E.
BCE #19452

WES:llaw

WES:llaw



CIVIL ENGINEER'S CERTIFICATION FORM



From: ADKAN ENGINEERS
6830 AIRPORT DRIVE
RIVERSIDE, CA 92504

City of Newport Beach
3300 Newport Blvd
PO Box 1768
Newport Beach, CA 92658-8915

Date: 5-16-89

Attention: Grading Engineer, Building Department

GPC No.: 12-A-88 Tract/Subdivision/Lot No.: TR. 12528/LOT1 Rough Final X

Project Names: TOKYO KAIKAN

Project Address: 101 BAYVIEW PLACE

Owner/Developer: KAJIMA ASSOCIATES

Type of Project:

- Tract
- Commercial
- Industrial
- Drainage
- Other RESTAURANT

Yardage for Project:

- Cut 1700
- Fill 800
- Borrow
- Export

I hereby approve the grading for this project in accordance with my responsibilities under the City Grading Code. I have inspected the project and hereby certify that all areas exhibit positive surface flow to public ways or City approved drainage devices. The grading has been completed: in conformance with, with the following changes to, the approved grading plan.

Description of Changes:

SEE REVISED GRADING PLAN



Company: ADKAN ENGINEERS

Name: WILLIAM E. SNELL

License No.: R.C.E. (print) 19452

William E. Snell
(sign)

(RCE/LS)

209537002

101 Bayview Place
Newport Beach, CA 92660

Inquiry Number: 4447397.4
October 26, 2015

EDR Historical Topographic Map Report



EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

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

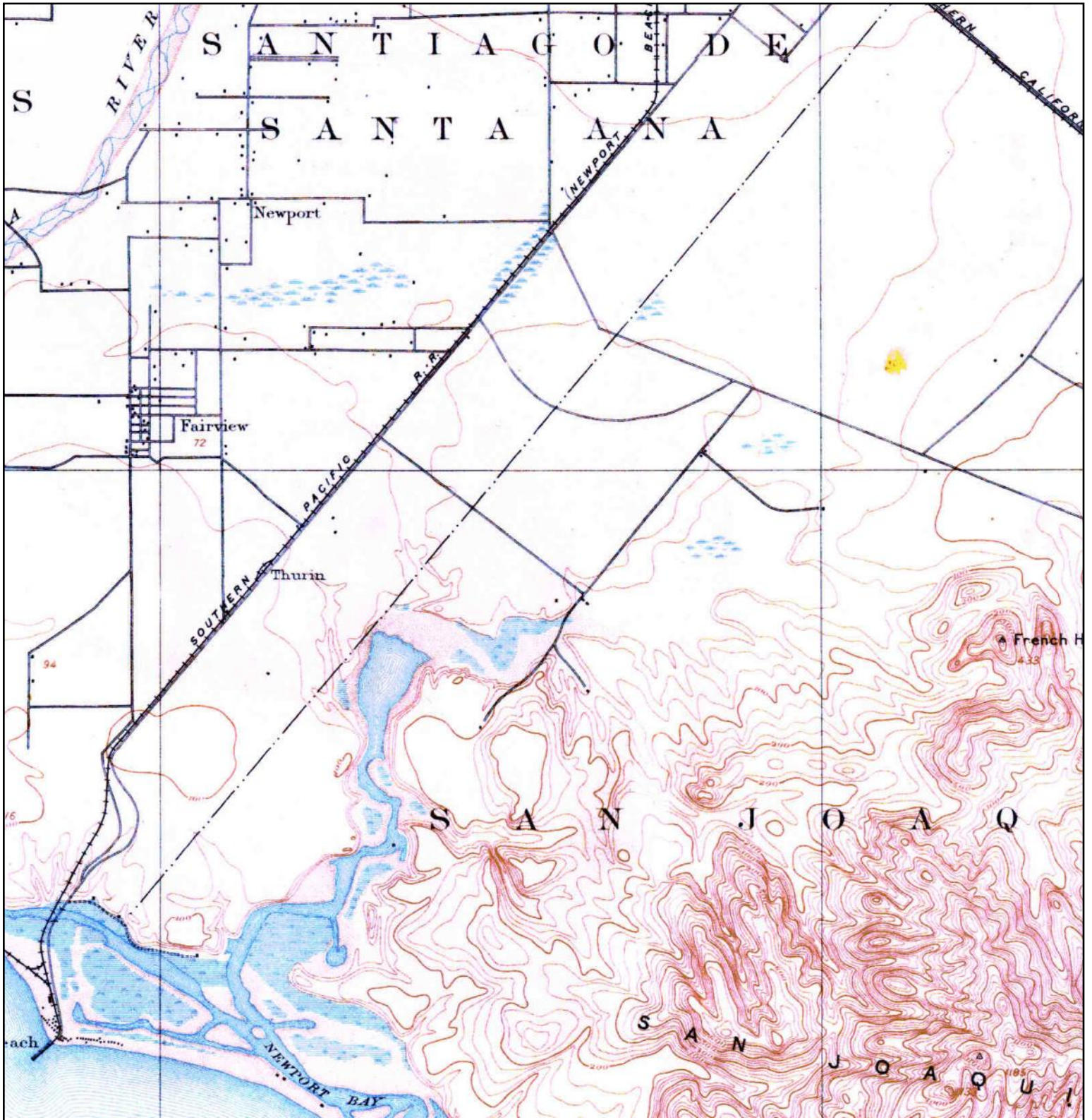
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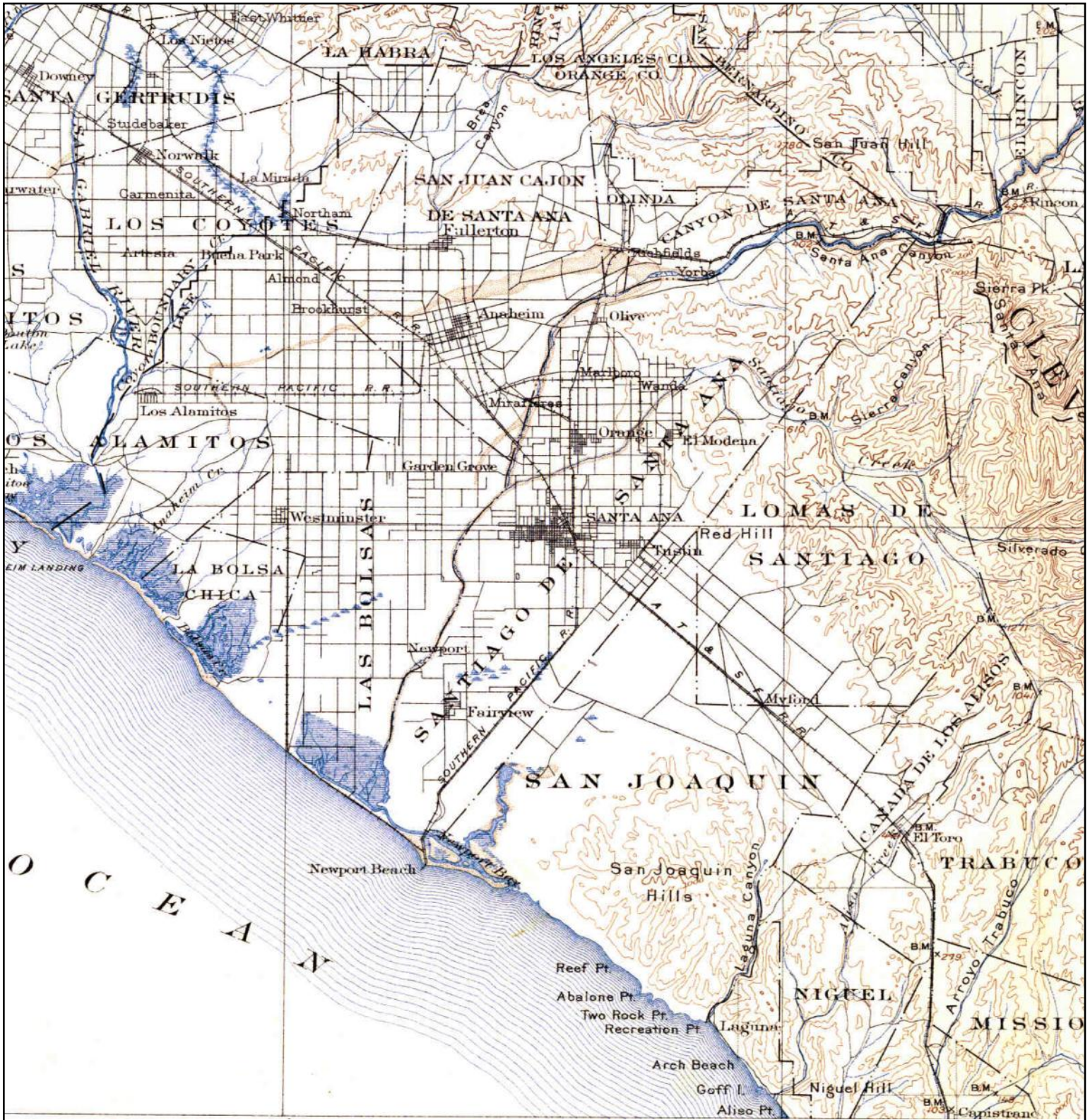
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Historical Topographic Map



<p>N</p> 	TARGET QUAD	SITE NAME: 209537002	CLIENT: Ninyo & Moore	
	NAME: SANTA ANA	ADDRESS: 101 Bayview Place	CONTACT: Jonathan Johnson	
	MAP YEAR: 1901	LAT/LONG: 33.6567 / -117.8685	INQUIRY#: 4447397.4	RESEARCH DATE: 10/26/2015
	SERIES: 15			
	SCALE: 1:62500			

Historical Topographic Map



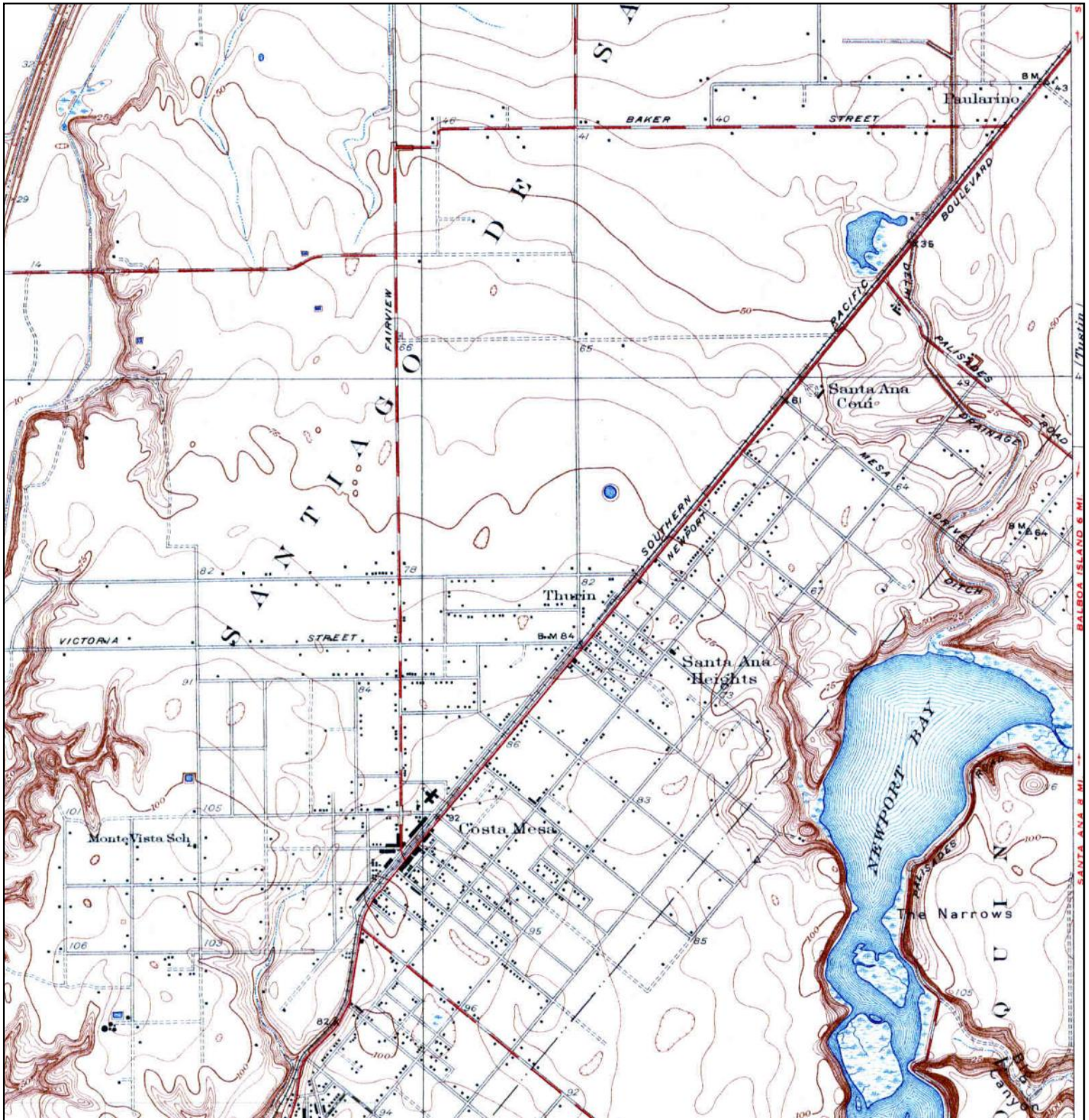
 <p>N</p>	TARGET QUAD	SITE NAME: 209537002	CLIENT: Ninyo & Moore	
	NAME: SOUTHERN CA SHEET 1	ADDRESS: 101 Bayview Place	CONTACT: Jonathan Johnson	
	MAP YEAR: 1901	LAT/LONG: 33.6567 / -117.8685	INQUIRY#: 4447397.4	RESEARCH DATE: 10/26/2015
	SERIES: 60			
	SCALE: 1:250000			

Historical Topographic Map



<p>N ↑</p>	<p>TARGET QUAD NAME: CORONA MAP YEAR: 1902</p>	<p>SITE NAME: 209537002 ADDRESS: 101 Bayview Place Newport Beach, CA 92660 LAT/LONG: 33.6567 / -117.8685</p>	<p>CLIENT: Ninyo & Moore CONTACT: Jonathan Johnson INQUIRY#: 4447397.4 RESEARCH DATE: 10/26/2015</p>
	<p>SERIES: 30 SCALE: 1:125000</p>		

Historical Topographic Map



<p>N ↑</p>	<p>TARGET QUAD NAME: NEWPORT BEACH MAP YEAR: 1935</p>	<p>SITE NAME: 209537002 ADDRESS: 101 Bayview Place Newport Beach, CA 92660 LAT/LONG: 33.6567 / -117.8685</p>	<p>CLIENT: Ninyo & Moore CONTACT: Jonathan Johnson INQUIRY#: 4447397.4 RESEARCH DATE: 10/26/2015</p>
	<p>SERIES: 7.5 SCALE: 1:31680</p>		

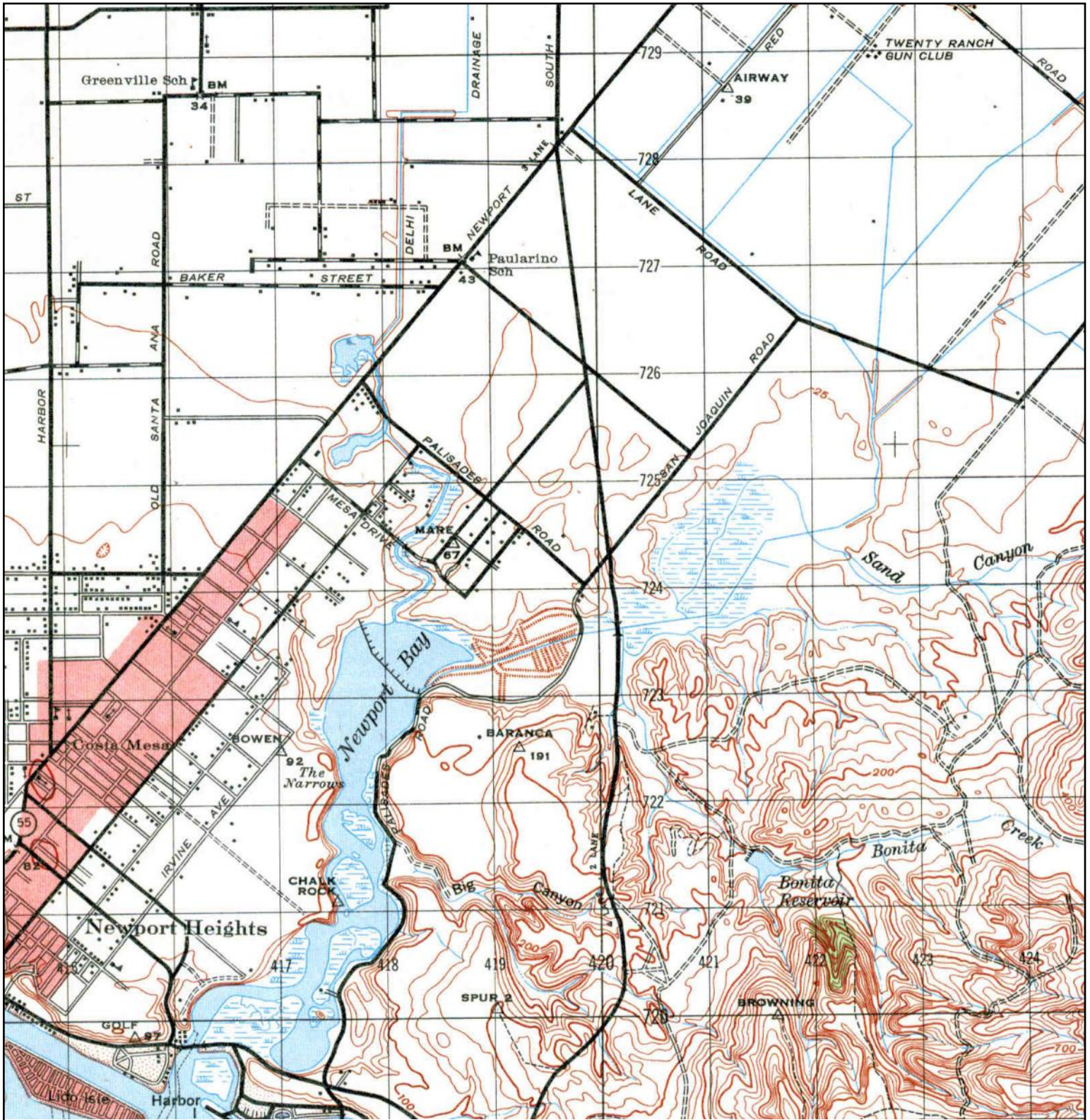
Historical Topographic Map



Unsurveyed Area on the Topographic Map

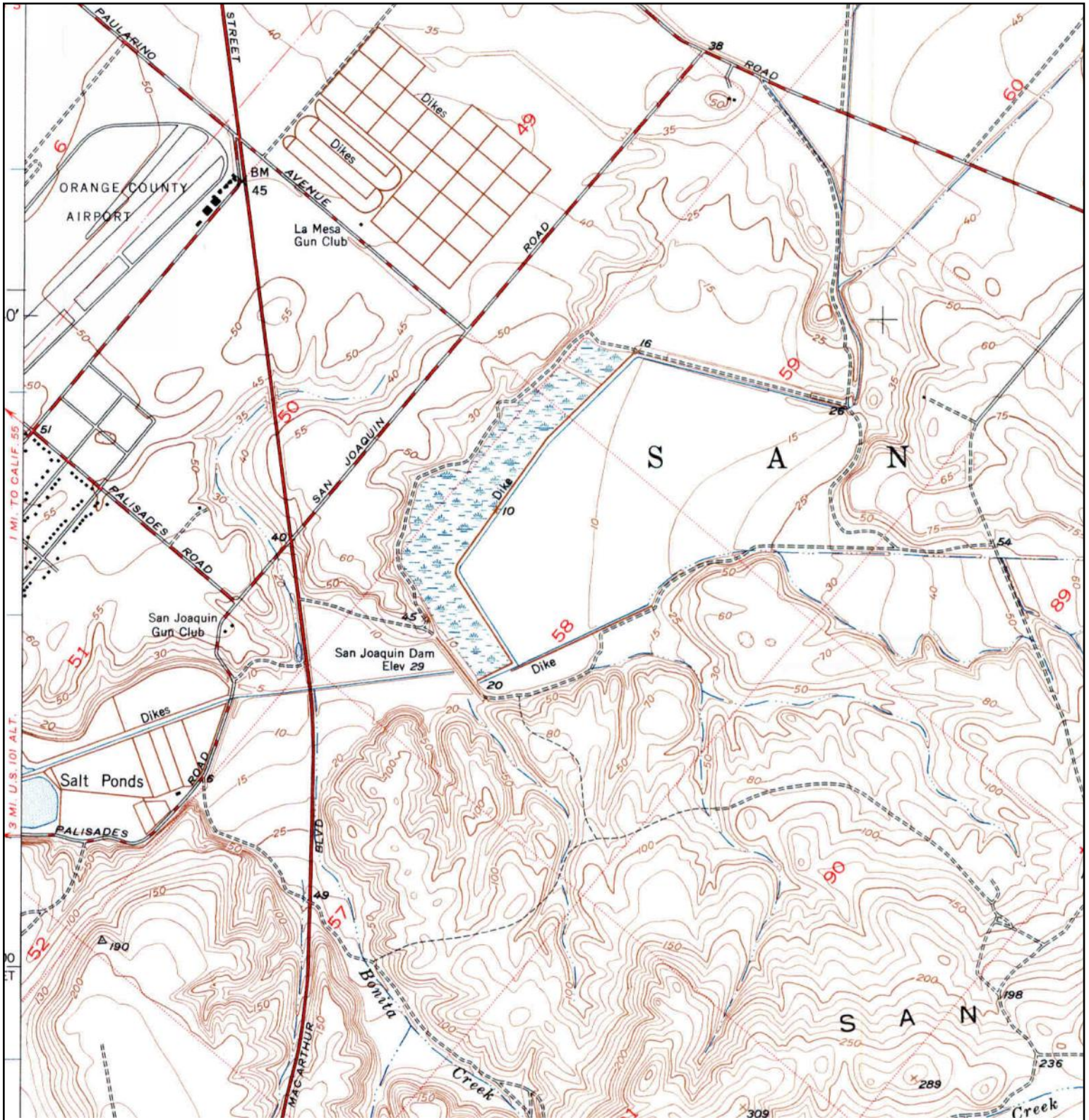
<p>N</p>	<p>TARGET QUAD</p> <p>NAME: TUSTIN</p> <p>MAP YEAR: 1935</p>	<p>SITE NAME: 209537002</p> <p>ADDRESS: 101 Bayview Place Newport Beach, CA 92660</p> <p>LAT/LONG: 33.6567 / -117.8685</p>	<p>CLIENT: Ninyo & Moore</p> <p>CONTACT: Jonathan Johnson</p> <p>INQUIRY#: 4447397.4</p> <p>RESEARCH DATE: 10/26/2015</p>
	<p>SERIES: 7.5</p> <p>SCALE: 1:31680</p>		

Historical Topographic Map



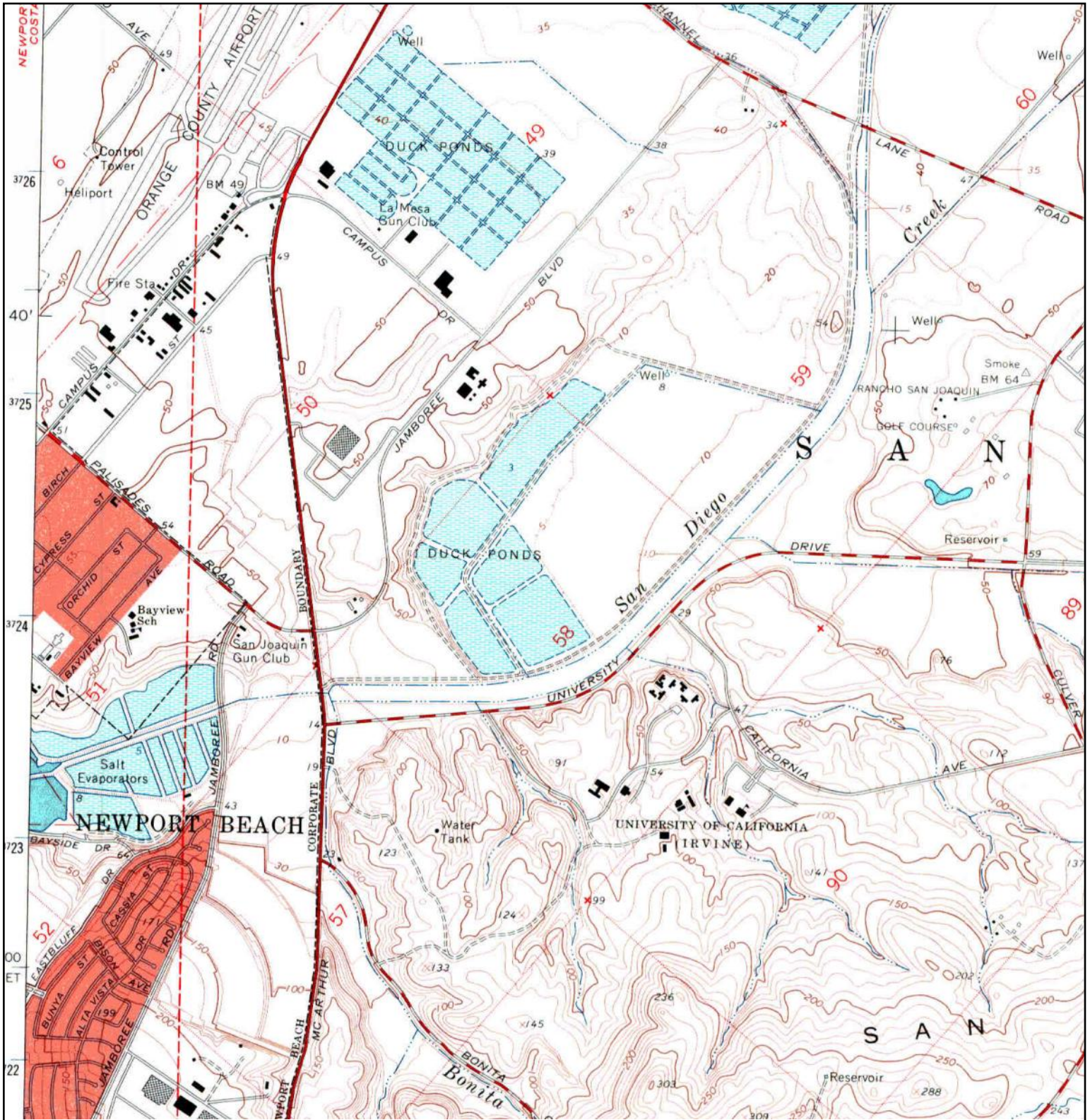
<p>N ↑</p>	<p>TARGET QUAD NAME: SANTA ANA MAP YEAR: 1942</p>	<p>SITE NAME: 209537002 ADDRESS: 101 Bayview Place Newport Beach, CA 92660 LAT/LONG: 33.6567 / -117.8685</p>	<p>CLIENT: Ninyo & Moore CONTACT: Jonathan Johnson INQUIRY#: 4447397.4 RESEARCH DATE: 10/26/2015</p>
	<p>SERIES: 15 SCALE: 1:50000</p>		


Historical Topographic Map



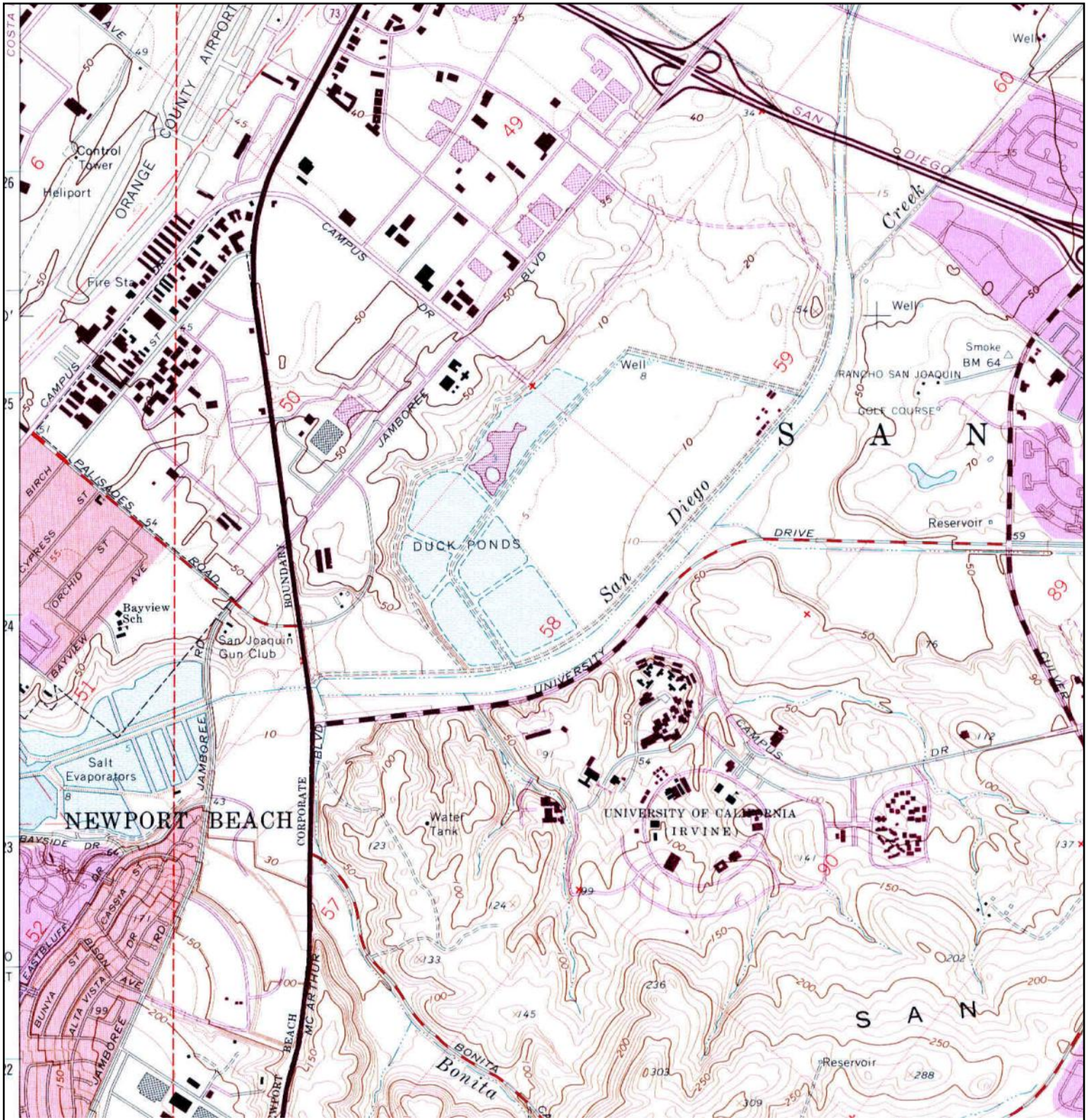
	TARGET QUAD	SITE NAME: 209537002	CLIENT: Ninyo & Moore
	NAME: TUSTIN	ADDRESS: 101 Bayview Place	CONTACT: Jonathan Johnson
	MAP YEAR: 1948	LAT/LONG: 33.6567 / -117.8685	INQUIRY#: 4447397.4
	SERIES: 7.5		RESEARCH DATE: 10/26/2015
	SCALE: 1:24000		

Historical Topographic Map



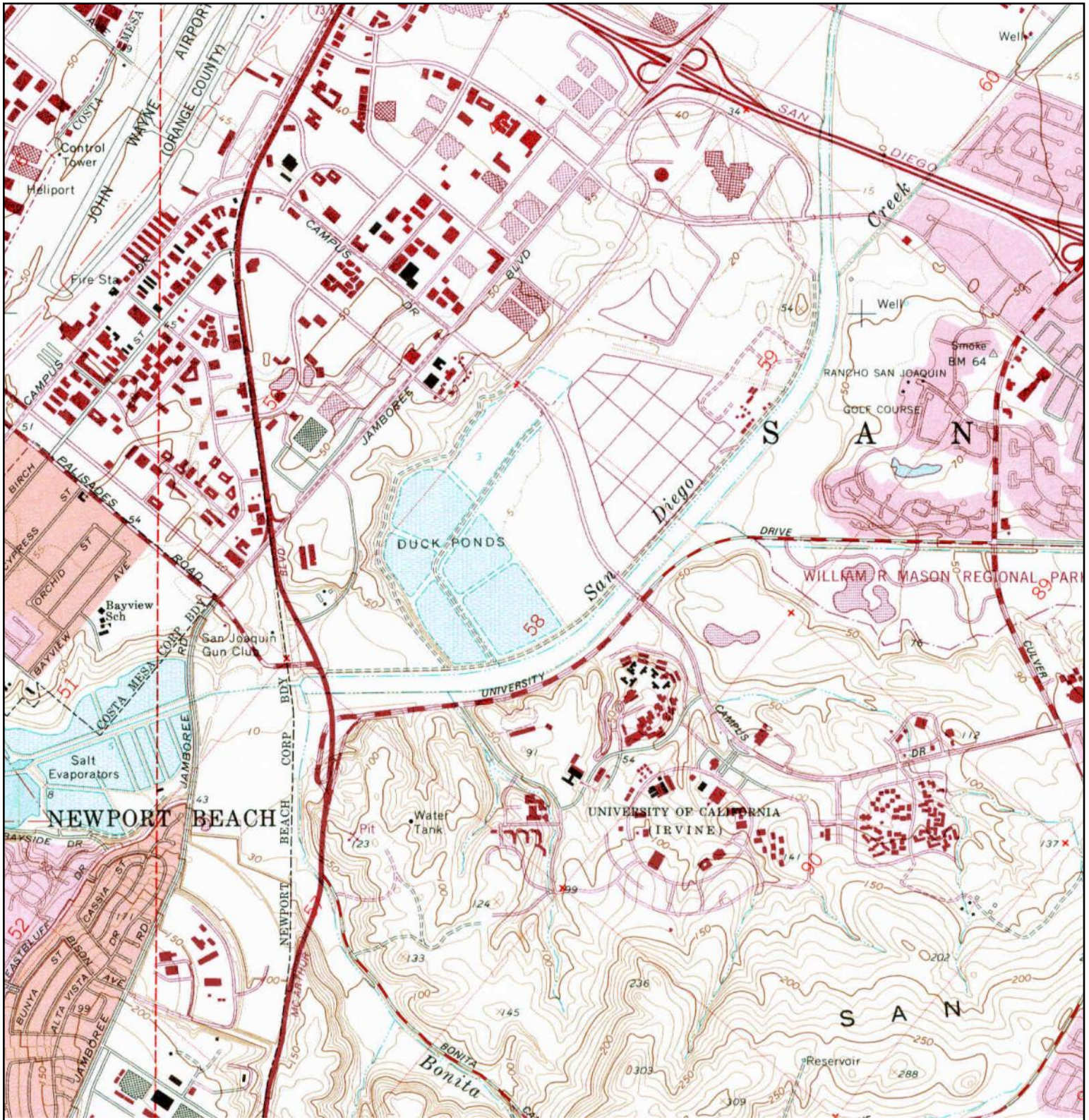
	TARGET QUAD NAME: TUSTIN MAP YEAR: 1965	SITE NAME: 209537002 ADDRESS: 101 Bayview Place Newport Beach, CA 92660	CLIENT: Ninyo & Moore CONTACT: Jonathan Johnson INQUIRY#: 4447397.4
	SERIES: 7.5 SCALE: 1:24000	LAT/LONG: 33.6567 / -117.8685	RESEARCH DATE: 10/26/2015


Historical Topographic Map



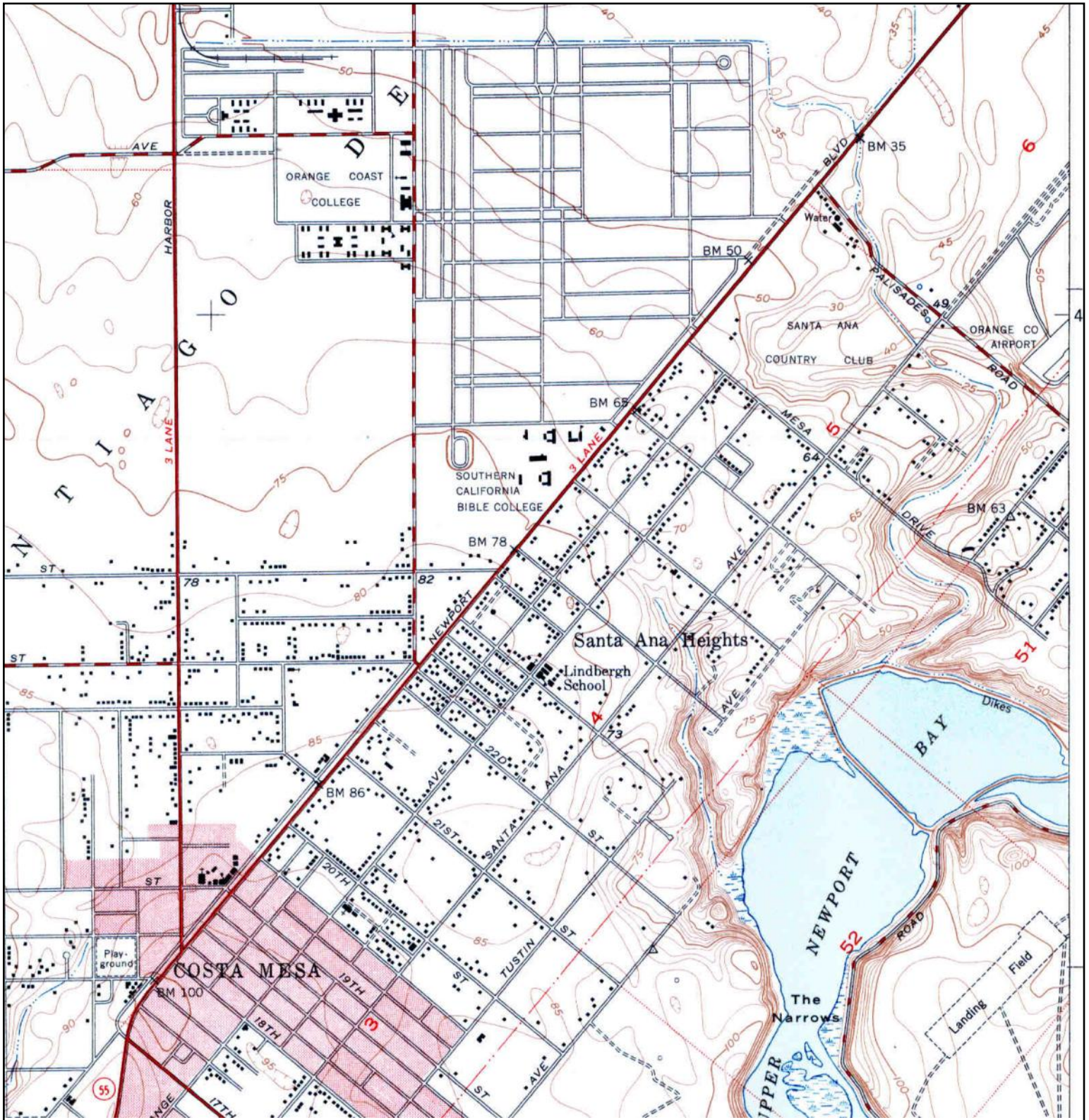
<p>N ↑</p>	TARGET QUAD	SITE NAME: 209537002	CLIENT: Ninyo & Moore
	NAME: TUSTIN	ADDRESS: 101 Bayview Place	CONTACT: Jonathan Johnson
	MAP YEAR: 1972	NEWPORT BEACH, CA 92660	INQUIRY#: 4447397.4
	PHOTOREVISED FROM : 1965	LAT/LONG: 33.6567 / -117.8685	RESEARCH DATE: 10/26/2015
	SERIES: 7.5		
	SCALE: 1:24000		

Historical Topographic Map



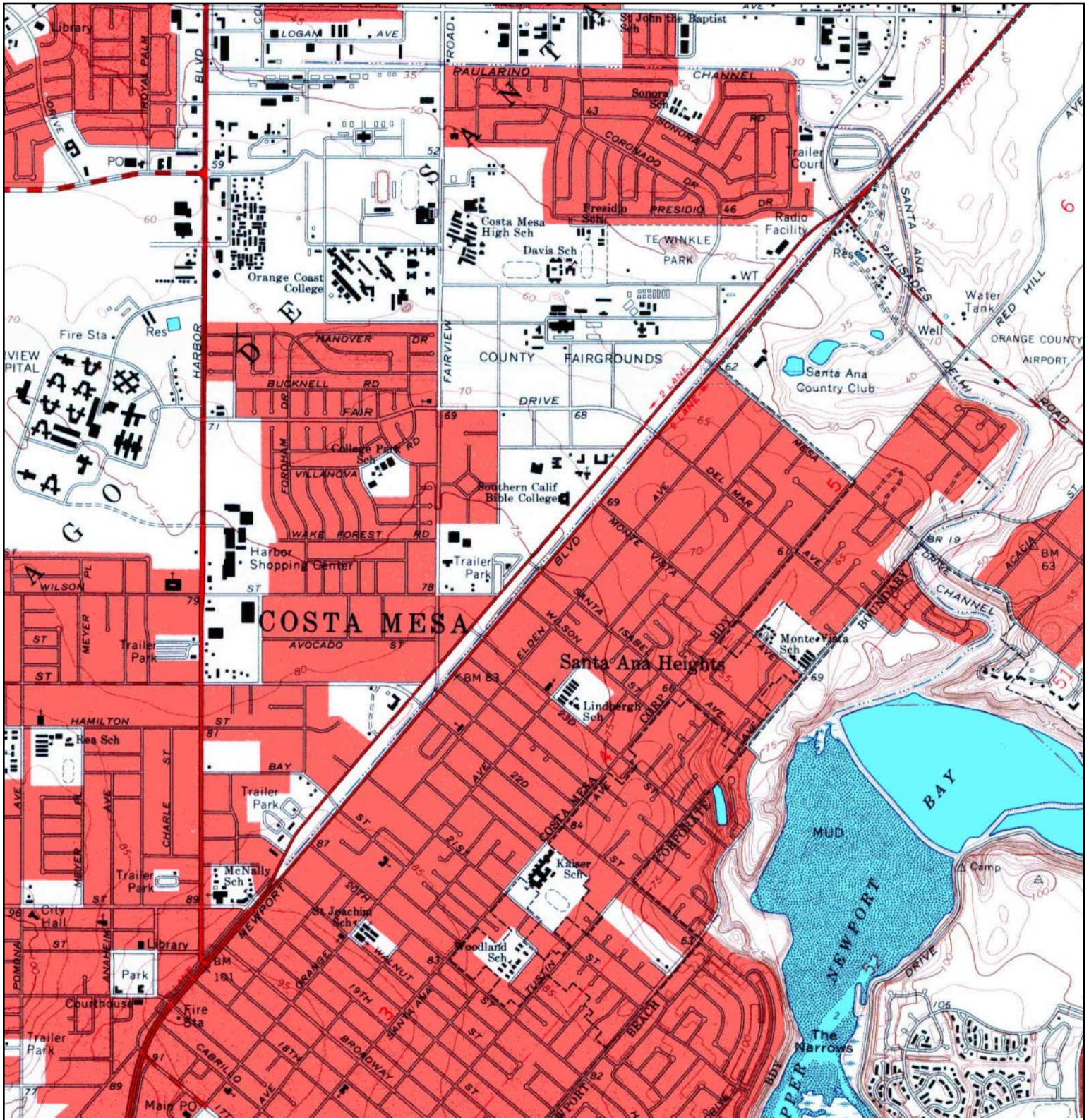
<p>N</p> 	TARGET QUAD	SITE NAME: 209537002	CLIENT: Ninyo & Moore
	NAME: TUSTIN	ADDRESS: 101 Bayview Place	CONTACT: Jonathan Johnson
	MAP YEAR: 1981	Newport Beach, CA 92660	INQUIRY#: 4447397.4
	PHOTOREVISED FROM :1965	LAT/LONG: 33.6567 / -117.8685	RESEARCH DATE: 10/26/2015
	SERIES: 7.5		
	SCALE: 1:24000		


Historical Topographic Map



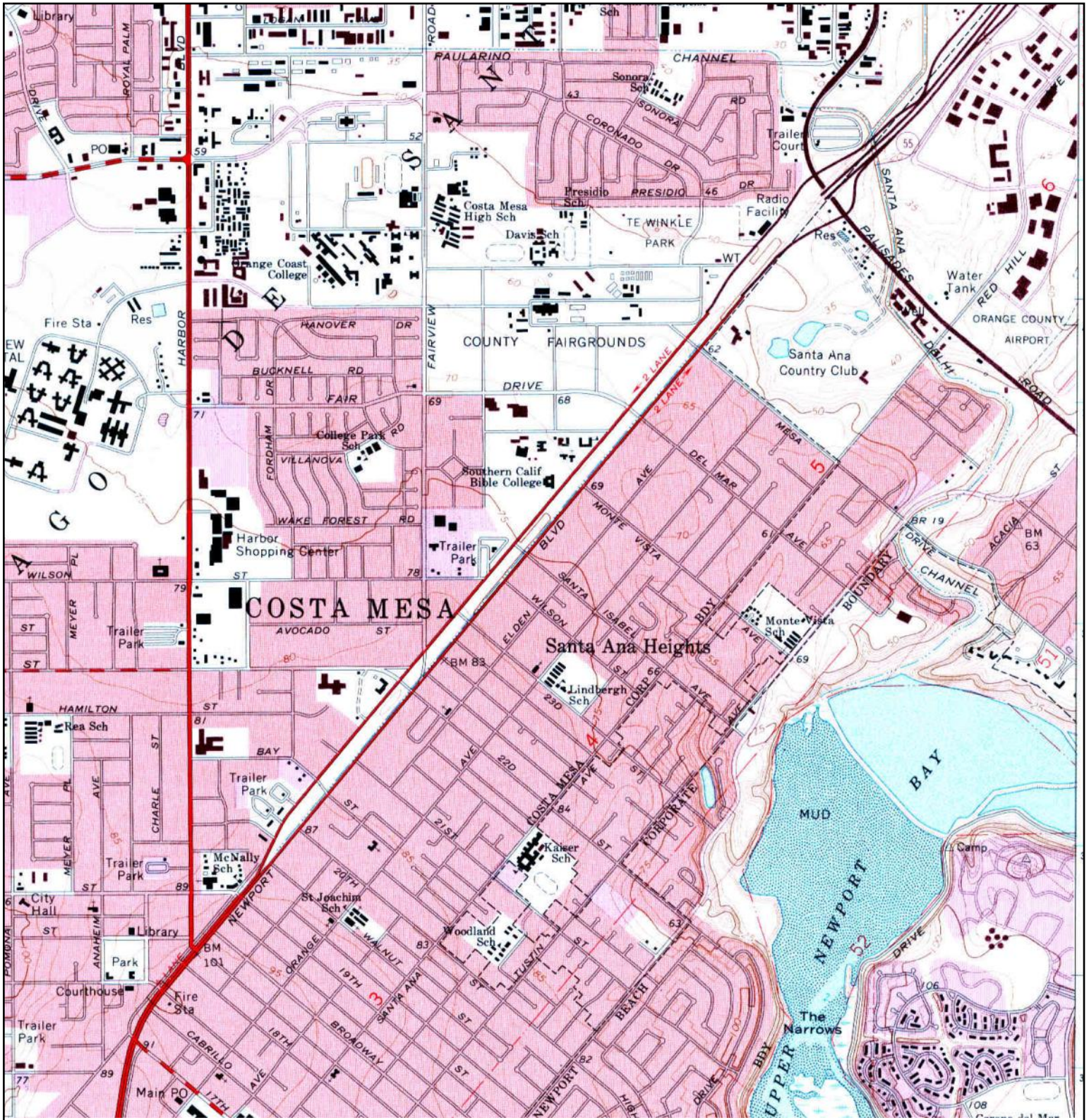
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	NAME: NEWPORT BEACH	ADDRESS: 101 Bayview Place	CONTACT: Jonathan Johnson
	MAP YEAR: 1951	NEWPORT BEACH, CA 92660	INQUIRY#: 4447397.4
	SERIES: 7.5	LAT/LONG: 33.6567 / -117.8685	RESEARCH DATE: 10/26/2015
	SCALE: 1:24000		

Historical Topographic Map



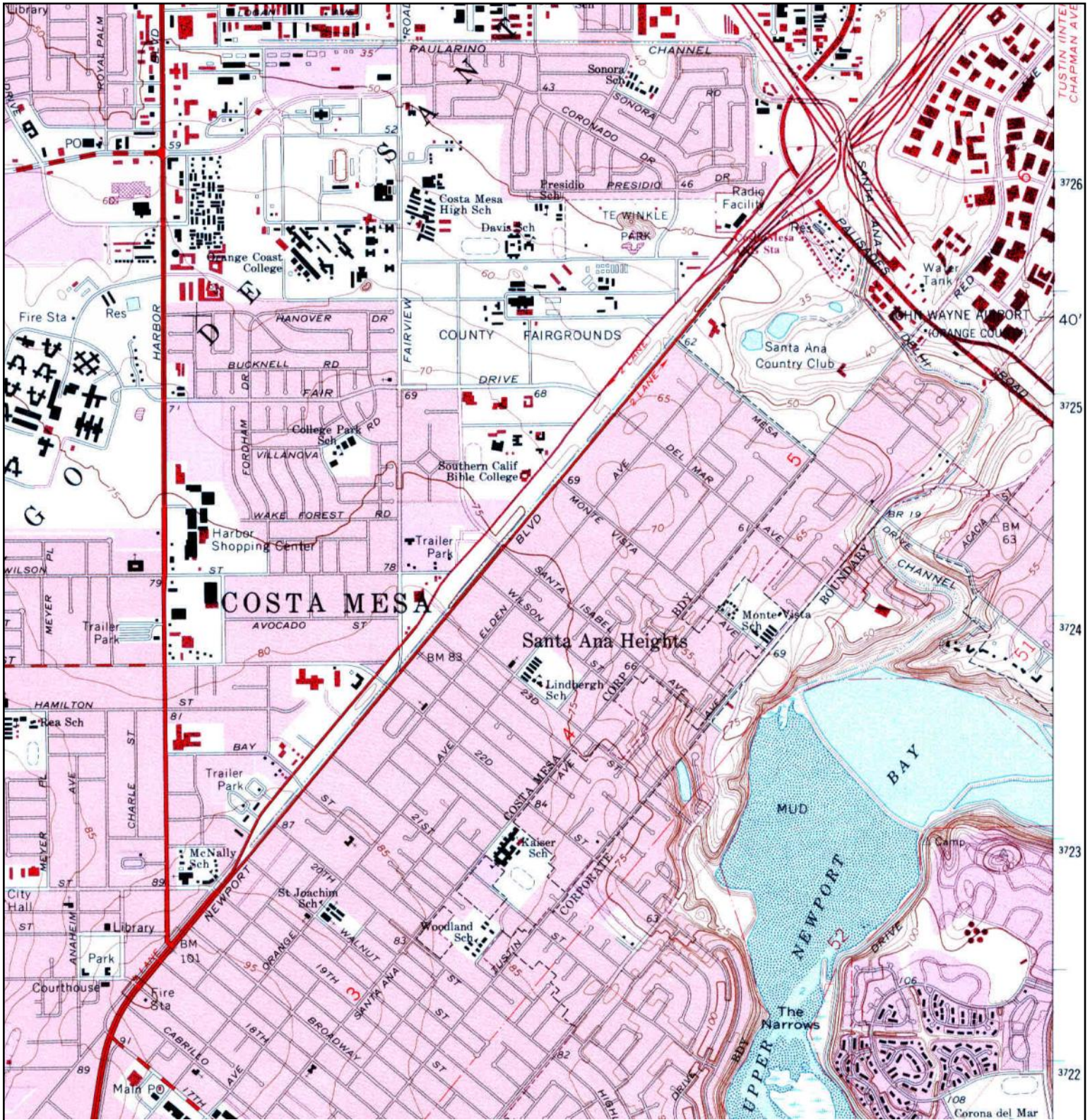
<p>N</p> 	ADJOINING QUAD			
	NAME:	NEWPORT BEACH	SITE NAME:	209537002
	MAP YEAR:	1965	ADDRESS:	101 Bayview Place Newport Beach, CA 92660
	SERIES:	7.5	LAT/LONG:	33.6567 / -117.8685
	SCALE:	1:24000	CLIENT:	Ninyo & Moore
			CONTACT:	Jonathan Johnson
			INQUIRY#:	4447397.4
			RESEARCH DATE:	10/26/2015

Historical Topographic Map



<p>N</p>	ADJOINING QUAD	SITE NAME: 209537002	CLIENT: Ninyo & Moore
	NAME: NEWPORT BEACH	ADDRESS: 101 Bayview Place	CONTACT: Jonathan Johnson
	MAP YEAR: 1972	ADDRESS: Newport Beach, CA 92660	INQUIRY#: 4447397.4
	PHOTOREVISED FROM :1965	LAT/LONG: 33.6567 / -117.8685	RESEARCH DATE: 10/26/2015
	SERIES: 7.5		
	SCALE: 1:24000		

Historical Topographic Map



<p>N</p>	<p>ADJOINING QUAD</p>	<p>SITE NAME: 209537002</p>	<p>CLIENT: Ninyo & Moore</p>
	<p>NAME: NEWPORT BEACH</p>	<p>ADDRESS: 101 Bayview Place</p>	<p>CONTACT: Jonathan Johnson</p>
	<p>MAP YEAR: 1981</p>	<p>Newport Beach, CA 92660</p>	<p>INQUIRY#: 4447397.4</p>
	<p>PHOTOREVISED FROM :1965</p>	<p>LAT/LONG: 33.6567 / -117.8685</p>	<p>RESEARCH DATE: 10/26/2015</p>
	<p>SERIES: 7.5</p>		
	<p>SCALE: 1:24000</p>		

209537002

101 Bayview Place
Newport Beach, CA 92660

Inquiry Number: 4447397.11S
November 03, 2015

The EDR Environmental LienSearch™



EDR Environmental LienSearch™ Report

The EDR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental LienSearch™ Report

TARGET PROPERTY INFORMATION

ADDRESS

209537002
101 BAYVIEW PLACE
NEWPORT BEACH, CA 92660

RESEARCH SOURCE

Source 1: Orange Assessor
Orange County, California

Source 2: Orange Recorder
Orange County, California

PROPERTY INFORMATION

Deed 1:

Type of Deed: Corporation Grant Deed
Title is vested in: Kodaka, Inc., a California corporation
Title received from: Kodania, Inc., a corporation
Deed Dated: 07/11/1988
Deed Recorded: 07/29/1988
Instrument: 88-369713

Legal Description: All that certain piece or parcel of land being Lot 1 of Tract No. 12528, as per Map recorded in Book 551, Pages 38 to 41, inclusive of Miscellaneous Maps, situate and lying in the County of Orange, State of California.

Legal Current Owner: Kodaka, Inc., a California corporation

Property Identifiers: 442-283-05

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument:

Comments:

Miscellaneous:

EDR Environmental LienSearch™ Report

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AUL's: Found Not Found

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument:

Comments:

Miscellaneous:

EDR Environmental LienSearch™ Report

DEED EXHIBIT

88-369713

RECORDING REQUESTED BY

KODANIA, INC.

AND WHEN RECORDED MAIL TO

KODAKA, INC.
500 East 7th Street
Los Angeles, California 90014

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

2 30 PM JUL 29 '88

Lee A. Branch COUNTY RECORDER

MAIL TAX STATEMENTS TO

KODAKA, INC.
500 East 7th Street
Los Angeles, California 90014

\$7.00
C10

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

TO 1921 CA (12-74)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A. P. N.

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0; AGENT TO PRINCIPAL TRANSFER; NO CONSIDERATION

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: () City of _____, and

KODANIA, INC.

a corporation organized under the laws of the State of California

hereby GRANTS to

KODAKA, INC., a California corporation

the following described real property in the City of Newport Beach
County of Orange, State of California:

Lot 1 of Tract No. 12528, in the City of Newport Beach, County of Orange,
State of California, as per Map recorded in Book 551, Pages 38 to 41
inclusive of Miscellaneous Maps, in the Office of the County Recorder of
said County.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instru-
ment to be executed by its _____ President and _____ Secretary
thereunto duly authorized.

Dated: July 11, 1988

KODANIA, INC.

STATE OF CALIFORNIA

COUNTY OF Los Angeles } SS.

On July 11, 1988 before me, the under-
signed, a Notary Public in and for said State, personally appeared
Mitsuru Kodaka

to me to be the _____ President, and
Hideo Tamida

_____ known to me to be
Secretary of the Corporation that executed the
within Instrument, known to me to be the persons who executed the
within Instrument on behalf of the Corporation therein named, and
acknowledged to me that such Corporation executed the within Instru-
ment pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

By Mitsuru Kodaka
Mitsuru Kodaka President
By Hideo Tamida
Hideo Tamida Secretary



Signature Yumei Sophie Nakamichi

(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. _____

LeROY CRANDALL AND ASSOCIATES geotechnical engineers 731 east ball road suite 104 anaheim, california 92805
a subsidiary of Law Engineering facsimile (714) 776-9541 telephone (714) 776-9544



January 4, 1989

Kajima Associates
991 Corporate Center Drive, 3rd Floor
Monterey Park, California 91754

(Our Job No. B-88201)

Attention: Mr. Kunio C. Miyoshi

Gentlemen:

Parking Lot Subgrade
Proposed Tokyo Kaikan Restaurant
Bristol Street and Bayview Place
Newport Beach, California

101 Bayview

This letter confirms the results of our recent site inspection to determine the suitability of the subgrade soils within the subject parking lot. The parking lot has been designed in accordance with the paving recommendations contained in our report of foundation investigation dated March 22, 1988 (our Job No. A-88049).

The grading has been completed for the parking lot. The soils exposed in the parking lot consists of a silty clay and are consistent with the assumptions in our March 22, 1988 report; the prior recommendations apply to the subject parking lot.

Yours very truly,

LeROY CRANDALL AND ASSOCIATES

by

James L. Van Beveren

James L. Van Beveren
Principal Engineer/Vice President



002 ge
(2 copies submitted)

cc: (1) City of Newport Beach
Attn: Mr. Rick Higley

BUILDING DEPARTMENT

JAN 09 1989

CITY OF NEWPORT BEACH
CALIFORNIA

REPORT OF FOUNDATION INVESTIGATION
PROPOSED TOKYO KAIKAN RESTAURANT
BRISTOL STREET AND BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA
FOR THE
TOKYO KAIKAN RESTAURANT
(OUR JOB NO. R-88049)

2/11/68

1196A EE



March 22, 1988

Kajima Associates
 901 Corporate Center Drive, 3rd Floor
 Monterey Park, California 91754

(Our Job No. A-88049)

Attention: Mr. Kunio C. Miyoshi

Gentlemen:

Our "Report of Foundation Investigation, Proposed Tokyo Kaikan Restaurant, Bristol Street and Bayview Place, Newport Beach, California, for the Tokyo Kaikan Restaurant" is herewith submitted.

The scope of the investigation was planned in collaboration with Mr. Kunio C. Miyoshi. We were advised of the structural features of the proposed building by your staff.

Compacted fill soils, two to three feet in thickness, were encountered in the five borings. The fill soils were placed for the initial development of the site and were observed and tested by our firm. The underlying natural soils consist of clay, silt, and sand, and are generally stiff and dense. The proposed building may be supported on spread footings. If the grading recommendations are followed, footings may be established in either new compacted fill, the existing compacted fill, or the natural soils. The upper soils are expansive, and a layer of relatively non-expansive soils is recommended beneath concrete slabs and concrete paving.

Recommendations for foundation design, for grading, and for floor slab and paving support are presented in the report. The results of corrosion studies by M. J. Schiff & Associates are also presented.

Respectfully submitted,

LeROY CRANDALL AND ASSOCIATES

by

J. Kharraz
 Jake Kharraz
 Senior Engineer

by

P. A. Maljian
 P. A. Maljian
 Director of Engineering Services
 Vice President



X97/MS/ge
 (6 copies submitted)

REPORT OF FOUNDATION INVESTIGATION
PROPOSED TOKYO KAIKAN RESTAURANT
BRISTOL STREET AND BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA
FOR THE
TOKYO KAIKAN RESTAURANT

SCOPE

This report presents the results of a foundation investigation of the site of the subject proposed restaurant. The locations of the proposed building and our exploration borings are shown on Plate 1, Plot Plan.

We previously performed a geotechnical investigation for the Bayview Project which included the restaurant (our Job No. ADE-85213). We also performed a geotechnical investigation for the nearby Bayview Suites Hotel for the Marriott Corporation (our Job No. AE-85306). The data obtained during the prior investigations were used to the extent possible in the current study.

This investigation was authorized to determine the static physical characteristics of the soils beneath the site for design purposes and to provide recommendations for foundation design and floor slab support for the proposed building and paving design for surface parking. Corrosion studies were to be performed by M. J. Schiff & Associates, Consulting Corrosion Engineers. The scope of this investigation did not include geologic and seismic studies for the site.



Accordingly, our conclusions and recommendations are for static loading conditions only; however, this does not imply that there is a geologic or seismic hazard affecting the site. The results of the field explorations and laboratory tests, which together with the prior data form the basis of our recommendations, are presented in the attached Appendix. The results of the corrosion studies are also presented in the Appendix.

Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable geotechnical engineers practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional advice included in this report. This report has been prepared for the Tokyo Kaikan Restaurant and their design consultants to be used solely in the design of the proposed building. The report has not been prepared for use by other parties, and may not contain sufficient information for purposes of other parties or other uses.

STRUCTURAL CONSIDERATIONS

The proposed building, which is shown in plan on Plate 1, will be one story in height and of steel frame construction. Maximum column loads will be less than 50 kips.

The floor of the building will be established at about the existing grade. Minor free standing walls will surround a garden adjacent to the restaurant; minor walls will also be required for a trash bin enclosure. Concrete slabs and concrete paving are planned adjacent to the building.



SITE CONDITIONS

The site of the proposed building is vacant. Part of the site is paved and used for parking. Existing vegetation in the unpaved area consist of grass and weeds. Underground utilities cross the site.

SOIL CONDITIONS

Compacted fill soils, two to three feet in thickness, were encountered in the borings. The fill consists of clay and clayey sand and was found to be firm at the boring locations. The fill was placed during rough grading for the initial development of the site, and was observed and tested by our firm (our Job No. B-85219).

The natural soils beneath the site consist of clay, silt, and sand. The natural soils are stiff and dense at present moisture content. The upper soils would become somewhat weaker when wet. The expansion tests performed previously at the site indicated that the clay soils (both fill and natural) are expansive and would swell and shrink with changes in the moisture content.

Water was not encountered within the 15-foot depth explored.

Based on the corrosion studies, the site is considered severely corrosive to ferrous metals and non-corrosive to portland cement concrete. The Schiff report is presented in the Appendix and should be referred to for a discussion of the corrosive characteristics of the soils.



RECOMMENDATIONSFOUNDATIONSGeneral

The site is underlain by compacted fill soils that were placed for the initial development. The underlying natural soils are generally firm. We recommend that the upper soils be reworked and that any required additional fill be properly compacted. If the grading recommendations are followed, the proposed building may be supported on shallow spread footings established in either new compacted fill, the existing compacted fill, or the natural soils.

Recommendations for grading are presented in a following section. The excavation of the upper soils and the compaction of all required fill should be observed and tested by our firm.

Bearing Value

Spread footings established in properly compacted fill or the undisturbed natural soils may be designed to impose a net dead plus live load pressure of 2,000 pounds per square foot. A one-third increase in the bearing value may be used for wind or seismic loads. Exterior footings should extend at least two feet below the adjacent exterior grade. Interior footings may be established at a depth of two feet below the top of the adjacent floor slab. Since the recommended bearing value is a net value, the weight of the concrete within the footings may be taken as 50 pounds per cubic foot, and the weight of soil backfill may be neglected when computing the imposed downward foundation loadings.



Loading dock walls, low free standing walls, and low retaining walls may be supported on shallower footings. Footings for such light loads established in either the natural soils or properly compacted fill and extending at least one foot below the adjacent grade may be designed to impose a pressure of 1,000 pounds per square foot.

The settlement of the proposed building, supported on spread footings in the manner recommended, will be less than one-half inch. Differential settlement will be less than one-fourth inch.

While the actual bearing value of the new compacted fill will depend on the material used and the compaction methods employed, the quoted value will be applicable if the on-site or other acceptable soils are used and are compacted as recommended. The bearing value of the fill should be confirmed after completion of the grading.

Lateral Loads

Lateral loads may be resisted by soil friction and by the passive resistance of the soils. A coefficient of friction of 0.4 may be used between footings or the floor slab and the supporting soils. The passive resistance of the natural soils or properly compacted fill against footings may be assumed to be equal to the pressure developed by a fluid with a density of 250 pounds per cubic foot. A one-third increase in the passive value may be used for wind or seismic loads. The frictional resistance and the passive resistance of the soils may be combined without reduction in determining the total lateral resistance.



Footing Observation

To verify the presence of satisfactory soils at design elevations, all footing excavations should be observed by personnel of our firm. The footings should be poured as soon as possible after excavating and cleaning. Since the clay soils are expansive, footing excavations in the clay should not be allowed to dry out and crack before pouring. Footings should be deepened if necessary to reach satisfactory soils. Footing backfill and utility trench backfill within the building area should be mechanically compacted; flooding should not be permitted.

Inspection of footing excavations may also be required by the appropriate reviewing governmental agencies. The contractor should familiarize himself with the inspection requirements of the reviewing agencies.

GRADING

The site has been rough graded; compacted fill placed at the site has been observed and tested by our firm. To provide support for the building floor slab, for concrete walks and slabs, and for paving, the upper soils should be reworked and all required additional fill should be properly compacted. Both the existing fill soils and the underlying natural soils are expansive. At least the upper 14 feet of required fill beneath the building floor slabs and beneath adjacent concrete walks and slabs should consist of non-expansive material to reduce the potential for differential movement of the floor slabs and walks. The non-expansive soils would not be necessary beneath areas to be paved with asphaltic paving.



Site Preparation

After removing the existing paving and stripping any existing vegetation, the exposed soils should be carefully inspected, and excavation performed as necessary to remove any unsuitable deposits. In the building area, the clay soils should be excavated as necessary to allow the placing of at least 1½ feet of relatively non-expansive soils below the floor slab and beneath concrete walks and paving. Next, the moisture content of the exposed soils should be determined and the soils slowly and uniformly moistened (or dried), if necessary, to bring the soils to a uniformly moist condition. The moisture content of the exposed clay soils should be brought to between 2% and 4% over optimum moisture content to a depth of at least six inches. The moisture content of the soils should be checked and approved before further grading is done. The upper six inches of exposed soils should be compacted to at least 90% of the maximum density obtainable by the ASTM Designation D1557-70 method of compaction.

The required fill should be placed in horizontal lifts not more than eight inches in thickness and compacted to at least 90%. Relatively non-expansive soils should be compacted at a moisture content varying no more than 2% below or above optimum moisture content. It is recommended that the moisture content of the on-site clay soils at the time of compaction be brought to about 4% over optimum moisture content.



Material for Fill

All required imported fill and at least the upper 1½ feet of fill beneath the building areas and beneath adjacent concrete slabs and walks should consist of relatively non-expansive soils. The Expansion Index of the select material should be less than 35. The import material should contain sufficient fines (binder material) so as to provide a compacted fill which will be relatively impermeable and which will be stable in shallow trenches.

Grading Observation

The reworking of the upper soils and the compaction of all required fill should be observed and tested by personnel of our firm. Imported fill material should be approved prior to importing.

The governmental agencies having jurisdiction over the project should be notified prior to commencement of grading so that the necessary grading permits may be obtained and arrangements may be made for the required inspection(s).

WALLS BELOW GRADE

For design of any dock walls or low retaining walls, it may be assumed that the soils will exert a lateral pressure equal to that developed by a fluid with a density of 30 pounds per cubic foot. The walls should be designed for any additional surcharge from the adjacent loading dock or floor.

All required backfill should be mechanically compacted in layers; flooding should not be permitted. Proper compaction of the



backfill will be necessary to minimize settlement of the backfill and to minimize settlement of overlying slabs, walks, and paving. Backfill should be compacted to at least 90% of the maximum density obtainable by the ASTM Designation D1557-70 method of compaction.

FLOOR SLAB AND CONCRETE SLAB/PAVING SUPPORT

If the subgrade is prepared as recommended, the building floor slab and adjacent concrete slabs and paving may be supported on grade. The required thickness and reinforcing of the concrete slabs and concrete paving will depend on the imposed loadings as well as the structural characteristics of the concrete. For design of concrete slabs, a modulus of subgrade reaction (k) of 200 pounds per cubic inch may be used for the compacted subgrade. This value is based on empirical data for select predominantly granular soils. We suggest that the concrete slabs be reinforced with at least No. 3 bars spaced at 24 inches in both directions. Joints should be keyed or dowelled to prevent possible differential movement at the joints.

If a floor covering that would be critically affected by moisture, such as vinyl, is to be used, we suggest that the floor slab be supported on a four-inch-thick layer of gravel or on an impermeable membrane as a capillary break. A suggested gradation for the gravel layer would be as follows:

<u>Sieve Size</u>	<u>Percent Passing</u>
3/4"	90 - 100
No. 4	0 - 10
No. 100	0 - 3

If a membrane is used, a low-slump concrete should be used to minimize possible curling of the slab. The concrete slab should be allowed to cure properly before placing vinyl or other moisture-sensitive floor covering.

PAVING

To provide support for paving, the subgrade soils should be prepared as recommended in the previous section on Grading. Compaction of the subgrade to at least 90%, including trench backfills, will be important for paving support. The preparation of the parking area subgrade should be done immediately prior to the placement of the base course. Proper drainage of the paved areas should be provided since this will reduce moisture infiltration into the subgrade and increase the life of the paving.

To provide data for design of asphaltic paving, a stabilometer test ("R" value test) was performed on a sample of the upper soils. The test indicated a value of 5 or less; the results are presented in the Appendix. The following recommendations are based on the Caltrans method adopted by Orange County, which we understand is being used by the City of Newport Beach. This method will result in thicker pavement sections than previously recommended for other projects in the area utilizing the Asphalt Institute Design Criteria.

Assuming that the paving subgrade will consist of the on-site soils, compacted to at least 90% as recommended, parking areas subject to automobile traffic (Traffic Index of 4) may be paved with three



inches of asphaltic paving and seven inches of base course placed on the compacted subgrade. Driveways and areas subject to truck traffic (Traffic Index of 5) may be paved with four inches of asphaltic paving and eight inches of base course placed on the compacted subgrade. Pavement sections for other values of Traffic Index can be provided, if desired.

Careful inspection is recommended to verify that the recommended thicknesses or greater are achieved and that proper construction procedures are used. The base course should meet the specifications for Class 2 Aggregate Base as defined in Section 26 of the State of California, Department of Transportation, Standard Specifications, dated July 1984. Alternatively, the base course could meet the specifications for untreated base as defined in Section 200-2 of the 1985 edition of the Standard Specifications for Public Works Construction. The base course should be compacted to at least 95%.

-oOo-

A Plot Plan and Appendix are attached and complete this report.



APPENDIXEXPLORATIONS

The soil conditions beneath the site were explored by drilling five borings at the locations shown on Plate 1. The borings were drilled to depths of 6 to 15 feet below the existing grade using 20-inch-diameter bucket-type drilling equipment. Caving of the boring walls did not occur during drilling, and casing or drilling mud was not required to extend the borings to the depths drilled.

The soils encountered were logged by our field technician, and undisturbed and loose samples were obtained for laboratory inspection and testing. The logs of the borings are presented on Plates A-1.1 through A-1.4; the depths at which undisturbed samples were obtained are indicated to the left of the boring logs. The energy required to drive the sampler twelve inches is indicated on the logs. The soils are classified in accordance with the Unified Soil Classification System described on Plate A-2.

LABORATORY TESTS

The field moisture content and dry density of the soils encountered were determined by performing tests on the undisturbed samples. The results of the tests are shown to the left of the boring logs.

Direct shear tests were performed on selected undisturbed samples to determine the strength of the soils. The tests were performed at field and increased moisture contents and at two different surcharge pressures. The yield-point values determined from the direct shear tests are presented on Plate A-3, Direct Shear Test Data.



Confined consolidation tests were performed on three undisturbed samples to determine the compressibility of the soils. The samples were tested at field moisture content. The results of the tests are presented on Plates A-4.1 and A-4.2. Consolidation Test Data.

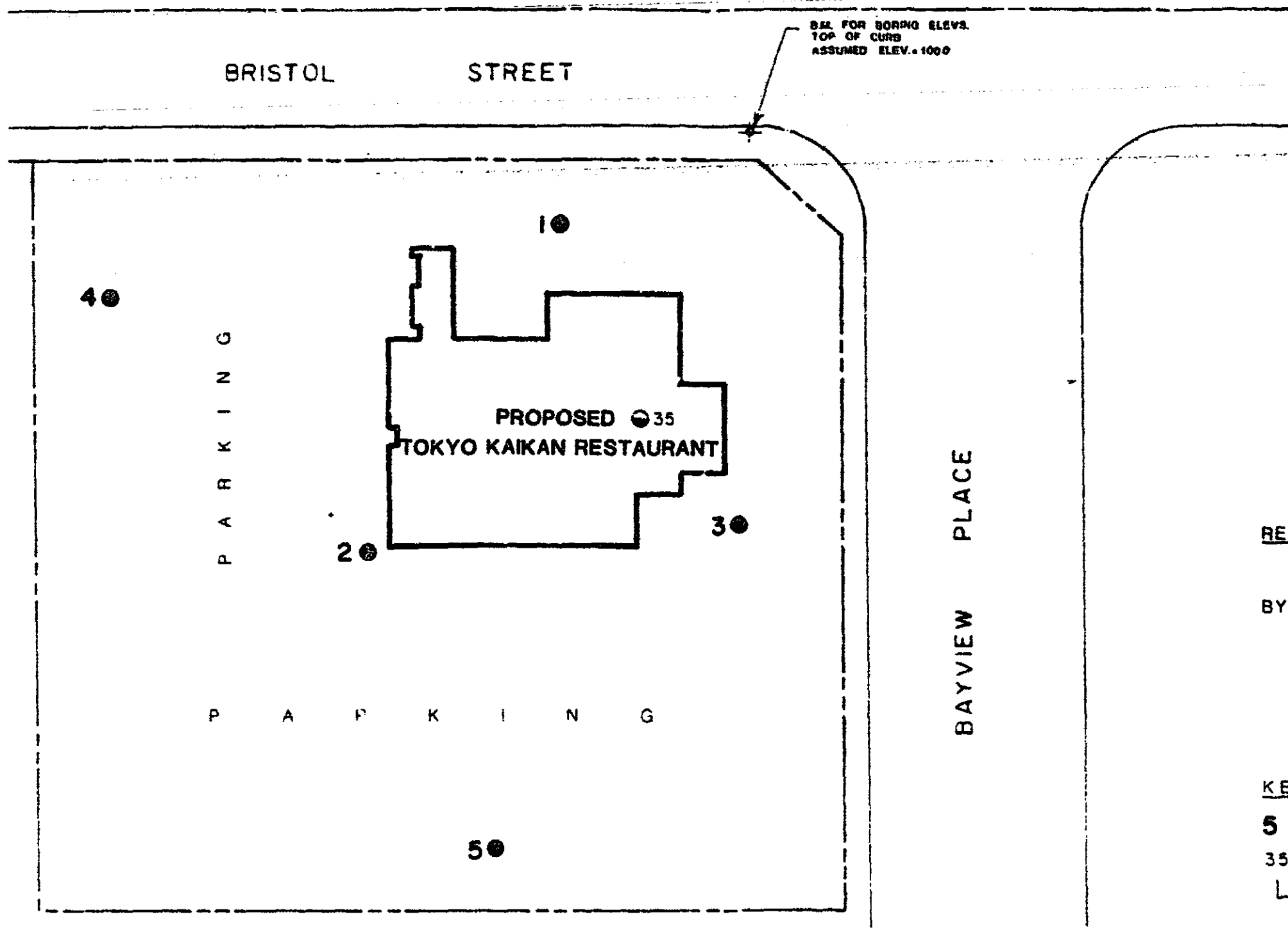
The optimum moisture content and maximum dry density of the soils were determined by performing a compaction test on a sample from Boring 6. The test was performed in accordance with the ASTM Designation D1557-70 method of compaction. The results of the test are presented on Plate A-5, Compaction Test Data.

To provide information for paving design, a stabilometer test ("R" value test) was performed on a sample of the upper soils. The test was performed for us by the LaBelle-Marvin Professional Pavement Engineering. The results of the test are presented on Plate A-6.

Soil corrosivity tests were performed on eight samples. The tests were performed for us by M. J. Schiff & Associates. The results are presented on Plates A-7.1 through A-7.3.

-oOo-





REFERENCE:
 SITE PLAN (DATED 1-17-88)
 BY KAJIMA ASSOCIATES

KEY:
 5 ● CURRENT INVESTIGATION (A-88049)
 35 ● PREVIOUS INVESTIGATION (ADE-85213)
 L BORING LOCATION & NUMBER

PLOT PLAN

SCALE 1" = 40'

LeROY CRANDALL AND ASSOCIATES

VA

CHKD

IP

W.P.

MS

O.E.

DR

IP

DR

JMK

FI

DATE

2/16/88

JOB

A-88049

Note: The log of subsurface conditions shown hereon applies only at the specific boring location and at the date indicated. It is not warranted to be representative of subsurface conditions at other locations and times.

BORING 1

DATE DRILLED: February 9, 1988
 EQUIPMENT USED: 20" - Diameter Bucket

ELEVATION 100.5'

ELEVATION	DEPTH (ft.)	MOISTURE (% of dry wt.)	DRY DENSITY (lbs./cu. ft.)	DRIVE ENERGY (ft.-kips/ft.)	SAMPLE LOG.	DESCRIPTION
100		11.5	127	18	[Hatched pattern]	CL COMPACTED FILL - SILTY CLAY - some Sand, light greyish brown
		11.6	126	13		CL SILTY CLAY - dark brown
		11.7	126	14		
95	5	15.0	104	5	[Hatched pattern]	Brown
		11.7	126	13		CL SANDY CLAY - brown
90	10	14.7	118	14	[Vertical lines pattern]	ML SANDY SILT - brown
15		19.0	104	11		ML CLAYEY SILT - light brownish grey

NOTE: Water not encountered. No caving.

* Elevations refer to assumed datum; see Plate 1 for location of bench mark.

LOG OF BORING

LeROY CRANDALL AND ASSOCIATES

PLATE A- 1.1

BORING 2

DATE DRILLED: February 9, 1988
 EQUIPMENT USED: 20" - Diameter Bucket
 ELEVATION: 100.9

ELEVATION	DEPTH (ft.)	MOISTURE (% of dry wt.)	DRY DENSITY (lbs./cu. ft.)	DRIVE ENERGY (ft.-kip/ft.)	SAMPLE LOC.
108		15.4	112	8	SC
	5	12.5	122	13	CL
		14.2	119	8	
	10	11.4	127	13	SP
		3.0	101	13	
115	15	2.8	103	29	

COMPACTED FILL - CLAYEY SAND - fine, mottled brown
 SILTY CLAY - dark brown
 Brown
 SAND - fine, lenses of Silty Sand, brown
 Light brown
 Fine to medium

NOTE: Water not encountered. No caving.

Note: The log of subsurface conditions shown herein applies only at the specific boring location and at the date indicated. It is not warranted to be representative of subsurface conditions at other locations and times.

JCL: A 98049 DATE 2/11/88 F.F. JMK DXL W.P. MS MS W.P. W.P. CHKD

LOG OF BORING

JOB A-89049 DATE 2/16/88 F.T. JMK DR IP O.E. MS W.P. IP MS CHKD YK

Note: The log of subsurface conditions shown hereon applies only at the specific boring location and at the date indicated. It is not warranted to be representative of subsurface conditions at other locations and times.

BORING 3

DATE DRILLED: February 9, 1988
 EQUIPMENT USED: 20" - Diameter Bucket
 ELEVATION 100.4

ELEVATION	DEPTH (ft.)	MOISTURE (% of dry wt.)	DRY DENSITY (lbs./cu. ft.)	DRIVE ENERGY (ft.-blows/ft.)	SAMPLE LOC.
100					
	5	18.0	113	3	
		18.9	112	1	
		12.6	117	6	
	10	14.1	121	13	
	15	14.6	111	11	

2-1/2" Asphaltic Paving
 COMPACTED FILL - SILTY CLAY - some Sand, dark grey

CL

SILTY CLAY - some Sand, dark brown

Brown

Thin layers of Sand

CLAYEY SILT - some Sand, light brown

Light brownish grey

ML

NOTE: Water not encountered. No caving.

LOG OF BORING

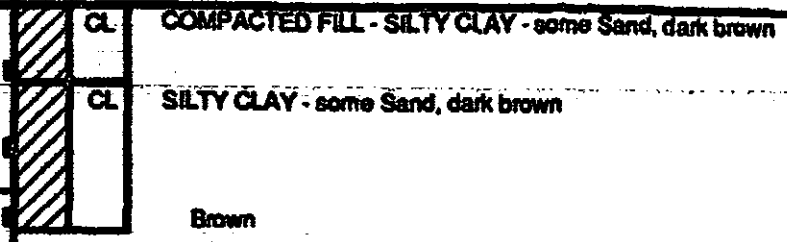
JOB A-8804B DATE 2/16/88 F.T. JMK DR. Jp Q.E. MS W.P. CHKD

Note: The log of subsurface conditions shown hereon applies only at the specific boring location and at the date indicated. It is not warranted to be representative of subsurface conditions at other locations and times.

ELEVATION	DEPTH (ft.)	MOISTURE (% of dry wt.)	DRY DENSITY (lbs./cu. ft.)	DRIVE ENERGY (ft.-kips/ft.)	SAMPLE LOC.
100		18.2	111	6	CL
		18.7	111	11	CL
95	5	14.0	115	8	
90	10				
85	15				

BORING 4

DATE DRILLED: February 9, 1988
 EQUIPMENT USED: 20" - Diameter Bucket
 ELEVATION 100.2

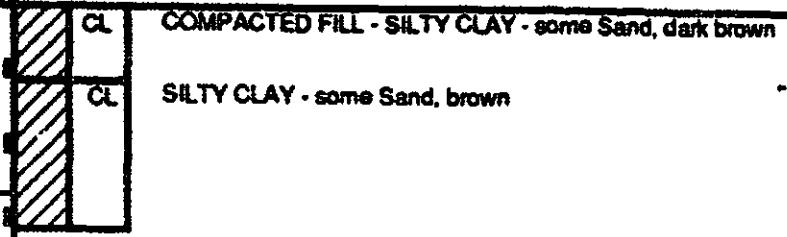


NOTE: Water not encountered. No caving.

ELEVATION	DEPTH (ft.)	MOISTURE (% of dry wt.)	DRY DENSITY (lbs./cu. ft.)	DRIVE ENERGY (ft.-kips/ft.)	SAMPLE LOC.
100		11.5	128	6	CL
		16.8	115	6	CL
95	5	12.2	126	6	
90	10				
85	15				

BORING 5

DATE DRILLED: February 9, 1988
 EQUIPMENT USED: 20" - Diameter Bucket
 ELEVATION 100.6



NOTE: Water not encountered. No caving.

LOG OF BORING

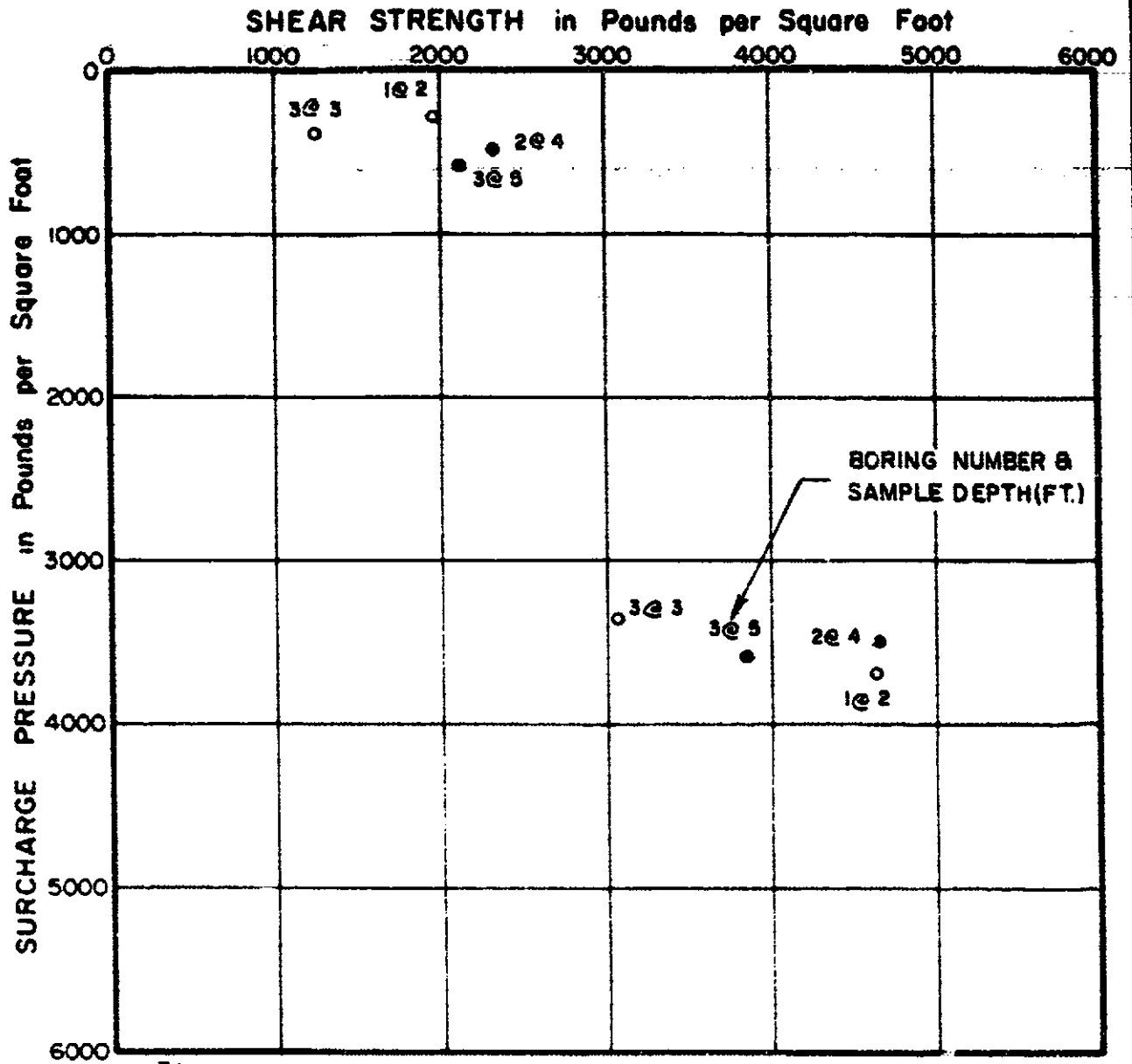
MAJOR DIVISIONS		GROUP SYMBOLS	TYPICAL NAMES
COARSE GRAINED SOILS (More than 50% of material is LARGER than No 200 sieve s-20)	GRAVELS (More than 50% of coarse fraction is LARGER than the No. 4 sieve size)	CLEAN GRAVELS (Little or no fines)	GW Well graded gravels, gravel-sand mixtures, little or no fines.
		GRAVELS WITH FINES (Appreciable amt. of fines)	GP Poorly graded gravels or gravel-sand mixtures, little or no fines.
			GM Silty gravels, gravel-sand-silt mixtures.
		SANDS (More than 50% of coarse fraction is SMALLER than the No. 4 sieve size)	CLEAN SANDS (Little or no fines)
	SANDS WITH FINES (Appreciable amt of fines)		SP Poorly graded sands or gravelly sands, little or no fines.
		SM Silty sands, sand-silt mixtures.	
		SC Clayey sands, sand-clay mixtures.	
		FINE GRAINED SOILS (More than 50% of material is SMALLER than No 200 sieve s-20)	SILTS AND CLAYS (Liquid limit LESS than 50)
	CL Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.		
	OL Organic silts and organic silty clays of low plasticity.		
SILTS AND CLAYS (Liquid limit GREATER than 50)	MH Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.		
	CH Inorganic clays of high plasticity, fat clays.		
	OH Organic clays of medium to high plasticity, organic silts.		
HIGHLY ORGANIC SOILS		Pt Peat and other highly organic soils.	

BOUNDARY CLASSIFICATIONS Soils possessing characteristics of two groups are designated by combinations of group symbols.

P A R T I C L E S I Z E L I M I T S							
SILT OR CLAY	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		
	No. 200	No. 40	No. 10	No. 4	3/8 in.	3 in.	2 ft.
	U S S T A N D A R D S I E V E S I Z E						

UNIFIED SOIL CLASSIFICATION SYSTEM

Reference
 The Unified Soil Classification System, Corps of Engineers, U. S. Army Technical Memorandum No. 3-357, Vol. I, March, 1953 (Revised April, 1960)

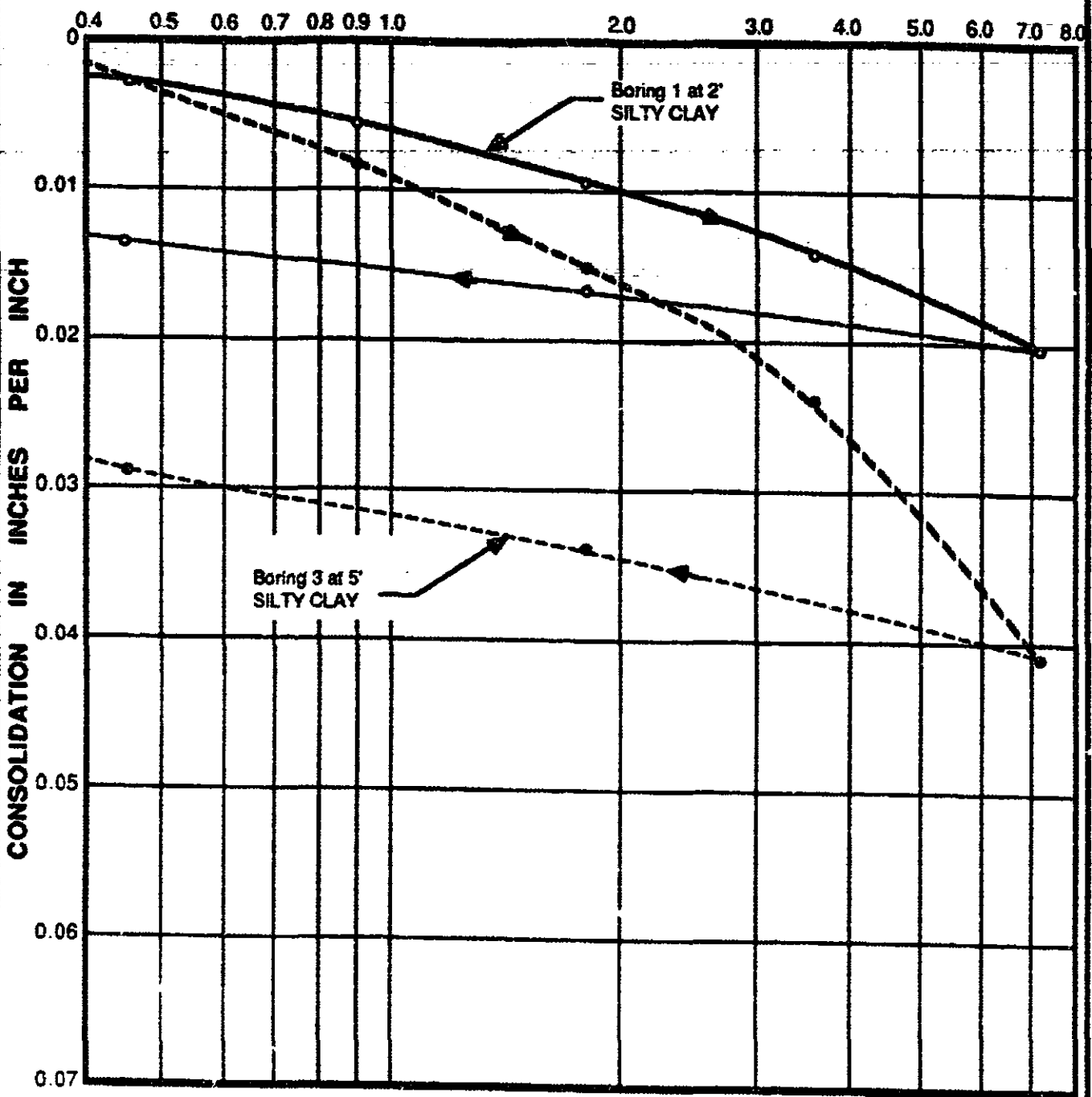


KEY

- Tests at field moisture content
- Tests at increased moisture content

DIRECT SHEAR TEST DATA

LOAD IN KIPS PER SQUARE FOOT

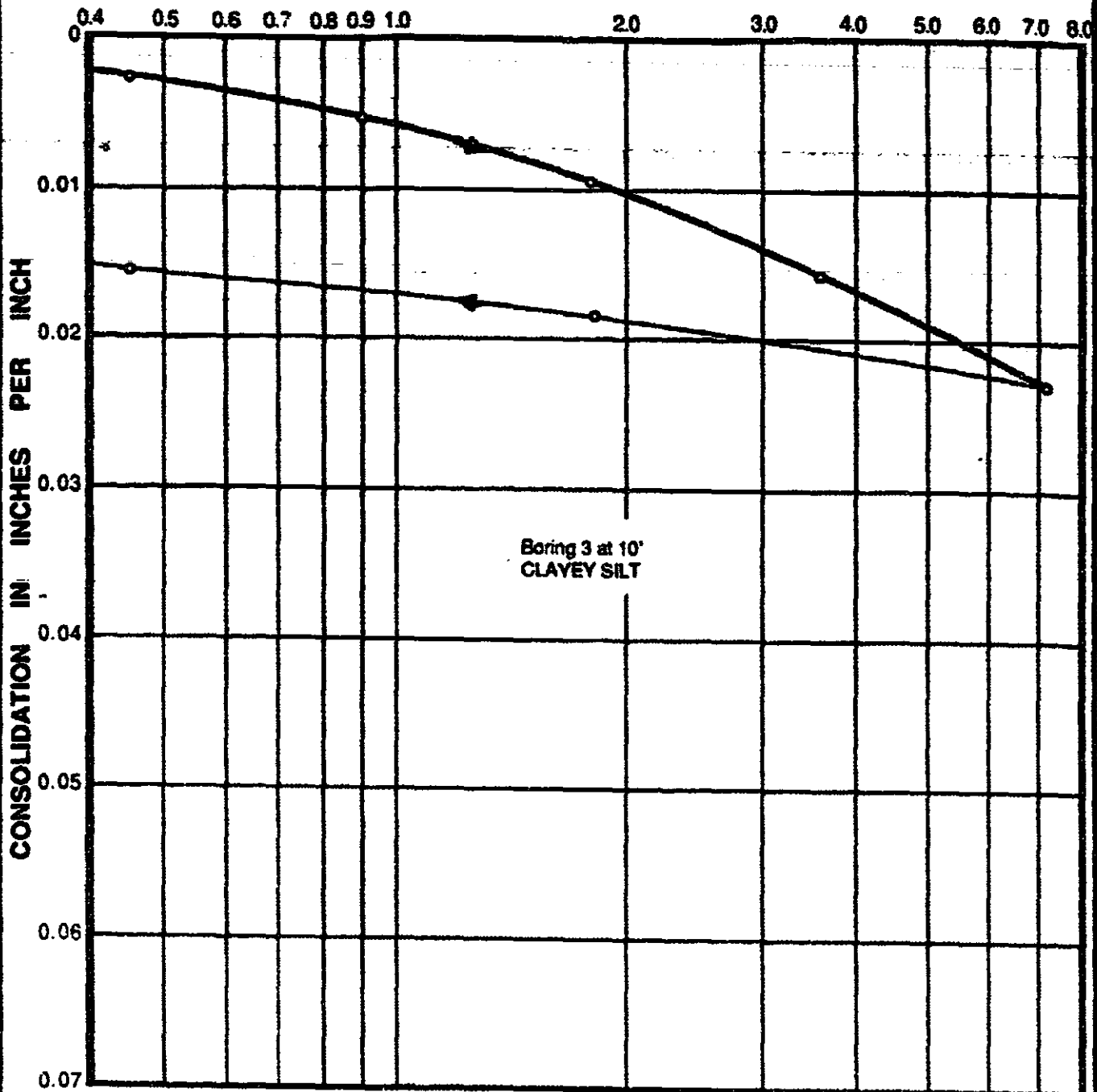


NOTE: Samples tested at field moisture content.

CONSOLIDATION TEST DATA

JOB A-89049 DATE 2/24/88 DR. JP W.P. JP O.E. MS MS CHKD

LOAD IN KIPS PER SQUARE FOOT



Boring 3 at 10'
CLAYEY SILT

NOTE: Sample tested at field moisture content.

CONSOLIDATION TEST DATA

JOB A-88049 DATE 2/24/88 DR. IP W.P. IP O.E. MS MS CHKD YG

VA

CHKD

MS

CE

IP

WP

2/24/88

DATE

A 111047

JOB

BORING NUMBER
AND SAMPLE DEPTH :

5 at 2' to 5'

SOIL TYPE :

SILTY CLAY

MAXIMUM DRY DENSITY :
(lbs. cu. ft.)

127

OPTIMUM MOISTURE CONTENT :
(% of dry wt.)

11

TEST METHOD : ASTM Designation D1557-70

COMPACTION TEST DATA

LaBelle • Marvin

PROFESSIONAL PAVEMENT ENGINEERING

2700 S. GRAND AVE. • SANTA ANA, CA 92705

- ANALYSIS
- DESIGN
- SOILS, ASPHALT TECHNOLOGY

R - VALUE DATA SHEETS

PROJECT NUMBER 16794

BORING NUMBER A88049
B-4 @ 2-4'

SAMPLE DESCRIPTION Reddish Brown Clay

Item	SPECIMEN			
	a	b	c	d
Mold Number	4			
Water added, grams	+136			
Initial Test Water, %	20.6			
Compactor Gage Pressure, psi	75			
Exudation Pressure, psi	470 *			
Height Sample, Inches	2.37			
Gross Weight Mold, grams	3088			
Tare Weight Mold, grams	2089			
Sample Wet Weight, grams	999			
Expansion, Inches x 10 ⁴	2			
Stability 2,000# (160 psi)	59/136			
Turns Displacement	3.76			
R-Value Uncorrected	11			
R-Value Corrected	10			
Dry Density, #/CF	105.9			

DESIGN CALCULATION DATA

Traffic Index	Assume	4.0		
G. E. by Stability		0.92		
G. E. by Expansion		0.07		

Equilibrium R-Value 5 or less by Exudation

REMARKS G_f = 1.25
* Sample Exuded

Examined and checked: 2/29/88

Steven Marvin, RCE 30659

The data above is based upon processing and testing samples as received from the field. Test procedures in accordance with latest revisions to Department of Transportation, State of California, Materials & Research Test Method No. 301.

M. J. SCHIFF & ASSOCIATES

Consulting Corrosion Engineers

1291 NORTH INDIAN HILL BOULEVARD
CLAREMONT, CALIFORNIA 91711
(714) 626-0987

February 24, 1988

LeROY GRANDALL & ASSOCIATES
900 Grand Central Avenue
Glendale, California 91201-3009

Attention: Mr. Mike Shahabi

Re: Soil Corrosivity Tests
Tokyo Kaikan Restaurant
Newport Beach, California
Your #A-88049, MJS&A #88040

Gentlemen:

Laboratory tests have been completed on five soil samples we selected from your borings for the subject project on Bristol Street and Bayview Place. The purpose of these tests was to determine if these soils may have deleterious effects on underground utilities and concrete foundations.

The electrical resistivity of each sample was measured in its as-received condition and again with distilled water added to create the standardized condition of saturation. Resistivities are at about their lowest value when the soil is saturated. The samples were chemically analyzed for the major anions and cations, and pH was measured. Results are shown in Table 1.

Electrical resistivities of soils are a measure of their resistance to the flow of corrosion currents. Corrosion currents, following Ohm's Law, tend to be higher in low resistivity soils. The electrical resistivity of a soil decreases primarily with an increase in its chemical and moisture contents.

A commonly accepted correlation between electrical resistivity and corrosivity toward ferrous metals is:

below	1,000 ohm-centimeters	severely corrosive
1,000 to	2,000 " "	corrosive
2,000 to	10,000 " "	moderately corrosive
over	10,000 " "	mildly corrosive

Electrical resistivities measured in the laboratory with as-received moisture content were in mildly corrosive to corrosive categories. When saturated, they dropped into corrosive and severely corrosive categories. However, most of the saturated samples were in the severely corrosive category. The resistivities of the samples dropped considerably with added moisture indicating that they were dry as-received.

pH values varied from 7.3 to 7.8 which is neutral to mildly alkaline. This is not significant in evaluating corrosivity in this case.

LeROY CRANDALL & ASSOCIATES
MJSSA 88040

February 24, 1988
Page 2

The chemical content of the samples varied from low to high. The two deepest samples had the high chemistry where sodium chloride was the predominant compound. Chloride ions are particularly corrosive to ferrous metals and in such high concentrations they can penetrate concrete to attack reinforcing steel.

We classify this site as severely corrosive to ferrous metals and recommend the following corrosion control measures.

Underground steel utilities should be given a high quality protective coating such as 40 mil extruded polyethylene, 20 mil plastic tape over primer per AWWA Standard C209, or hot applied coal tar enamel or tape per AWWA Standard C203.

Buried steel piping should be electrically insulated from dissimilar metals, cement-mortar or concrete coated steel, and above ground steel. Underground steel pipe must be bonded for electrical continuity if rubber gasketed, mechanical, grooved end, or other nonconductive type joints are used.

Cathodic protection is recommended for underground steel utilities.

The use of nonmetallic materials should be considered.

Cast or ductile iron pipe, valves, and fittings should be encased in an 8 mil polyethylene tube or wrap per AWWA Standard C105 or ANSI 21.5.

No special precautions are required for copper, asbestos-cement, or plastic utilities placed underground from a corrosion viewpoint. However, any iron valves or fittings should be protected as mentioned above.

Sand would be better than the existing soils for bedding and backfill of metallic piping from a corrosion standpoint.

Where metallic pipelines penetrate concrete structures such as building floors or walls, plastic sleeves, rubber seals, or other dielectric material should be used to prevent pipe contact with the concrete and reinforcing steel.

On any type of pipe, bare steel appurtenances such as bolts, joint harnesses, or flexible couplings should be coated with a coal tar or rubber based mastic after assembly.

Standard construction practices and concrete mixes may be used for concrete in contact with these soils using type 1 or 2 cement.


Concrete cover over reinforcing steel in concrete contacting these soils should be at least 2 inches thick if placed against forms and 3 inches thick if placed against earth. Also a water/cement ratio not exceeding 0.55 is recommended to reduce concrete permeability.

LeROY CRANDALL & ASSOCIATES
MJS&A 88040

February 24, 1988
Page 3

The scope of this study was limited to a determination of soil corrosivity and its general effects on materials likely to be used for construction. If the architect and/or engineers desire more specific information, designs, specifications, or review of design, we will be happy to work with them as a separate phase of this project.

Respectfully submitted,
M. J. SCHIFF & ASSOCIATES


Paul R. Smith, P.E.

ta
Enc: Table 1
L19

Table 1 - LABORATORY TESTS ON SOIL SAMPLES

Location and Depth	Soil Type	Soil Resistivity ohm-centimeters			-----Chemical Analysis in mg/kg (ppm) of dry soil-----					
		As Rec'd	Sat'd	pH	Calcium Ca	Magnesium Mg	Sodium Na	Bicarbonate HCO3	Chloride Cl	Sulfate SO4
B1 1.5'	fill	64,000	520	7.4	80	trace	426	122	708	120
B1 5.5'	clay	5,700	470	7.6	80	24	472	122	779	115
B2 2.5'	fill/clay	14,000	810	7.4	40	24	253	244	354	40
B3 1.5'	fill	16,000	1,600	7.8	40	trace	172	122	212	25
B3 7.5'	clay/sand	1,500	340	7.3	80	trace	702	122	1204	105

Carbonates = 0 for all samples

Tokyo Kaikan Restaurant
 Newport Beach, California
 Your #A-88049, NIS&A #88040
 P6



PA2015-210

ADKAN ENGINEERS

CIVIL ENGINEERING • PLANNING • LAND SURVEYING

BUILDING DEPARTMENT

MAR 08 1989

**CITY OF NEWPORT BEACH
CALIFORNIA**

March 8, 1989

City of Newport Beach
3300 Newport Boulevard
Newport Beach, Ca 92660

Attention: Grading Inspector

**Regarding: Tokyo Kaikan Restaurant, 101 Bayview Place, Newport
Beach, California/Our Job #3471**

Subject: Engineers Responsibility

Dear Sir:

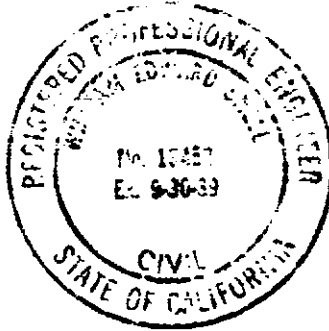
This letter is to certify that we have reviewed the civil drawings for this project and we are willing to take responsibility for such plans. Please change your records accordingly to note Adkan Engineers as the engineering firm of record.

If you have any questions, feel free to contact Jerry Snell.

Sincerely,

ADKAN ENGINEERS

William E. Snell
PE # 10487



Project:
101 Bayview


Steve Merrill, Marina

FINAL REPORT
GEOTECHNICAL INSPECTION SERVICES
TOKYO KAIKAN RESTAURANT
TRACT: 12528; PORTION OF LOT 1
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA
FOR
TOKYO KAIKAN RESTAURANT
(LCA B-88201)

BUILDING DEPARTMENT

MAY 02 1989

CITY OF NEWPORT BEACH
CALIFORNIA



April 28, 1989

Kajima Associates
25052 Alcalde Drive, Suite A
Laguna Hills, California 92652

G.P.C. No. 1109A-88
(LCA B-88201)

Attention: Mr. Steve Merrill

Gentlemen:

Final Report-
Geotechnical Inspection Services
Tokyo Kaikan Restaurant
Tract: 12528; Portion of Lot 1
101 Bayview place
Newport Beach, California
for Tokyo Kaikan Restaurant

SCOPE

This report provides a formal record of our observation and testing of the compacted fill placed to grade the site for the subject Tokyo Kaikan Restaurant; confirmation of our observation and approval of the excavations for the foundations is included. The location of the site is shown, with relation to adjacent streets, on the attached Plot Plan. The observation work was performed during the period of September 16, 1988 through February 21, 1989. We previously performed a foundation investigation of the site, and submitted our recommendations in a report dated March 22, 1989 (LCA A-89049).

Compacted fill soils, two to three feet in thickness, were encountered during our recent investigation of the site. The fill consisted of clay and clayey sand and was found firm at the boring locations. The fill was placed during rough grading for the initial development of the site, and was observed and tested by our firm. The

results of our observation and testing were presented in a report of rough grading dated February 24, 1986 (LCA B-85219).

Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable geotechnical engineers practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions included in this report. The scope of our services did not include either the responsibility for job safety or the function of surveying. Both the grading work and the foundation excavation work were done to the limits and at the locations indicated by stakes and hubs set by others.

OBSERVATION AND TESTING OF COMPACTED FILL

The earthwork for the project consisted of the placement of compacted fill to grade the site for the subject development and provide support for the floor slab, as well as subgrade support for the adjacent slab, walkways, curbs and gutters, and for parking lot paving. Approximately 1½ feet of select fill was placed and compacted under the floor slab and the adjacent walks and the slab. The grading work included the placement of compacted soils as backfill around an underground grease interceptor vault and in trenches for plumbing, water, storm drain, sewer, fire protection sprinkler, electrical, and gas line installations. The depth of backfill varied from 6 inches to approximately 4 feet in the trenches, and to approximately 5 feet in the grease interceptor vault area. Also, base course was placed and compacted in



the paving area. The specifications required that the fill and backfill be compacted to at least 90% of the maximum density obtainable by the ASTM Designation D1557-70 (equivalent to UBC-70-1) method of compaction. The base course was to be compacted to at least 95% of the maximum density.

The soils used for the required filling and backfilling consisted of on-site sandy silt and silty clay, and imported silty sand and processed miscellaneous base material. Compaction tests were performed on representative samples of the soils, to establish the maximum dry densities. The tests were performed in accordance with the specified method of compaction, which utilizes a 1/30-cubic-foot mold in which each of five layers of soil is compacted by 25 blows of a ten-pound hammer falling 18 inches. The results of the compaction tests were used in establishing the degree of compaction achieved during the placing of the fill and backfill.

After the site was stripped and cleared, the existing fill soils were excavated from the building area to allow for the placement of at least 1½ feet of relatively non-expansive soils. Also, soils were excavated from the parking lot area to accommodate the placement of the paving sections. Following the required excavation, the resultant exposed soils were scarified to a depth of six inches, brought to approximately optimum moisture content, and rolled with heavy compaction equipment. The required fill materials were then placed in thin loose lifts not exceeding eight inches in thickness, brought to approximately



optimum moisture content, and compacted. A loader and a blade were used to compact the fill. Moisture was added by spraying with a water truck. Areas to receive backfill were first cleared of any construction debris and loose soils, and the required backfill soils then placed in thin loose lifts, brought to approximately optimum moisture content, and mechanically compacted with a vibratory plate compactor and a manually guided impact compactor. To establish the degree of compaction achieved, ASTM D1556 (equivalent to UBC-70-2) sand-cone field density tests were made as the filling and backfilling progressed. Where a test indicated less than the required compaction, the soils were reworked and retested until at least the specified degree of compaction resulted. The results of the field density tests are presented in the attached Table of Test Results; the approximate locations of the tests are shown on the Plot Plan.

An interim report on the compacted fill placed to grade the building area and provide floor slab support was issued on September 30, 1988.

OBSERVATION OF FOUNDATION EXCAVATIONS

After completion of the building area filling, excavations were made for conventional spread and wall footings to support the proposed building. Our field technician observed and probed the footing excavations, to verify that the soils were properly compacted fills or undisturbed natural materials capable of supporting at least the design pressure. The excavations were to be cleaned of any loose soils prior



to final approval. After observation indicated satisfactory conditions, written notice of our approval was left at the job site for the information of responsible parties.

Based on the results of our observation, the soil conditions for the footing excavations were satisfactory. As indicated in our foundation investigation report, spread footings established in properly compacted fill or the undisturbed natural soils could be designed to impose a net dead plus live load pressure of 2,000 pounds per square foot. A one-third increase in the bearing value could be used for wind or seismic loads. Exterior footings could extend at least two feet below the adjacent exterior grade. Interior footings could be established at a depth of two feet below the top of the adjacent floor slab. Footings for lightly loaded structures could be established in either the natural soils or properly compacted fill at least one foot below the adjacent grade and could be designed to impose a pressure of 1,000 pounds per square foot.

OBSERVATION OF ASPHALTIC PAVING

As requested, our field technician tested the asphaltic paving placed in the new parking area. The observation work consisted of taking nuclear gauge in-place density tests to establish the degree of compaction achieved. The asphaltic paving was to be compacted to at least 95% of the maximum density. A Dynapac 8 to 10 ton dual steel drum vibratory roller and a Hyster 10 to 12 ton dual steel drum roller were used to compact the asphaltic concrete.



The data derived from the performance of the nuclear in-place density tests are included in the Table of Test Results; the approximate locations of the tests are shown on the Plot Plan. The asphaltic concrete, consisting of 1/2-inch aggregate using AR4000 asphalt cement, was compacted to at least 95% of the maximum density. At the time of delivery, the temperature of the asphalt ranged from 275° to 290° Fahrenheit. A value of 143 pounds per cubic foot was utilized for the maximum density.

The paving sections consisted of either 3 inches of asphalt on 7 inches of base material in parking areas, or 4 inches of asphalt on 8 inches of base material in driveways and truck traffic areas; the paving sections were in compliance with the project plans and specifications.

Based on our observation, it is our opinion that the asphaltic concrete was placed and compacted in accordance with the project requirements.

CONCLUSIONS

This final report is limited to the earthwork performed through February 21, 1989, the date of our last observation and/or testing of the soils related work for the project.

At the locations and elevations tested by us, the fill, back-fill, base course and asphaltic concrete were compacted to at least the specified degree of compaction. Also, the foundation excavations were made in accordance with the project plans. In providing professional



geotechnical observations and testing services associated with the development of the project, we have employed accepted engineering and testing procedures and have made every reasonable effort to ascertain that the soil related work was carried out in general compliance with the project plans and specifications, and the applicable City of Newport Beach Municipal Code, and is suitable for the intended use. Although our observation did not reveal obvious deficiencies, we do not guarantee the contractor's work, nor do the services performed by our firm relieve the contractor of responsibility in the event of subsequently discovered defects in his work.

Yours very truly,

LEROY CRANDALL AND ASSOCIATES



by

Wesley H. Johnson
 Wesley H. Johnson
 Vice President

by

James M. McWee
 James M. McWee
 Director of Inspection Services
 Senior Vice President

GH2-GH3gh
 Attachments (3-
 ~ copies submitted)

cc: (2) City of Newport beach
 Grading Department
 Attn: Mr. Richard T. Higley
 Grading Engineer

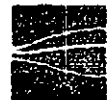


TABLE OF TEST RESULTS

TEST NO.	ELEVATION (FEET)	MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS./CU. FT.)	MAXIMUM DRY DENSITY (LBS./CU. FT.)	PERCENT COMPACTION	RETEST NO.	DATE OF TESTING
1	54½	11.7	116	127	91		09/20/88
2	55½	7.9	121	128	95		09/21/88
3	57	7.3	121	128	95		09/21/88
4T	55	11.2	120	128	94		10/14/88
5T	55	12.4	120	128	94		10/14/88
6T	56½	12.4	115	125	92		10/14/88
7T	56½	11.0	117	125	94		10/18/88
8T	56½	12.3	118	125	94		10/18/88
9T	56	11.2	116	125	93		10/18/88
10T	56	12.5	116	125	93		10/18/88
11	56½	11.7	122	128	95		10/18/88
12T	52½	15.1	120	128	94		12/02/88
13T	54½	10.0	113	125	90		12/02/88
14T	55	11.0	116	125	93		12/02/88
15T	52	12.2	108	123	86*	15	12/08/88
16T	53	14.5	112	123	91		12/08/88
17T	52½	14.0	106	123	86*	19	12/08/88
18T	52	13.6	117	123	95		12/08/88
19T	52½	14.2	114	123	97		12/08/88
20T	54½	14.4	113	123	92		12/08/88
21T	54½	12.0	121	127	95		12/08/88
22T	54	13.8	115	123	93		12/08/88
23T	51½	14.2	120	128	94		12/29/88
24T	53½	14.9	113	123	92		12/29/88
25T	55½	16.3	111	123	90		01/03/89
26T	53	10.3	114	125	91		01/06/89
27T	54½	15.2	119	128	93		01/06/89
28T	54	8.2	113	125	90		01/13/89
29T	54½	9.4	119	128	93		01/13/89
30	54½	9.0	114	125	91		01/20/89
31	55½	12.0	118	125	94		01/20/89
32	55	9.3	121	125	97		01/20/89
33	55½	12.7	114	125	91		01/20/89
34	54	13.4	126	128	98		01/20/89
35	55½	12.5	113	125	90		01/20/89
36	54	12.1	122	125	98		01/27/89
37	54	9.7	110	127	87*	38	02/03/89
38	54	11.5	127	127	100		02/03/89
39	54	8.5	115	127	91		02/03/89
40	54½	PMB	131	138	95.8		02/14/89

TEST NO.	ELEVATION (FEET)	MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS./CU. FT.)	MAXIMUM DRY DENSITY (LBS./CU. FT.)	PERCENT COMPACTION	RETEST NO.	DATE OF TESTING
41N	55	PMB	132	138	96@		02/14/89
42N	55½	PMB	132	138	96@		02/14/89
43N	55	PMB	131	138	95@		02/14/89
44N	54½	PMB	131	138	95@		02/14/89
45N	54½	PMB	132	138	96@		02/14/89
46N	55	PMB	133	138	96@		02/14/89
47N	55½	AC	138	143	97@		02/15/89
48N	55½	AC	136	143	95@		02/15/89
49N	55½	AC	140	143	98@		02/15/89
50N	56	AC	140	143	98@		02/15/89
51N	56	AC	137	143	98@		02/15/89
52N	56	AC	136	143	95@		02/15/89
53N	56	AC	136	143	95@		02/15/89
54N	55½	AC	136	143	95@		02/15/89
55N	55	AC	137	143	96@		02/15/89
56N	56	AC	137	143	96@		02/15/89
57N	56	AC	136	143	95@		02/15/89
58N	56½	AC	137	143	96@		02/15/89
59N	56	AC	136	143	95@		02/15/89
60N	56	AC	137	143	96@		02/15/89
61N	56	AC	137	143	96@		02/15/89
62N	56	AC	138	143	97@		02/15/89
63N	55	AC	136	143	95@		02/15/89
64N	55	AC	139	143	97@		02/15/89
65N	55	AC	138	143	97@		02/15/89
66N	55½	AC	136	143	95@		02/15/89
67N	55	AC	138	143	97@		02/15/89
68N	56	AC	137	143	96@		02/15/89
69N	55	AC	137	143	96@		02/15/89
70N	54½	AC	138	143	97@		02/15/89
71N	54½	AC	139	143	97@		02/15/89
72N	54½	AC	138	143	97@		02/15/89

NOTES: Elevations refer to job datum.
 * Indicates area reworked and retested.
 @ Indicates 95% compaction required.
 AC Indicates asphalt concrete.
 PMB Indicates processed miscellaneous base;
 wet density values used in calculations.
 T Indicates trench test.
 N Indicates nuclear gage density test.

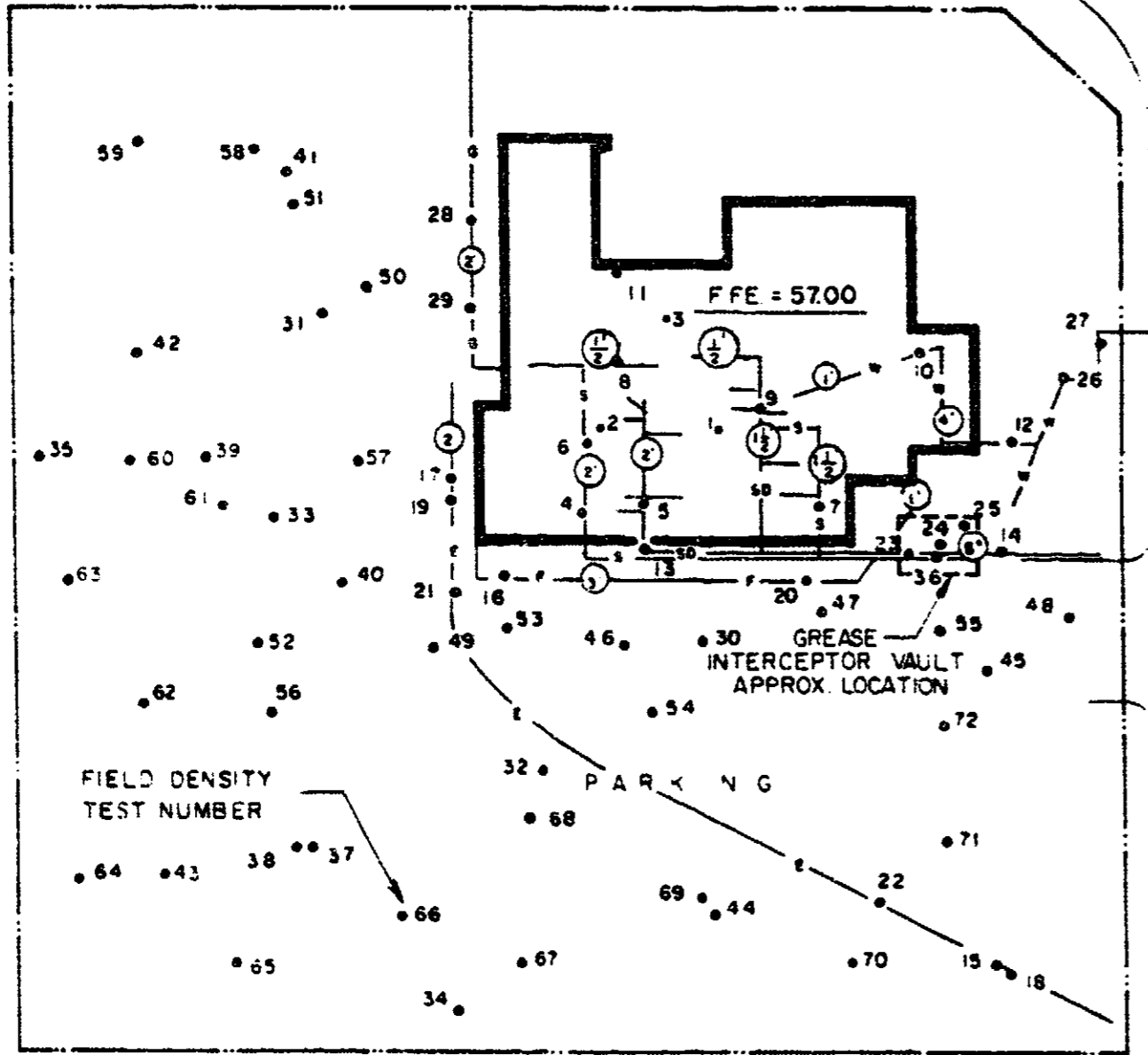
T A B L E O F C O M P A C T I O N T E S T D A T A

<u>SOIL TYPE</u>	<u>SOURCE</u>	<u>MAXIMUM DENSITY*</u> <u>(LBS./CU. FT.)</u>	<u>OPTIMUM MOISTURE</u> <u>(% OF DRY WT.)</u>
Silty Sand	Import	125	10.5
Silty Clay	On-site	127	11
Silty Sand	Import	128	12
Silty Clay	On-site	123	13
Sandy Silt	On-site	125	12
PMB	Import	138	—

NOTES: PMB indicates processed miscellaneous base.
 * Test Method: ASTM Designation D1557-70
 (Equivalent to UBC-70-1)

BRISTOL STREET

BAYVIEW PLACE



NOTE:

THE FIELD DENSITY TEST LOCATIONS, AS GRAPHICALLY SHOWN ON THIS PLOT PLAN, ARE APPROXIMATE ONLY, AND DO NOT REPRESENT PRECISE LOCATIONS.

① DEPTHS OF BACKFILL IN UTILITY LINE TRENCH

REFERENCE:

GRADING, PAVING AND DRAINAGE PLAN (DATED 5-9-88) KAJIMA ASSOCIATES.
 FOUNDATION AND FINISH FLOOR PLAN (DATED 4-28-88) BY KAJIMA ASSOCIATES

ADDRESS:

101 BAYVIEW PLACE,
 NEWPORT BEACH, CA.

TYPES OF UTILITY LINE

- GAS
- w— WATER
- e— ELECTRICAL
- s— SEWER
- sd— STORM DRAIN
- f— FIRE

PLOT PLAN

**TOKYO KAIKAN
 RESTAURANT**

SCALE: 1" = 40' (APPROX.)



September 30, 1988

BUILDING DEPARTMENT

OCT 04 1988

**CITY OF NEWPORT BEACH
CALIFORNIA**

**Rajima Associates
23052 Alcalde Drive, Suite A
Laguna Hills, California 92652**

**G.P.C. No. 1109A-88
(Our Job No. R-88201)**

Attention: Mr. Steve Merrill

Gentlemen:

**Interim Report of Compacted Fill
Proposed Tokyo Kaikan Restaurant
Building Pad
Tract: 12528; Portion of Lot 1
101 Bayview Place
Newport Beach, California
for Tokyo Kaikan Restaurant**

The compacted fill placed for floor slab support of the proposed restaurant building is approved as of September 26, 1988. The grading was performed in accordance with the project specifications and the recommendations of our foundation investigation report dated March 22, 1988. (our Job No. A-88049). Our services did not include the responsibility for job safety. Also, since surveying is not within the scope of services, the grading was done to the limits indicated by stakes and hubs set by others.

Compacted fill soils, two to three feet in thickness, were encountered during our recent investigation of the site. The fill consists of clay and clayey sand and was found firm at the boring locations. The fill was placed during rough grading for the initial development of the site, and was observed and tested by our firm. The results of our observation and testing were presented in a report of rough grading dated February 24, 1986 (our Job No. S-85219).

This phase of grading consisted of the excavation of the existing expansive soils and the placement and compaction of at least 1½ feet of non-expansive soil for floor slab support. Observations and ASTM D1556 (equivalent to UBC-70-2) sand-cone field density tests were made by our representative during the progress of the job. The results and approximate locations of the tests are attached as a part of this report. A Table of Compaction Test Data is also attached.

The fill was compacted to at least 90% of the maximum dry density obtainable by the ASTM Designation D1557-70 method of compaction. An allowable bearing pressure of 3,000 pounds per square foot may be imposed on the fill under the following conditions: Exterior footings extend at least two feet below the adjacent exterior grade, and interior footings at least two feet below the top of the adjacent floor

slab. A one-third increase in the bearing value could be used for wind or seismic loads.

This approval is limited to the building area as shown on the Plot Plan. Upon completion of the grading, our final report will be submitted, giving the locations and results of all tests and observations.

After the site was stripped and cleared, existing fill soils were excavated from the building area to allow for the placement of at least 1½ feet of relatively non-expansive soils. Following the required excavation, the resultant exposed soils were scarified to a depth of six inches, brought to approximately optimum moisture content, and rolled with heavy compaction equipment. The required fill soils, consisting of imported silty sand, were then placed in loose lifts not exceeding eight inches in thickness, brought to approximately optimum moisture content, and compacted by a loader and a blade. Moisture was added, as necessary, by spraying with a water truck.

At the locations and elevations tested by us, the fill was compacted to at least the specified degree of compaction, and is suitable for the intended use. In providing professional geotechnical observations and testing services associated with the development of the project, we have employed accepted engineering and testing procedures and have made every reasonable effort to ascertain that the soil related work was carried out in general compliance with the project plans and specifications, and the City of Newport Beach Municipal Code. Although our observations did not reveal obvious deficiencies, we do not guarantee the contractor's work, nor do the services performed by our firm relieve the contractor of responsibility in the event of subsequently discovered defects in his work.

Yours very truly,

LEROY CRANDALL AND ASSOCIATES

by

Wesley H. Johnson
Wesley H. Johnson
Vice President

by

James M. McWhee
James M. McWhee
Senior Vice President
Director of Inspection Services



JH2/JH/3h
Attachments 3
(4 copies submitted)
cc: (2) City of Newport Beach
Building Department



TABLE OF TEST RESULTS

<u>TEST NO.</u>	<u>ELEVATION (FEET)</u>	<u>MOISTURE CONTENT (% OF DRY WT.)</u>	<u>DRY DENSITY (LBS./CU. FT.)</u>	<u>MAXIMUM DRY DENSITY (LBS./CU. FT.)</u>	<u>PERCENT COMPACTION</u>	<u>RETEST NO.</u>	<u>DATE OF TESTING</u>
1	54.4	11.7	116	127	91		9/20/88
2	55.4	7.9	121	127	95		9/21/88
3	57	7.3	121	127	95		9/21/88

NOTE: Elevations refer to job datum.

9/26/88

BA19/16

E-88201



T A B L E O F C O M P A C T I O N T E S T D A T A

<u>SOIL TYPE</u>	<u>SOURCE</u>	<u>MAXIMUM DENSITY*</u> <u>(LBS./CU. FT.)</u>	<u>OPTIMUM MOISTURE</u> <u>(% OF DRY WT.)</u>
Silty sand	Import	127	11.5

NOTE: Refers to maximum density obtainable
by the ASTM D1557-70 (equivalent of UBC-
70-1) Designation method of compaction.

-000-

B-88201

3A19/1h

9/26/88

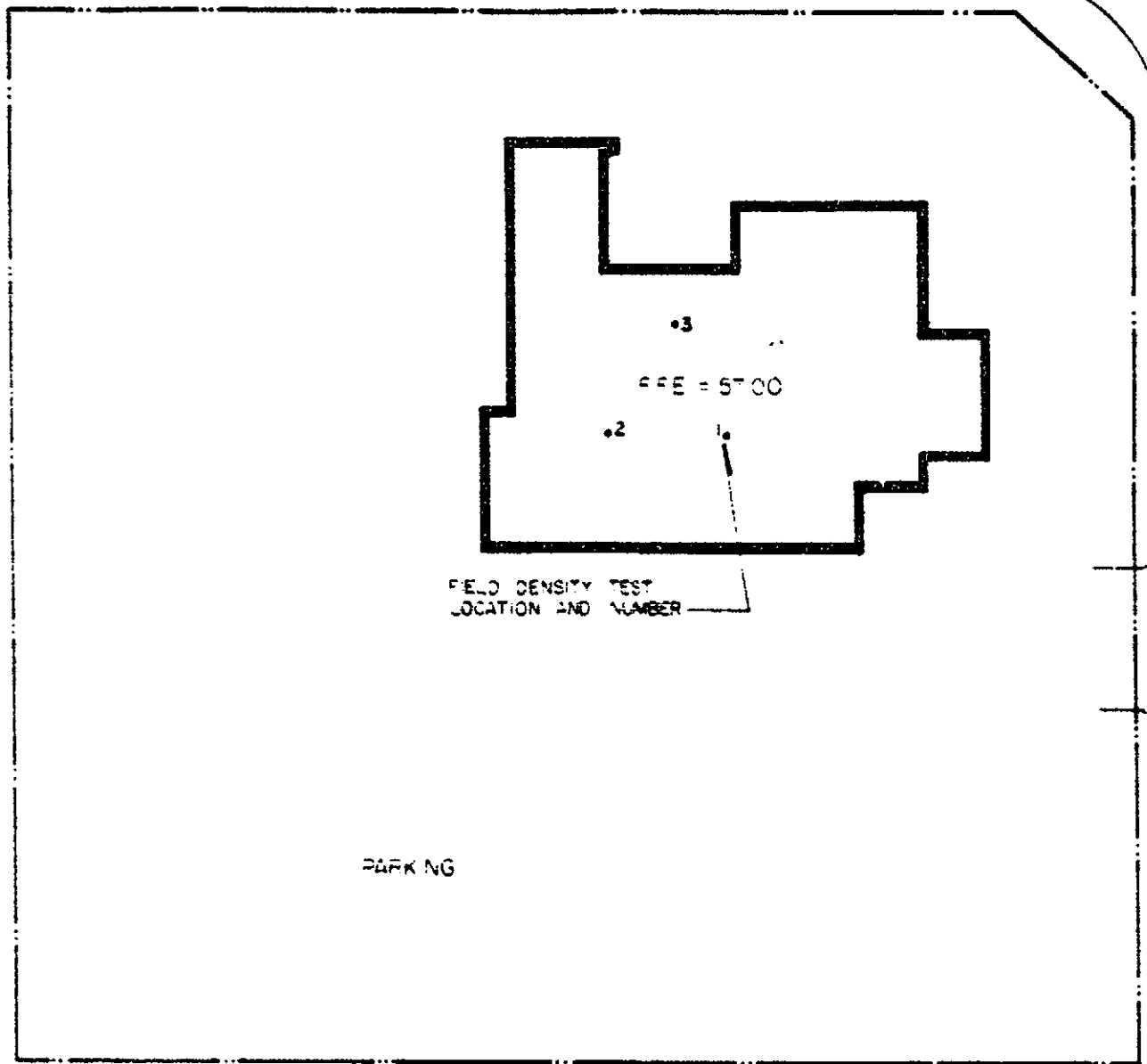


JOB. 8 88201 DATE 9-26-88 DR. O.E. V. CHKD. FORM 137A

BRISTOL STREET

PLACE

HAYVIEW W



NOTE:

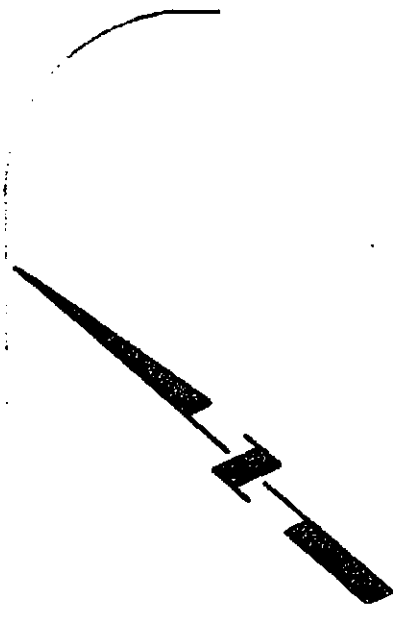
THE FIELD DENSITY TEST LOCATIONS, AS GRAPHICALLY SHOWN ON THIS PLOT PLAN, ARE APPROXIMATE ONLY, AND DO NOT REPRESENT PRECISE LOCATIONS.

REFERENCE:

GRADING, PAVING AND DRAINAGE PLAN (DATED 5-9-88) KAJIMA ASSOCIATES.

ADDRESS:

101 BAYVIEW PLACE, NEWPORT BEACH, CA.



PLOT PLAN

PROPOSED TOKYO KAIKAN RESTAURANT

SCALE 1" = 40' (APPROX.)

PA2015-210
ADKAN ENGINEERS
CIVIL ENGINEERING PLANNING LAND SURVEYING

May 9, 1989

City of Newport Beach
3300 Newport Boulevard
Newport Beach, Ca 92660

Attention: Grading Inspector

Reference: Tokyo Kaikan Restaurant, 101 Bayview Place
Newport Beach/Our Job #3471

Subject: Final Grade Certification

Dear Sir:

This letter is to certify that per a field survey performed under my supervision on May 9, 1989, and as the supervising engineer, I have found the aforementioned project to have been built, both line and grade, substantially in conformance with the approved grading plan.

If you have any questions regarding this project, feel free to contact Jerry Snell.

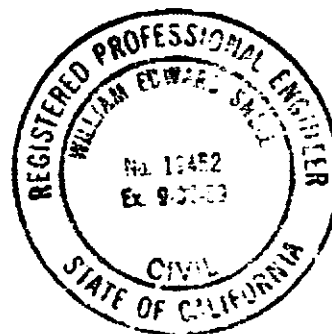
Sincerely,

ADKAN ENGINEERS

WILLIAM E. SNELL, P.E.
BCE #19452

WES:llaw

WES:llaw



CIVIL ENGINEER'S CERTIFICATION FORM



From: ADKAN ENGINEERS
6830 AIRPORT DRIVE
RIVERSIDE, CA 92504

City of Newport Beach
3300 Newport Blvd
PO Box 1768
Newport Beach, CA 92658-8915

Date: 5-16-89

Attention: Grading Engineer, Building Department

GPC No.: 12-A-88 Tract/Subdivision/Lot No.: TR. 12528/LOT1 Rough Final X

Project Names: TOKYO KAIKAN

Project Address: 101 BAYVIEW PLACE

Owner/Developer: KAJIMA ASSOCIATES

Type of Project:

- Tract
- Commercial
- Industrial
- Drainage
- Other RESTAURANT

Yardage for Project:

- Cut 1700
- Fill 800
- Borrow
- Export

I hereby approve the grading for this project in accordance with my responsibilities under the City Grading Code. I have inspected the project and hereby certify that all areas exhibit positive surface flow to public ways or City approved drainage devices. The grading has been completed: in conformance with, with the following changes to, the approved grading plan.

Description of Changes:

SEE REVISED GRADING PLAN



Company: ADKAN ENGINEERS

Name: WILLIAM E. SNELL

License No.: R.C.E. (print) 19452

William E. Snell
(sign)

(RCE/LS)

101 Bayview Place
Newport Beach, California

November 10, 2015
Project No. 209537002

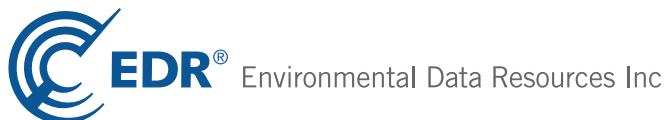
APPENDIX E
EDR ENVIRONMENTAL DATABASE REPORT

209537002

101 Bayview Place
Newport Beach, CA 92660

Inquiry Number: 4447397.2s
October 26, 2015

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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

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EXECUTIVE SUMMARY

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

TARGET PROPERTY INFORMATION

ADDRESS

101 BAYVIEW PLACE
NEWPORT BEACH, CA 92660

COORDINATES

Latitude (North): 33.6567000 - 33° 39' 24.12"
Longitude (West): 117.8685000 - 117° 52' 6.60"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 419471.7
UTM Y (Meters): 3724237.5
Elevation: 57 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5640942 TUSTIN, CA
Version Date: 2012

Northwest Map: 5640950 NEWPORT BEACH, CA
Version Date: 2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20120505
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
 101 BAYVIEW PLACE
 NEWPORT BEACH, CA 92660

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	INNOVATIVE WASTE CON	1300 BRISTOL ST N NO	RCRA NonGen / NLR, FINDS	Lower	567, 0.107, ENE
A2		1000 BRISTOL ST N	EDR US Hist Cleaners	Higher	619, 0.117, ENE
A3	NORTH BRISTOL CLEANE	1000 BRISTOL ST N ST	DRYCLEANERS	Higher	619, 0.117, ENE
4	RX CLEANERS	1000 BRISTAL	RCRA-SQG, FINDS	Lower	780, 0.148, East
5	ANAHEIM COMMERCE CEN	1400 BRISTOL NORTH #	RCRA-SQG, FINDS	Lower	894, 0.169, NNW
B6	MARRIOTT SUITES HOTE	500 BAYVIEW CIR	UST	Higher	973, 0.184, SSE
B7	HUGHES AIRCRAFT CO-S	500	SWEEPS UST, CA FID UST, HIST CORTESE	Higher	973, 0.184, SSE
C8	BEACH IMPORTS	848 DOVE ST	RCRA-SQG, UST, FINDS, HAZNET	Lower	1023, 0.194, ENE
C9	BEACH IMPORTS	848 DOVE ST	HIST UST	Lower	1023, 0.194, ENE
D10	CELEBRITY CLEANERS	3601 JAMBOREE RD STE	DRYCLEANERS	Lower	1095, 0.207, East
D11		3601 JAMBOREE RD	EDR US Hist Cleaners	Lower	1095, 0.207, East
D12	SOUVENIR 1 HOUR PHOT	3601 JAMBOREE RD STE	RCRA-SQG, FINDS, HAZNET	Lower	1095, 0.207, East
D13	CELEBRITY CLEANERS	3601 JAMBORREE RD ST	RCRA-SQG, FINDS	Lower	1095, 0.207, East
14	MEDALLION PAINTING	20081 ORCHID ST	RCRA-SQG, FINDS, HAZNET	Lower	1139, 0.216, WNW
15	FORMER NATIONAL CAR	2222 BRISTOL	LUST, SWEEPS UST, CA FID UST, HIST CORTESE	Lower	1140, 0.216, NW
16		1200 QUAIL ST	EDR US Hist Auto Stat	Lower	1171, 0.222, NE
E17		3501 JAMBOREE RD	AST	Lower	1182, 0.224, SE
E18	FORD AEROSPACE CORP	3501 JAMBOREE ROAD	SLIC	Lower	1182, 0.224, SE
E19	FORD AEROSPACE FACIL	3501 JAMBOREE BLVD,	CERCLIS	Lower	1182, 0.224, SE
F20	U S POST OFFICE	1301-QUAIL ST	SWEEPS UST	Lower	1213, 0.230, NNE
F21	FLETCHER JONES MOTOR	1301- QUAIL ST	CA FID UST	Lower	1213, 0.230, NNE
F22	FLETCHER JONES MOTOR	1301-QUAIL ST	SWEEPS UST	Lower	1213, 0.230, NNE
F23	FLETCHER JONES MANAG	1301 QUAIL ST	LUST, EMI, HIST CORTESE	Lower	1213, 0.230, NNE
F24	FLETCHER JONES MANAG	1301 QUAIL ST	LUST, UST, HIST UST, CA FID UST, RCRA NonGen /...	Lower	1213, 0.230, NNE
G25	NEWPORT NISSAN	888 DOVE ST	LUST, UST, HIST UST	Lower	1231, 0.233, ENE
G26	NEWPORT NISSAN INC	888 DOVE ST	HIST UST, HIST CORTESE	Lower	1231, 0.233, ENE
G27	JIM SLEMONS	1101 QUAIL ST	RCRA-SQG, UST, SWEEPS UST, FINDS	Lower	1279, 0.242, ENE
28	SHUWA INVESTMENTS CO	1500 QUAIL	LUST, EMI, HIST CORTESE	Lower	1839, 0.348, North
H29	EXXON #7-0769	2121 BRISTOL	LUST, CHMIRS	Lower	2045, 0.387, NW
H30	CHEVRON #20-2016	2121	SWEEPS UST, CA FID UST, HIST CORTESE	Lower	2170, 0.411, NW
H31	EXXON SERVICE STATIO	2122	HIST CORTESE	Lower	2176, 0.412, NW
32	KOLL CTR NEWPORT NO.	4000 MACARTHUR BL	LUST, EMI, HIST CORTESE	Lower	2201, 0.417, NE
33	ROCKWELL INTERNATION	4311 JAMBOREE RD	ENVIROSTOR, LUST, HIST UST, ENF, HAZNET, NPDES,...	Lower	3128, 0.592, NE
34	COMMODORE SEMICONDUCT	2955 AIRWAY AVE	ENVIROSTOR, HIST UST, EMI	Lower	5231, 0.991, NNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
 Proposed NPL..... Proposed National Priority List Sites
 NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
 RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
 US ENG CONTROLS..... Engineering Controls Sites List
 US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

EXECUTIVE SUMMARY

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing

INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Program Properties

INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Considered Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT..... Waste Management Unit Database

SWRCY..... Recycler Database

HAULERS..... Registered Waste Tire Haulers Listing

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

ODI..... Open Dump Inventory

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... National Clandestine Laboratory Register

HIST Cal-Sites..... Historical Calsites Database

SCH..... School Property Evaluation Program

CDL..... Clandestine Drug Labs

Toxic Pits..... Toxic Pits Cleanup Act Sites

US CDL..... Clandestine Drug Labs

Local Land Records

LIENS..... Environmental Liens Listing

EXECUTIVE SUMMARY

LIENS 2 CERCLA Lien Information
 DEED Deed Restriction Listing

Records of Emergency Release Reports

HMIRS Hazardous Materials Information Reporting System
 CHMIRS California Hazardous Material Incident Report System
 LDS Land Disposal Sites Listing
 MCS Military Cleanup Sites Listing
 Orange Co. Industrial Site List of Industrial Site Cleanups
 SPILLS 90 SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS Formerly Used Defense Sites
 DOD Department of Defense Sites
 SCRDRYCLEANERS State Coalition for Remediation of Drycleaners Listing
 US FIN ASSUR Financial Assurance Information
 EPA WATCH LIST EPA WATCH LIST
 2020 COR ACTION 2020 Corrective Action Program List
 TSCA Toxic Substances Control Act
 TRIS Toxic Chemical Release Inventory System
 SSTS Section 7 Tracking Systems
 ROD Records Of Decision
 RMP Risk Management Plans
 RAATS RCRA Administrative Action Tracking System
 PRP Potentially Responsible Parties
 PADS PCB Activity Database System
 ICIS Integrated Compliance Information System
 FTTS FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
 MLTS Material Licensing Tracking System
 COAL ASH DOE Steam-Electric Plant Operation Data
 COAL ASH EPA Coal Combustion Residues Surface Impoundments List
 PCB TRANSFORMER PCB Transformer Registration Database
 RADINFO Radiation Information Database
 HIST FTTS FIFRA/TSCA Tracking System Administrative Case Listing
 DOT OPS Incident and Accident Data
 CONSENT Superfund (CERCLA) Consent Decrees
 INDIAN RESERV Indian Reservations
 UMTRA Uranium Mill Tailings Sites
 LEAD SMELTERS Lead Smelter Sites
 US AIRS Aerometric Information Retrieval System Facility Subsystem
 US MINES Mines Master Index File
 FINDS Facility Index System/Facility Registry System
 CA BOND EXP. PLAN Bond Expenditure Plan
 Cortese "Cortese" Hazardous Waste & Substances Sites List
 CUPA Listings CUPA Resources List
 EMI Emissions Inventory Data
 ENF Enforcement Action Listing
 Financial Assurance Financial Assurance Information Listing
 HAZNET Facility and Manifest Data
 HWP EnviroStor Permitted Facilities Listing
 HWT Registered Hazardous Waste Transporter Database
 MINES Mines Site Location Listing

EXECUTIVE SUMMARY

MWMP.....	Medical Waste Management Program Listing
NPDES.....	NPDES Permits Listing
PEST LIC.....	Pesticide Regulation Licenses Listing
PROC.....	Certified Processors Database
Notify 65.....	Proposition 65 Records
UIC.....	UIC Listing
WASTEWATER PITS.....	Oil Wastewater Pits Listing
WDS.....	Waste Discharge System
WIP.....	Well Investigation Program Case List

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

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

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS list

CERCLIS: The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, and dated 10/25/2013 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORD AEROSPACE FACIL	3501 JAMBOREE BLVD,	SE 1/8 - 1/4 (0.224 mi.)	E19	28

EXECUTIVE SUMMARY

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/09/2015 has revealed that there are 7 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RX CLEANERS	1000 BRISTAL	E 1/8 - 1/4 (0.148 mi.)	4	10
ANAHEIM COMMERCE CEN	1400 BRISTOL NORTH #	NNW 1/8 - 1/4 (0.169 mi.)	5	12
BEACH IMPORTS	848 DOVE ST	ENE 1/8 - 1/4 (0.194 mi.)	C8	15
SOUVENIR 1 HOUR PHOT	3601 JAMBOREE RD STE	E 1/8 - 1/4 (0.207 mi.)	D12	18
CELEBRITY CLEANERS	3601 JAMBOREE RD ST	E 1/8 - 1/4 (0.207 mi.)	D13	20
MEDALLION PAINTING	20081 ORCHID ST	WNW 1/8 - 1/4 (0.216 mi.)	14	22
JIM SLEMONS	1101 QUAIL ST	ENE 1/8 - 1/4 (0.242 mi.)	G27	53

State- and tribal - equivalent CERCLIS

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

A review of the ENVIROSTOR list, as provided by EDR, and dated 08/03/2015 has revealed that there are 2 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROCKWELL INTERNATION Facility Id: 71002212 Status: Inactive - Needs Evaluation	4311 JAMBOREE RD	NE 1/2 - 1 (0.592 mi.)	33	73
COMMODORE SEMICONDUCT Facility Id: 71002508 Status: Refer: Other Agency	2955 AIRWAY AVE	NNW 1/2 - 1 (0.991 mi.)	34	94

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 09/14/2015 has revealed that there are 7

EXECUTIVE SUMMARY

LUST sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER NATIONAL CAR Status: Completed - Case Closed Facility Id: 95UT057 Facility Status: Case Closed Global Id: T0605901893 Current Status: 9 Global ID: T0605901893	2222 BRISTOL	NW 1/8 - 1/4 (0.216 mi.)	15	23
FLETCHER JONES MANAG Status: Completed - Case Closed Facility Id: 87UT167 Facility Id: 91UT128 Facility Id: 98UT079 Facility Status: Case Closed Global Id: T0605932671 Global Id: T0605900489 Global Id: T0605902217 Current Status: 9 Global ID: T0605900489 Global ID: T0605902217	1301 QUAIL ST	NNE 1/8 - 1/4 (0.230 mi.)	F23	33
FLETCHER JONES MANAG Status: Completed - Case Closed Facility Id: 98UT089 Facility Status: Case Closed Global Id: T0605902241 Current Status: 9 Global ID: T0605902241	1301 QUAIL ST	NNE 1/8 - 1/4 (0.230 mi.)	F24	42
NEWPORT NISSAN Status: Completed - Case Closed Facility Id: 90UT177 Facility Status: Case Closed Global Id: T0605900238 Current Status: 9 Global ID: T0605900238	888 DOVE ST	ENE 1/8 - 1/4 (0.233 mi.)	G25	49
SHUWA INVESTMENTS CO Status: Completed - Case Closed Facility Id: 95UT075 Facility Status: Case Closed Global Id: T0605901921 Current Status: 9 Global ID: T0605901921	1500 QUAIL	N 1/4 - 1/2 (0.348 mi.)	28	55
EXXON #7-0769 Status: Completed - Case Closed Facility Id: 99UT034 Facility Id: 92UT065 Facility Status: Case Closed Facility Status: Remediation Plan Global Id: T0605902282 Global Id: T0605901528 Current Status: 9 Global ID: T0605901528	2121 BRISTOL	NW 1/4 - 1/2 (0.387 mi.)	H29	58
KOLL CTR NEWPORT NO.	4000 MACARTHUR BL	NE 1/4 - 1/2 (0.417 mi.)	32	69

EXECUTIVE SUMMARY

Status: Completed - Case Closed
 Facility Id: 91UT044
 Facility Status: Case Closed
 Global Id: T0605901227
 Current Status: 9
 Global ID: T0605901227

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 09/14/2015 has revealed that there is 1 SLIC site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORD AEROSPACE CORP	3501 JAMBOREE ROAD	SE 1/8 - 1/4 (0.224 mi.)	E18	27

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 09/14/2015 has revealed that there are 5 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MARRIOTT SUITES HOTE Facility Id: FA0024572 Facility Id: 11838	500 BAYVIEW CIR	SSE 1/8 - 1/4 (0.184 mi.)	B6	13
<i>Lower Elevation</i>	<i>Address</i>	<i>Direction / Distance</i>	<i>Map ID</i>	<i>Page</i>
<i>BEACH IMPORTS</i> Facility Id: 1871	<i>848 DOVE ST</i>	<i>ENE 1/8 - 1/4 (0.194 mi.)</i>	<i>C8</i>	<i>15</i>
<i>FLETCHER JONES MANAG</i> Facility Id: 1875	<i>1301 QUAIL ST</i>	<i>NNE 1/8 - 1/4 (0.230 mi.)</i>	<i>F24</i>	<i>42</i>
<i>NEWPORT NISSAN</i> Facility Id: 1874	<i>888 DOVE ST</i>	<i>ENE 1/8 - 1/4 (0.233 mi.)</i>	<i>G25</i>	<i>49</i>
<i>JIM SLEMONS</i> Facility Id: 8653	<i>1101 QUAIL ST</i>	<i>ENE 1/8 - 1/4 (0.242 mi.)</i>	<i>G27</i>	<i>53</i>

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

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

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	3501 JAMBOREE RD	SE 1/8 - 1/4 (0.224 mi.)	E17	27

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

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

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 5 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HUGHES AIRCRAFT CO-S Status: A Tank Status: A Comp Number: 11838	500	SSE 1/8 - 1/4 (0.184 mi.)	B7	13
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER NATIONAL CAR Status: A Tank Status: A Comp Number: 11398	2222 BRISTOL	NW 1/8 - 1/4 (0.216 mi.)	15	23
U S POST OFFICE Comp Number: 7055	1301-QUAIL ST	NNE 1/8 - 1/4 (0.230 mi.)	F20	29
FLETCHER JONES MOTOR Status: A Tank Status: A Comp Number: 1875	1301-QUAIL ST	NNE 1/8 - 1/4 (0.230 mi.)	F22	30
JIM SLEMONS Status: A Tank Status: A Comp Number: 8653	1101 QUAIL ST	ENE 1/8 - 1/4 (0.242 mi.)	G27	53

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 4 HIST UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BEACH IMPORTS Facility Id: 00000008126	848 DOVE ST	ENE 1/8 - 1/4 (0.194 mi.)	C9	16
FLETCHER JONES MANAG Facility Id: 00000060244	1301 QUAIL ST	NNE 1/8 - 1/4 (0.230 mi.)	F24	42
NEWPORT NISSAN Facility Id: 00000008125	888 DOVE ST	ENE 1/8 - 1/4 (0.233 mi.)	G25	49
NEWPORT NISSAN INC Facility Id: 00000024900	888 DOVE ST	ENE 1/8 - 1/4 (0.233 mi.)	G26	52

EXECUTIVE SUMMARY

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 4 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HUGHES AIRCRAFT CO-S Facility Id: 30017680 Status: A	500	SSE 1/8 - 1/4 (0.184 mi.)	B7	13
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER NATIONAL CAR Facility Id: 30017670 Status: A	2222 BRISTOL	NW 1/8 - 1/4 (0.216 mi.)	15	23
FLETCHER JONES MOTOR Facility Id: 30000689 Status: A	1301- QUAIL ST	NNE 1/8 - 1/4 (0.230 mi.)	F21	30
FLETCHER JONES MANAG Facility Id: 30005749 Status: A	1301 QUAIL ST	NNE 1/8 - 1/4 (0.230 mi.)	F24	42

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/09/2015 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
INNOVATIVE WASTE CON	1300 BRISTOL ST N NO	ENE 0 - 1/8 (0.107 mi.)	A1	8
FLETCHER JONES MANAG	1301 QUAIL ST	NNE 1/8 - 1/4 (0.230 mi.)	F24	42

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, and dated 08/10/2015 has revealed that there are 2 DRYCLEANERS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NORTH BRISTOL CLEANE EPA Id: CAL000030106	1000 BRISTOL ST N ST	ENE 0 - 1/8 (0.117 mi.)	A3	10
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CELEBRITY CLEANERS	3601 JAMBOREE RD STE	E 1/8 - 1/4 (0.207 mi.)	D10	17

EXECUTIVE SUMMARY

EPA Id: CAD983603556

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

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 8 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HUGHES AIRCRAFT CO-S Reg Id: 083000821T	500	SSE 1/8 - 1/4 (0.184 mi.)	B7	13
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMER NATIONAL CAR Reg Id: 083002744T	2222 BRISTOL	NW 1/8 - 1/4 (0.216 mi.)	15	23
FLETCHER JONES MANAG Reg Id: 083000609T	1301 QUAIL ST	NNE 1/8 - 1/4 (0.230 mi.)	F23	33
NEWPORT NISSAN INC Reg Id: 083000302T	888 DOVE ST	ENE 1/8 - 1/4 (0.233 mi.)	G26	52
SHUWA INVESTMENTS CO Reg Id: 083002788T	1500 QUAIL	N 1/4 - 1/2 (0.348 mi.)	28	55
CHEVRON #20-2016 Reg Id: 083003460T	2121	NW 1/4 - 1/2 (0.411 mi.)	H30	67
EXXON SERVICE STATIO Reg Id: 083002060T	2122	NW 1/4 - 1/2 (0.412 mi.)	H31	69
KOLL CTR NEWPORT NO. Reg Id: 083001619T	4000 MACARTHUR BL	NE 1/4 - 1/2 (0.417 mi.)	32	69

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

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

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	1200 QUAIL ST	NE 1/8 - 1/4 (0.222 mi.)	16	27

EDR US Hist Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there are 2 EDR US Hist Cleaners sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	1000 BRISTOL ST N	ENE 0 - 1/8 (0.117 mi.)	A2	9

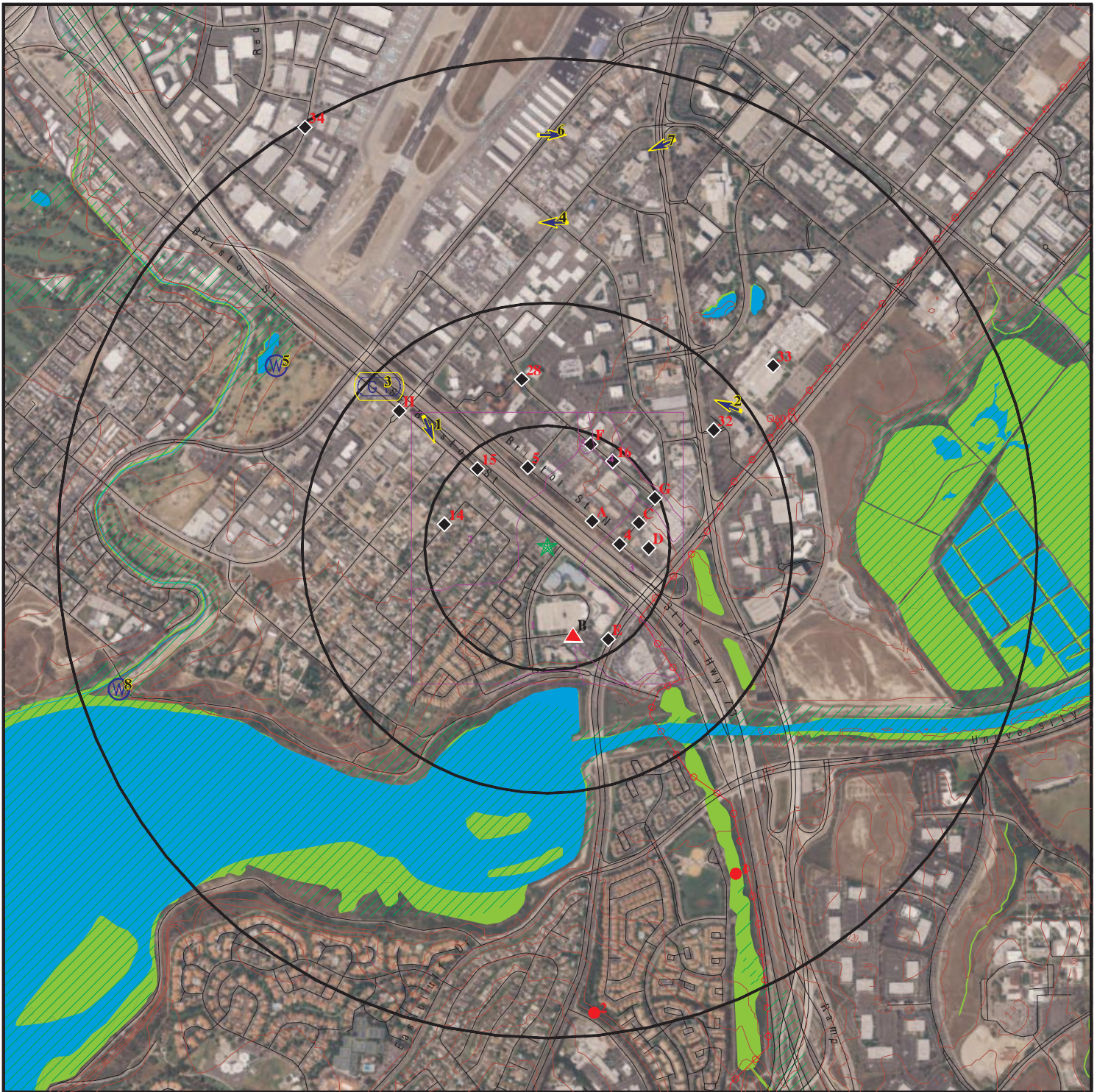
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	3601 JAMBOREE RD	E 1/8 - 1/4 (0.207 mi.)	D11	18

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

<u>Site Name</u>	<u>Database(s)</u>
BRISTOL PLAZA CALIF CLEANERS	SLIC

OVERVIEW MAP - 4447397.2S



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

- Indian Reservations BIA
- ⚡ Power transmission lines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 209537002
 ADDRESS: 101 Bayview Place
 Newport Beach CA 92660
 LAT/LONG: 33.6567 / 117.8685

CLIENT: Ninyo & Moore
 CONTACT: Jonathan Johnson
 INQUIRY #: 4447397.2s
 DATE: October 26, 2015 3:42 pm

DETAIL MAP - 4447397.2S



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

- 🏞 Indian Reservations BIA
- ⚡ Power transmission lines
- 🌊 100-year flood zone
- 🌊 500-year flood zone
- 🔴 Areas of Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 209537002
 ADDRESS: 101 Bayview Place
 Newport Beach CA 92660
 LAT/LONG: 33.6567 / 117.8685

CLIENT: Ninyo & Moore
 CONTACT: Jonathan Johnson
 INQUIRY #: 4447397.2s
 DATE: October 26, 2015 3:45 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
CERCLIS	0.500		0	1	0	NR	NR	1
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	7	NR	NR	NR	7
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL RESPONSE</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i>								
ENVIROSTOR	1.000		0	0	0	2	NR	2
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	4	3	NR	NR	7

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	1	0	NR	NR	1
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	5	NR	NR	NR	5
AST	0.250		0	1	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	5	NR	NR	NR	5
HIST UST	0.250		0	4	NR	NR	NR	4
CA FID UST	0.250		0	4	NR	NR	NR	4
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
Orange Co. Industrial Site	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		1	1	NR	NR	NR	2
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		1	1	NR	NR	NR	2
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	4	4	NR	NR	8
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
<u>EDR HIGH RISK HISTORICAL RECORDS</u>								
<i>EDR Exclusive Records</i>								
EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	1	NR	NR	NR	1
EDR US Hist Cleaners	0.250		1	1	NR	NR	NR	2
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	3	40	7	2	0	52

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

A1
ENE
 < 1/8
 0.107 mi.
 567 ft.

INNOVATIVE WASTE CONTROL INC
1300 BRISTOL ST N NO 100
NEWPORT BEACH, CA 92660

RCRA NonGen / NLR 1001122836
FINDS CAR000016741

Site 1 of 3 in cluster A

Relative:
Lower

RCRA NonGen / NLR:

Date form received by agency: 12/05/1996
 Facility name: INNOVATIVE WASTE CONTROL INC
 Facility address: 1300 BRISTOL ST N NO 100
 NEWPORT BEACH, CA 92660
 EPA ID: CAR000016741
 Mailing address: BRISTOL ST N NO 100
 NEWPORT BEACH, CA 92660

Actual:
 55 ft.

Contact: HAROLD ARSENIAN
 Contact address: 1300 BRISTOL ST N NO 100
 NEWPORT BEACH, CA 92660
 Contact country: US
 Contact telephone: (714) 851-5126
 Contact email: Not reported
 EPA Region: 09
 Classification: Non-Generator
 Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: HAROLD ARSENIAN
 Owner/operator address: 1300 BRISTOL ST N NO 100
 NEWPORT BEACH, CA 92660
 Owner/operator country: Not reported
 Owner/operator telephone: (714) 851-5126
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
 Mixed waste (haz. and radioactive): No
 Recycler of hazardous waste: No
 Transporter of hazardous waste: Yes
 Treater, storer or disposer of HW: No
 Underground injection activity: No
 On-site burner exemption: No
 Furnace exemption: No
 Used oil fuel burner: No
 Used oil processor: No
 User oil refiner: No
 Used oil fuel marketer to burner: No
 Used oil Specification marketer: No
 Used oil transfer facility: No
 Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002915276

Environmental Interest/Information System

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

INNOVATIVE WASTE CONTROL INC (Continued)

1001122836

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

A2
ENE
< 1/8
0.117 mi.
619 ft.

1000 BRISTOL ST N
NEWPORT BEACH, CA 92660

EDR US Hist Cleaners

1014966530
N/A

Site 2 of 3 in cluster A

Relative:
Higher

EDR Historical Cleaners:

Actual:
58 ft.

- Name: NORTH BRISTOL CLEANERS
- Year: 1999
- Address: 1000 BRISTOL ST N

- Name: NORTH BRISTOL CLEANERS
- Year: 2001
- Address: 1000 BRISTOL ST N

- Name: NORTH BRISTOL CLEANERS
- Year: 2002
- Address: 1000 BRISTOL ST N

- Name: NORTH BRISTOL CLEANERS
- Year: 2003
- Address: 1000 BRISTOL ST N

- Name: NORTH BRISTOL CLEANERS
- Year: 2005
- Address: 1000 BRISTOL ST N

- Name: NORTH BRISTOL CLEANERS
- Year: 2010
- Address: 1000 BRISTOL ST N

- Name: NORTH BRISTOL CLEANERS
- Year: 2011
- Address: 1000 BRISTOL ST N

- Name: NORTH BRISTOL CLEANERS
- Year: 2012
- Address: 1000 BRISTOL ST N

MAP FINDINGS

Map ID			
Direction			EDR ID Number
Distance			EPA ID Number
Elevation	Site	Database(s)	

A3 ENE < 1/8 0.117 mi. 619 ft.	NORTH BRISTOL CLEANERS 1000 BRISTOL ST N STE 13 NEWPORT BEACH, CA 92660 Site 3 of 3 in cluster A	DRYCLEANERS	S111075458 N/A
--	---	--------------------	---------------------------------

Relative: Higher	DRYCLEANERS: EPA Id: CAL000030106 NAICS Code: 81232 Actual: NAICS Description: Drycleaning and Laundry Services (except Coin-Operated) 58 ft. SIC Code: 7211 SIC Description: Power Laundries, Family and Commercial Create Date: 05/09/1990 Facility Active: Yes Inactive Date: Not reported Facility Addr2: Not reported Owner Name: YOUNG HUWEE LEE Owner Address: 1000 BRISTOL ST N STE 13 Owner Address 2: Not reported Owner Telephone: 9497568861 Contact Name: YOUNG LEE Contact Address: 58 MAGELLAN AISLE Contact Address 2: Not reported Contact Telephone: 9497333458 Mailing Name: Not reported Mailing Address 1: 1000 BRISTOL ST N STE 13 Mailing Address 2: Not reported Mailing City: NEWPORT BEACH Mailing State: CA Mailing Zip: 926608916 Owner Fax: 0000000000 Region Code: 4
-----------------------------------	---

4 East 1/8-1/4 0.148 mi. 780 ft.	RX CLEANERS 1000 BRISTAL NEWPORT BEACH, CA 92660	RCRA-SQG FINDS	1000174449 CAD981673205
---	---	---------------------------------	--

Relative: Lower	RCRA-SQG: Date form received by agency: 09/01/1996 Facility name: RX CLEANERS Actual: Facility address: 1000 BRISTAL 52 ft. NEWPORT BEACH, CA 92660 EPA ID: CAD981673205 Mailing address: BRISTAL NEWPORT BEACH, CA 92660 Contact: Not reported Contact address: Not reported Not reported Contact country: US Contact telephone: Not reported Contact email: Not reported EPA Region: 09 Classification: Small Small Quantity Generator Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time
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MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

RX CLEANERS (Continued)

1000174449

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED
 Owner/operator address: NOT REQUIRED
 NOT REQUIRED, ME 99999
 Owner/operator country: Not reported
 Owner/operator telephone: (415) 555-1212
 Legal status: Private
 Owner/Operator Type: Operator
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Owner/operator name: PAT SMITH
 Owner/operator address: NOT REQUIRED
 NOT REQUIRED, ME 99999
 Owner/operator country: Not reported
 Owner/operator telephone: (415) 555-1212
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
 Mixed waste (haz. and radioactive): No
 Recycler of hazardous waste: No
 Transporter of hazardous waste: No
 Treater, storer or disposer of HW: No
 Underground injection activity: No
 On-site burner exemption: No
 Furnace exemption: No
 Used oil fuel burner: No
 Used oil processor: No
 User oil refiner: No
 Used oil fuel marketer to burner: No
 Used oil Specification marketer: No
 Used oil transfer facility: No
 Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002745539

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
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5 NNW 1/8-1/4 0.169 mi. 894 ft.	ANAHEIM COMMERCE CENTER 1400 BRISTOL NORTH #245 NEWPORT BEACH, CA 92660	RCRA-SQG FINDS	1000240279 CAD981458615
--	--	---------------------------------	--

Relative: RCRA-SQG:
Lower Date form received by agency: 09/18/1987
 Facility name: ANAHEIM COMMERCE CENTER
 Facility address: 1400 BRISTOL NORTH #245
 NEWPORT BEACH, CA 92660
 EPA ID: CAD981458615
 Mailing address: BRISTOL NORTH #245
 NEWPORT BEACH, CA 92660
 Contact: ENVIRONMENTAL MANAGER
 Contact address: 1400 BRISTOL NORTH #245
 NEWPORT BEACH, CA 92660
 Contact country: US
 Contact telephone: (714) 752-2066
 Contact email: Not reported
 EPA Region: 09
 Classification: Small Small Quantity Generator
 Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
 Owner/operator name: ANAHEIM COMMERCE CENTER
 Owner/operator address: NOT REQUIRED
 NOT REQUIRED, ME 99999
 Owner/operator country: Not reported
 Owner/operator telephone: (415) 555-1212
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
 Owner/operator address: NOT REQUIRED
 NOT REQUIRED, ME 99999
 Owner/operator country: Not reported
 Owner/operator telephone: (415) 555-1212
 Legal status: Private
 Owner/Operator Type: Operator
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Handler Activities Summary:
 U.S. importer of hazardous waste: No
 Mixed waste (haz. and radioactive): No
 Recycler of hazardous waste: No
 Transporter of hazardous waste: No
 Treater, storer or disposer of HW: No
 Underground injection activity: No
 On-site burner exemption: No
 Furnace exemption: No

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

ANAHEIM COMMERCE CENTER (Continued)

1000240279

Used oil fuel burner: No
 Used oil processor: No
 User oil refiner: No
 Used oil fuel marketer to burner: No
 Used oil Specification marketer: No
 Used oil transfer facility: No
 Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002714439

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**B6
 SSE
 1/8-1/4
 0.184 mi.
 973 ft.**

**MARRIOTT SUITES HOTEL
 500 BAYVIEW CIR
 NEWPORT BEACH, CA 92660**

**UST U003832029
 N/A**

Site 1 of 2 in cluster B

**Relative:
 Higher**

UST:
 Facility ID: 11838
 Permitting Agency: ORANGE COUNTY
 Latitude: 33.6549522
 Longitude: -117.8665108

**Actual:
 59 ft.**

ORANGE CO. UST:
 Facility ID: FA0024572

**B7
 SSE
 1/8-1/4
 0.184 mi.
 973 ft.**

**HUGHES AIRCRAFT CO-SOLID
 500
 NEWPORT BEACH, CA 92663**

**SWEEPS UST S101631433
 CA FID UST N/A
 HIST CORTESE**

Site 2 of 2 in cluster B

**Relative:
 Higher**

SWEEPS UST:
 Status: Active
 Comp Number: 11838
 Number: 9
 Board Of Equalization: Not reported
 Referral Date: 09-30-92
 Action Date: 09-15-92
 Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-011838-000001
 Tank Status: A
 Capacity: 2000

**Actual:
 59 ft.**

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

HUGHES AIRCRAFT CO-SOLID (Continued)

S101631433

Active Date: Not reported
 Tank Use: M.V. FUEL
 STG: P
 Content: DIESEL
 Number Of Tanks: 2

Status: Active
 Comp Number: 11838
 Number: 9
 Board Of Equalization: Not reported
 Referral Date: 09-30-92
 Action Date: 09-15-92
 Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-011838-000002
 Tank Status: A
 Capacity: 500
 Active Date: Not reported
 Tank Use: M.V. FUEL
 STG: P
 Content: DIESEL
 Number Of Tanks: Not reported

CA FID UST:

Facility ID: 30017680
 Regulated By: UTNKA
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 7148544500
 Mail To: Not reported
 Mailing Address: 500 BAY VIEW CIR
 Mailing Address 2: Not reported
 Mailing City,St,Zip: NEWPORT BEACH 92660
 Contact: Not reported
 Contact Phone: Not reported
 DUNs Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Active

HIST CORTESE:

Region: CORTESE
 Facility County Code: 30
 Reg By: LTNKA
 Reg Id: 083000821T

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

C8 ENE 1/8-1/4 0.194 mi. 1023 ft.	BEACH IMPORTS 848 DOVE ST NEWPORT BEACH, CA 92657 Site 1 of 2 in cluster C	RCRA-SQG UST FINDS HAZNET	1000169498 CAD981978240
--	---	--	--

Relative: RCRA-SQG:
Lower Date form received by agency: 04/21/1987
Facility name: BEACH IMPORTS
Facility address: 848 DOVE ST
NEWPORT BEACH, CA 92657
EPA ID: CAD981978240
Contact: ENVIRONMENTAL MANAGER
Contact address: 848 DOVE ST
NEWPORT BEACH, CA 92627
Contact country: US
Contact telephone: (714) 752-0900
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: BEACH IMPORTS INC
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

BEACH IMPORTS (Continued)

1000169498

User oil refiner: No
 Used oil fuel marketer to burner: No
 Used oil Specification marketer: No
 Used oil transfer facility: No
 Used oil transporter: No

Violation Status: No violations found

UST:

Facility ID: 1871
 Permitting Agency: ORANGE COUNTY
 Latitude: 33.65746
 Longitude: -117.86525

FINDS:

Registry ID: 110006475153

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

envid: 1000169498
 Year: 1996
 GEPAID: CAD981978240
 Contact: Not reported
 Telephone: 0000000000
 Mailing Name: Not reported
 Mailing Address: 848 DOVE ST
 Mailing City,St,Zip: NEWPORT BEACH, CA 926270000
 Gen County: Not reported
 TSD EPA ID: CAT080025711
 TSD County: Not reported
 Waste Category: Waste oil and mixed oil
 Disposal Method: Recycler
 Tons: 3.5445
 Facility County: Orange

C9
ENE
1/8-1/4
0.194 mi.
1023 ft.

BEACH IMPORTS
848 DOVE ST
NEWPORT BEACH, CA 92660
Site 2 of 2 in cluster C

HIST UST **U001577429**
N/A

Relative:
Lower

HIST UST:
 Region: STATE
 Facility ID: 00000008126
 Facility Type: Other
 Other Type: BEACH IMPORTS
 Contact Name: JOE PARKINSON
 Telephone: 7147520900

Actual:
42 ft.

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

BEACH IMPORTS (Continued)

U001577429

Owner Name: BEACH IMPORTS
 Owner Address: 848 DOVE ST
 Owner City,St,Zip: NEWPORT BEACH, CA 92660
 Total Tanks: 0001

Tank Num: 001
 Container Num: 1
 Year Installed: 1972
 Tank Capacity: 00001000
 Tank Used for: WASTE
 Type of Fuel: WASTE OIL
 Container Construction Thickness: 1/4
 Leak Detection: None

D10
East
1/8-1/4
0.207 mi.
1095 ft.

CELEBRITY CLEANERS
3601 JAMBOREE RD STE 12
NEWPORT BEACH, CA 92660

DRYCLEANERS **S106077759**
N/A

Site 1 of 4 in cluster D

Relative:
Lower

DRYCLEANERS:
 EPA Id: CAD983603556
 NAICS Code: 81232
 NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
 SIC Code: 7211
 SIC Description: Power Laundries, Family and Commercial
 Create Date: 12/12/1991
 Facility Active: Yes
 Inactive Date: Not reported
 Facility Addr2: Not reported
 Owner Name: MIJANOU PHAM & ROBERT DOWLING
 Owner Address: 3601 JAMBOREE RD STE 12
 Owner Address 2: Not reported
 Owner Telephone: 9498512032
 Contact Name: MIJANOU PHAM/PARTNER
 Contact Address: 3601 JAMBOREE RD STE 12
 Contact Address 2: Not reported
 Contact Telephone: 9498512032
 Mailing Name: Not reported
 Mailing Address 1: 3601 JAMBOREE RD STE 12
 Mailing Address 2: Not reported
 Mailing City: NEWPORT BEACH
 Mailing State: CA
 Mailing Zip: 926602962
 Owner Fax: 9498515052
 Region Code: 4

Actual:
46 ft.

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

D11		EDR US Hist Cleaners	1015049220
East	3601 JAMBOREE RD		N/A
1/8-1/4	NEWPORT BEACH, CA 92660		
0.207 mi.			
1095 ft.	Site 2 of 4 in cluster D		

Relative:	EDR Historical Cleaners:	
Lower	Name:	CELEBRITY CLEANERS
	Year:	2005
	Address:	3601 JAMBOREE RD
Actual:	Name:	CELEBRITY CLEANERS
46 ft.	Year:	2006
	Address:	3601 JAMBOREE RD
	Name:	CELEBRITY CLEANERS
	Year:	2007
	Address:	3601 JAMBOREE RD
	Name:	CELEBRITY CLEANERS
	Year:	2008
	Address:	3601 JAMBOREE RD
	Name:	CELEBRITY CLEANERS
	Year:	2010
	Address:	3601 JAMBOREE RD
	Name:	CELEBRITY CLEANERS
	Year:	2011
	Address:	3601 JAMBOREE RD
	Name:	CELEBRITY CLEANERS IRVINE
	Year:	2011
	Address:	3601 JAMBOREE RD
	Name:	CELEBRITY CLEANERS
	Year:	2012
	Address:	3601 JAMBOREE RD

D12	SOUVENIR 1 HOUR PHOTO THE	RCRA-SQG	1000819390
East	3601 JAMBOREE RD STE 23	FINDS	CAD983653726
1/8-1/4	NEWPORT BEACH, CA 92660	HAZNET	
0.207 mi.			
1095 ft.	Site 3 of 4 in cluster D		

Relative:	RCRA-SQG:	
Lower	Date form received by agency:	12/08/1992
	Facility name:	SOUVENIR 1 HOUR PHOTO THE
Actual:	Facility address:	3601 JAMBOREE RD STE 23
46 ft.		NEWPORT BEACH, CA 92660
	EPA ID:	CAD983653726
	Mailing address:	JAMBOREE RD STE 23
		NEWPORT BEACH, CA 92660
	Contact:	PHAL DUCH
	Contact address:	3601 JAMBOREE RD STE 23
		NEWPORT BEACH, CA 92660
	Contact country:	US
	Contact telephone:	(714) 851-0427
	Contact email:	Not reported
	EPA Region:	09

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

SOUVENIR 1 HOUR PHOTO THE (Continued)**1000819390**

Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: PHAL DUCH AND VUSEAN CHHUN
Owner/operator address: 3601 JAMBOREE RD
NEWPORT BEACH, CA 92660
Owner/operator country: Not reported
Owner/operator telephone: (714) 851-0427
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002888322

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

envid: 1000819390
Year: 1995
GEPaid: CAD983653726
Contact: PHAL DUCH AND VUSEAN CHHUN
Telephone: 7148510427

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

SOUVENIR 1 HOUR PHOTO THE (Continued)

1000819390

Mailing Name: Not reported
 Mailing Address: 3601 JAMBOREE RD STE 23
 Mailing City,St,Zip: NEWPORT BEACH, CA 926602962
 Gen County: Not reported
 TSD EPA ID: CAD981402522
 TSD County: Not reported
 Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
 Disposal Method: Recycler
 Tons: .0565
 Facility County: Orange

envid: 1000819390
 Year: 1994
 GEPAID: CAD983653726
 Contact: PHAL DUCH AND VUSEAN CHHUN
 Telephone: 7148510427
 Mailing Name: Not reported
 Mailing Address: 3601 JAMBOREE RD STE 23
 Mailing City,St,Zip: NEWPORT BEACH, CA 926602962
 Gen County: Not reported
 TSD EPA ID: CAD981402522
 TSD County: Not reported
 Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
 Disposal Method: Recycler
 Tons: .0150
 Facility County: Orange

envid: 1000819390
 Year: 1994
 GEPAID: CAD983653726
 Contact: PHAL DUCH AND VUSEAN CHHUN
 Telephone: 7148510427
 Mailing Name: Not reported
 Mailing Address: 3601 JAMBOREE RD STE 23
 Mailing City,St,Zip: NEWPORT BEACH, CA 926602962
 Gen County: Not reported
 TSD EPA ID: CAT000613976
 TSD County: Not reported
 Waste Category: Aqueous solution with metals (< restricted levels and (Alkaline solution (pH >= 12.5) with metals))
 Disposal Method: Transfer Station
 Tons: .2502
 Facility County: Orange

D13 CELEBRITY CLEANERS
East 3601 JAMBORREE RD STE 12
1/8-1/4 NEWPORT BEACH, CA 92660
0.207 mi.
1095 ft.

RCRA-SQG 1000596385
FINDS CAD983603556

Relative: RCRA-SQG:
Lower Date form received by agency:03/11/1992
 Facility name: CELEBRITY CLEANERS
Actual: Facility address: 3601 JAMBORREE RD STE 12
46 ft. NEWPORT BEACH, CA 92660
 EPA ID: CAD983603556
 Mailing address: JAMBORREE RD STE 12
 NEWPORT BEACH, CA 92660

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

CELEBRITY CLEANERS (Continued)**1000596385**

Contact: PHAM MIJANOU
 Contact address: 3601 JAMBORREE RD STE 12
 NEWPORT BEACH, CA 92660
 Contact country: US
 Contact telephone: (714) 851-2032
 Contact email: Not reported
 EPA Region: 09
 Classification: Small Small Quantity Generator
 Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: MIJANOW PHAM
 Owner/operator address: 3601 JAMBORREE RD STE 12
 NEWPORT BEACH, CA 92660
 Owner/operator country: Not reported
 Owner/operator telephone: (714) 851-2032
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
 Mixed waste (haz. and radioactive): No
 Recycler of hazardous waste: No
 Transporter of hazardous waste: No
 Treater, storer or disposer of HW: No
 Underground injection activity: No
 On-site burner exemption: No
 Furnace exemption: No
 Used oil fuel burner: No
 Used oil processor: No
 User oil refiner: No
 Used oil fuel marketer to burner: No
 Used oil Specification marketer: No
 Used oil transfer facility: No
 Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002859023

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport,

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

CELEBRITY CLEANERS (Continued)

1000596385

and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

14
WNW
1/8-1/4
0.216 mi.
1139 ft.

MEDALLION PAINTING
20081 ORCHID ST
NEWPORT BEACH, CA 92660

RCRA-SQG **1001959866**
FINDS **CAR000065540**
HAZNET

Relative:
Lower

RCRA-SQG:

Date form received by agency: 02/02/2000
 Facility name: MEDALLION PAINTING
 Facility address: 20081 ORCHID ST
 NEWPORT BEACH, CA 92660
 EPA ID: CAR000065540
 Contact: PAUL MANDERINO
 Contact address: 20081 ORCHID ST
 NEWPORT BEACH, CA 92660
 Contact country: US
 Contact telephone: (949) 553-1934
 Contact email: Not reported
 EPA Region: 09
 Classification: Small Small Quantity Generator
 Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Actual:
56 ft.

Owner/Operator Summary:

Owner/operator name: PAUL ALAN MANDERINO
 Owner/operator address: 20081 ORCHID ST
 NEWPORT BEACH, CA 92660
 Owner/operator country: Not reported
 Owner/operator telephone: (949) 553-1934
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
 Mixed waste (haz. and radioactive): No
 Recycler of hazardous waste: No
 Transporter of hazardous waste: No
 Treater, storer or disposer of HW: No
 Underground injection activity: No
 On-site burner exemption: No
 Furnace exemption: No
 Used oil fuel burner: No
 Used oil processor: No
 User oil refiner: No
 Used oil fuel marketer to burner: No
 Used oil Specification marketer: No
 Used oil transfer facility: No

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

MEDALLION PAINTING (Continued)

1001959866

Used oil transporter: No
 . Waste code: D001
 . Waste name: IGNITABLE WASTE
 Violation Status: No violations found

FINDS:

Registry ID: 110002932587

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

envid: 1001959866
 Year: 2000
 GEPAID: CAR000065540
 Contact: MEDALLION PAINTING
 Telephone: Not reported
 Mailing Name: Not reported
 Mailing Address: 20081 ORCHID ST
 Mailing City,St,Zip: NEWPORT BEACH, CA 926600000
 Gen County: Not reported
 TSD EPA ID: CAD008252405
 TSD County: Not reported
 Waste Category: Off-specification, aged or surplus organics
 Disposal Method: Recycler
 Tons: 0.2
 Facility County: Orange

15
 NW
 1/8-1/4
 0.216 mi.
 1140 ft.

**FORMER NATIONAL CAR RENTAL
 2222 BRISTOL
 SANTA ANA, CA 92707**

**LUST S101609576
 SWEEPS UST N/A
 CA FID UST
 HIST CORTESE**

**Relative:
 Lower**

LUST:

Region: STATE
 Global Id: T0605901893
 Latitude: 33.6608040865763
 Longitude: -117.874031066895
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed
 Status Date: 08/09/1997
 Lead Agency: ORANGE COUNTY LOP
 Case Worker: KL

**Actual:
 53 ft.**

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

FORMER NATIONAL CAR RENTAL (Continued)**S101609576**

Local Agency: ORANGE COUNTY LOP
 RB Case Number: 083002744T
 LOC Case Number: 95UT057
 File Location: Local Agency
 Potential Media Affect: Other Groundwater (uses other than drinking water)
 Potential Contaminants of Concern: Gasoline
 Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0605901893
 Contact Type: Regional Board Caseworker
 Contact Name: CARL BERNHARDT
 Organization Name: SANTA ANA RWQCB (REGION 8)
 Address: 3737 MAIN STREET, SUITE 500
 City: RIVERSIDE
 Email: cbernhardt@waterboards.ca.gov
 Phone Number: 9517824495

Global Id: T0605901893
 Contact Type: Local Agency Caseworker
 Contact Name: KEVIN LAMBERT
 Organization Name: ORANGE COUNTY LOP
 Address: 1241 E DYER ROAD SUITE 120
 City: SANTA ANA
 Email: klambert@ochca.com
 Phone Number: 7144336261

Status History:

Global Id: T0605901893
 Status: Completed - Case Closed
 Status Date: 08/09/1997

Global Id: T0605901893
 Status: Open - Case Begin Date
 Status Date: 08/23/1995

Regulatory Activities:

Global Id: T0605901893
 Action Type: Other
 Date: 08/23/1995
 Action: Leak Discovery

Global Id: T0605901893
 Action Type: Other
 Date: 08/23/1995
 Action: Leak Reported

ORANGE CO. LUST:

Region: ORANGE
 Facility Id: 95UT057
 Current Status: Certification (Case Closed)
 Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
 Date Closed: 08/09/1997

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FORMER NATIONAL CAR RENTAL (Continued)

S101609576

Case Type: Other Ground Water
 Record ID: RO0002400

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083002744T
Local Case Num:	95UT057
Case Type:	Other ground water affected
Substance:	Gasoline
Qty Leaked:	0
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605901893
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	8/23/1995
Enforcement Date:	Not reported
Close Date:	8/9/1997
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6595974
Longitude:	-117.8723698
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	CAB
Staff Initials:	AR
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FORMER NATIONAL CAR RENTAL (Continued)

S101609576

Cleanup Fund Id: Not reported
 Work Suspended: Not reported
 Summary: Not reported

SWEEPS UST:

Status: Active
 Comp Number: 11398
 Number: 9
 Board Of Equalization: Not reported
 Referral Date: 09-30-92
 Action Date: 09-15-92
 Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-011398-000002
 Tank Status: A
 Capacity: 12000
 Active Date: Not reported
 Tank Use: M.V. FUEL
 STG: P
 Content: REG UNLEADED
 Number Of Tanks: 2

Status: Active
 Comp Number: 11398
 Number: 9
 Board Of Equalization: Not reported
 Referral Date: 09-30-92
 Action Date: 09-15-92
 Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-011398-000003
 Tank Status: A
 Capacity: 12000
 Active Date: Not reported
 Tank Use: M.V. FUEL
 STG: P
 Content: REG UNLEADED
 Number Of Tanks: Not reported

CA FID UST:

Facility ID: 30017670
 Regulated By: UTKA
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 7148528389
 Mail To: Not reported
 Mailing Address: 7700 FRANCE AVE SO ATTN:
 Mailing Address 2: Not reported
 Mailing City,St,Zip: SANTA ANA 92707
 Contact: Not reported
 Contact Phone: Not reported
 DUNS Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FORMER NATIONAL CAR RENTAL (Continued)

S101609576

Status: Active

HIST CORTESE:

Region: CORTESE
 Facility County Code: 30
 Reg By: LTNKA
 Reg Id: 083002744T

16
 NE
 1/8-1/4
 0.222 mi.
 1171 ft.

**1200 QUAIL ST
 NEWPORT BEACH, CA 92660**

EDR US Hist Auto Stat 1015179224
 N/A

Relative:
 Lower

EDR Historical Auto Stations:

Name: DUX AUTOMOTIVE
 Year: 2008
 Address: 1200 QUAIL ST

Actual:
 32 ft.

E17
 SE
 1/8-1/4
 0.224 mi.
 1182 ft.

**3501 JAMBOREE RD
 NEWPORT BEACH, CA 92660**

AST A100340611
 N/A

Site 1 of 3 in cluster E

Relative:
 Lower

AST:

Certified Unified Program Agencies: Orange
 Owner: DOWNEY SAVINGS & LOAN
 Total Gallons: 1,320

Actual:
 48 ft.

E18
 SE
 1/8-1/4
 0.224 mi.
 1182 ft.

**FORD AEROSPACE CORP
 3501 JAMBOREE ROAD
 NEWPORT BEACH, CA**

SLIC S101541168
 N/A

Site 2 of 3 in cluster E

Relative:
 Lower

SLIC REG 8:

Type: Soil and Groundwater
 Facility Status: 6
 Staff: MGC
 Substance: SOLVENTS
 Lead Agency: Regional Board
 Location Code: NB-4
 Thomas Bros Code: Not reported

Actual:
 48 ft.

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

E19 SE 1/8-1/4 0.224 mi. 1182 ft.
FORD AEROSPACE FACILITY
3501 JAMBOREE BLVD, SUITE 500
NEWPORT BEACH, CA 92660
Site 3 of 3 in cluster E

CERCLIS 1000598277
CAD983623257

Relative: Lower

CERCLIS:

Site ID: 0904378
 EPA ID: CAD983623257
 Facility County: ORANGE
 Short Name: FORD AEROSPACE FACILITY
 Congressional District: 40
 IFMS ID: Not reported
 SMSA Number: 0360
 USGC Hydro Unit: Not reported
 Federal Facility: Not a Federal Facility
 DMNSN Number: 0.00000
 Site Orphan Flag: N
 RCRA ID: Not reported
 USGS Quadrangle: Not reported
 Site Init By Prog: Not reported
 NFRAP Flag: Not reported
 Parent ID: Not reported
 RST Code: Not reported
 EPA Region: 09
 Classification: Not reported
 Site Settings Code: Not reported
 NPL Status: Not on the NPL
 DMNSN Unit Code: Not reported
 RBRAC Code: Not reported
 RResp Fed Agency Code: Not reported
 Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information
 Non NPL Status Date: 10/01/07
 Site Fips Code: 06059
 CC Concurrence Date: / /
 CC Concurrence FY: Not reported
 Alias EPA ID: Not reported
 Site FUDS Flag: Not reported

Actual: 48 ft.

CERCLIS Site Contact Name(s):

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

Contact ID: 13003858.00000
 Contact Name: Sharon Murray
 Contact Tel: (415) 972-4250
 Contact Title: Site Assessment Manager (SAM)
 Contact Email: Not reported

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

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FORD AEROSPACE FACILITY (Continued)

1000598277

CERCLIS Site Alias Name(s):

Alias ID: 101
 Alias Name: LORAL AEROSPACE
 Alias Address: Not reported
 CA
 Alias ID: 101
 Alias Comments: PREVIOUS EPA ID# AZD 981 416 977
 Site Description: Not reported

CERCLIS Assessment History:

Action Code: 001
 Action: DISCOVERY
 Date Started: / /
 Date Completed: 03/17/92
 Priority Level: Not reported
 Operable Unit: SITEWIDE
 Primary Responsibility: EPA Fund-Financed
 Planning Status: Not reported
 Urgency Indicator: Not reported
 Action Anomaly: Not reported

Action Code: 001
 Action: PRELIMINARY ASSESSMENT
 Date Started: 07/01/02
 Date Completed: 10/01/07
 Priority Level: NFRAP-Site does not qualify for the NPL based on existing information
 Operable Unit: SITEWIDE
 Primary Responsibility: EPA Fund-Financed
 Planning Status: Not reported
 Urgency Indicator: Not reported
 Action Anomaly: Not reported

F20
NNE
1/8-1/4
0.230 mi.
1213 ft.

U S POST OFFICE
1301-QUAIL ST
NEWPORT BEACH, CA 92660

SWEEPS UST S106933324
N/A

Site 1 of 5 in cluster F

Relative:
Lower

SWEEPS UST:
 Status: Not reported
 Comp Number: 7055
 Number: Not reported
 Board Of Equalization: 44-016501
 Referral Date: Not reported
 Action Date: Not reported
 Created Date: Not reported
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-007055-000001
 Tank Status: Not reported
 Capacity: 10000
 Active Date: Not reported
 Tank Use: UNKNOWN
 STG: PRODUCT
 Content: Not reported
 Number Of Tanks: 1

Actual:
29 ft.

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

F21 NNE 1/8-1/4 0.230 mi. 1213 ft.	FLETCHER JONES MOTOR CARS 1301- QUAIL ST NEWPORT BEACH, CA 92660 Site 2 of 5 in cluster F	CA FID UST	U002096062 N/A
---	--	-------------------	---------------------------------

Relative: Lower	CA FID UST: Facility ID: 30000689 Regulated By: UTNKA Regulated ID: Not reported Cortese Code: Not reported SIC Code: Not reported Facility Phone: 7148339300 Mail To: Not reported Mailing Address: 1301 QUAIL ST Mailing Address 2: Not reported Mailing City,St,Zip: NEWPORT BEACH 92660 Contact: Not reported Contact Phone: Not reported DUNS Number: Not reported NPDES Number: Not reported EPA ID: Not reported Comments: Not reported Status: Active
Actual: 29 ft.	

F22 NNE 1/8-1/4 0.230 mi. 1213 ft.	FLETCHER JONES MOTOR CARS 1301-QUAIL ST NEWPORT BEACH, CA 92660 Site 3 of 5 in cluster F	SWEEPS UST	S106926260 N/A
---	---	-------------------	---------------------------------

Relative: Lower	SWEEPS UST: Status: Not reported Comp Number: 1875 Number: Not reported Board Of Equalization: 44-015851 Referral Date: Not reported Action Date: Not reported Created Date: Not reported Owner Tank Id: Not reported SWRCB Tank Id: 30-000-001875-000012 Tank Status: Not reported Capacity: 8000 Active Date: Not reported Tank Use: UNKNOWN STG: PRODUCT Content: Not reported Number Of Tanks: 1
Actual: 29 ft.	

	Status: Active Comp Number: 1875 Number: 9 Board Of Equalization: 44-015851 Referral Date: 09-30-92 Action Date: 09-15-92 Created Date: 02-29-88 Owner Tank Id: Not reported SWRCB Tank Id: 30-000-001875-000001 Tank Status: A Capacity: 550
--	---

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FLETCHER JONES MOTOR CARS (Continued)**S106926260**

Active Date:	Not reported
Tank Use:	PETROLEUM
STG:	P
Content:	Not reported
Number Of Tanks:	10
Status:	Active
Comp Number:	1875
Number:	9
Board Of Equalization:	44-015851
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-001875-000007
Tank Status:	A
Capacity:	2000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	P
Content:	OTHER
Number Of Tanks:	Not reported
Status:	Active
Comp Number:	1875
Number:	9
Board Of Equalization:	44-015851
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-001875-000008
Tank Status:	A
Capacity:	1000
Active Date:	Not reported
Tank Use:	PETROLEUM
STG:	P
Content:	Not reported
Number Of Tanks:	Not reported
Status:	Active
Comp Number:	1875
Number:	9
Board Of Equalization:	44-015851
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-001875-000009
Tank Status:	A
Capacity:	1000
Active Date:	Not reported
Tank Use:	PETROLEUM
STG:	P
Content:	Not reported
Number Of Tanks:	Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FLETCHER JONES MOTOR CARS (Continued)**S106926260**

Status: Active
 Comp Number: 1875
 Number: 9
 Board Of Equalization: 44-015851
 Referral Date: 09-30-92
 Action Date: 09-15-92
 Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-001875-000010
 Tank Status: A
 Capacity: 1000
 Active Date: Not reported
 Tank Use: M.V. FUEL
 STG: P
 Content: DIESEL
 Number Of Tanks: Not reported

Status: Active
 Comp Number: 1875
 Number: 9
 Board Of Equalization: 44-015851
 Referral Date: 09-30-92
 Action Date: 09-15-92
 Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-001875-000011
 Tank Status: A
 Capacity: 2000
 Active Date: Not reported
 Tank Use: M.V. FUEL
 STG: P
 Content: DIESEL
 Number Of Tanks: Not reported

Status: Active
 Comp Number: 1875
 Number: 9
 Board Of Equalization: 44-015851
 Referral Date: 09-30-92
 Action Date: 09-15-92
 Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-001875-000013
 Tank Status: A
 Capacity: 280
 Active Date: Not reported
 Tank Use: PETROLEUM
 STG: P
 Content: Not reported
 Number Of Tanks: Not reported

Status: Active
 Comp Number: 1875
 Number: 9
 Board Of Equalization: 44-015851
 Referral Date: 09-30-92
 Action Date: 09-15-92

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FLETCHER JONES MOTOR CARS (Continued)

S106926260

Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-001875-000017
 Tank Status: A
 Capacity: 10000
 Active Date: Not reported
 Tank Use: M.V. FUEL
 STG: P
 Content: REG UNLEADED
 Number Of Tanks: Not reported

Status: Active
 Comp Number: 1875
 Number: 9
 Board Of Equalization: 44-015851
 Referral Date: 09-30-92
 Action Date: 09-15-92
 Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-001875-000018
 Tank Status: A
 Capacity: 10000
 Active Date: Not reported
 Tank Use: M.V. FUEL
 STG: P
 Content: REG UNLEADED
 Number Of Tanks: Not reported

Status: Active
 Comp Number: 1875
 Number: 9
 Board Of Equalization: 44-015851
 Referral Date: 09-30-92
 Action Date: 09-15-92
 Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-001875-000019
 Tank Status: A
 Capacity: 550
 Active Date: Not reported
 Tank Use: PETROLEUM
 STG: P
 Content: Not reported
 Number Of Tanks: Not reported

F23
NNE
 1/8-1/4
 0.230 mi.
 1213 ft.

FLETCHER JONES MANAGEMENT GROU
1301 QUAIL ST
NEWPORT BEACH, CA 92660
Site 4 of 5 in cluster F

LUST **S103962501**
EMI **N/A**
HIST CORTESE

Relative:
Lower

LUST:
 Region: STATE
 Global Id: T0605932671
 Latitude: 33.659825
 Longitude: -117.867001
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed

Actual:
29 ft.

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

FLETCHER JONES MANAGEMENT GROU (Continued)**S103962501**

Status Date: 10/22/1987
Lead Agency: ORANGE COUNTY LOP
Case Worker: DB
Local Agency: ORANGE COUNTY LOP
RB Case Number: Not reported
LOC Case Number: 87UT167
File Location: Local Agency
Potential Media Affect: Under Investigation
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating, Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0605932671
Contact Type: Regional Board Caseworker
Contact Name: CARL BERNHARDT
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: cbernhardt@waterboards.ca.gov
Phone Number: 9517824495

Global Id: T0605932671
Contact Type: Local Agency Caseworker
Contact Name: DENAMARIE BAKER
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD, STE. 120
City: SANTA ANA
Email: dbaker@ochca.com
Phone Number: 7144336255

Status History:

Global Id: T0605932671
Status: Open - Case Begin Date
Status Date: 10/22/1987

Global Id: T0605932671
Status: Completed - Case Closed
Status Date: 10/22/1987

Region: STATE
Global Id: T0605900489
Latitude: 33.659332
Longitude: -117.867488
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 10/21/1996
Lead Agency: ORANGE COUNTY LOP
Case Worker: DB
Local Agency: ORANGE COUNTY LOP
RB Case Number: 083000609T
LOC Case Number: 91UT128
File Location: Local Agency
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Gasoline

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

FLETCHER JONES MANAGEMENT GROU (Continued)**S103962501**

Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0605900489
Contact Type: Regional Board Caseworker
Contact Name: NANCY OLSON-MARTIN
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: nolson-martin@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0605900489
Contact Type: Local Agency Caseworker
Contact Name: DENAMARIE BAKER
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD, STE. 120
City: SANTA ANA
Email: dbaker@ochca.com
Phone Number: 7144336255

Status History:

Global Id: T0605900489
Status: Open - Case Begin Date
Status Date: 10/28/1991

Global Id: T0605900489
Status: Completed - Case Closed
Status Date: 10/21/1996

Regulatory Activities:

Global Id: T0605900489
Action Type: ENFORCEMENT
Date: 10/21/1996
Action: Closure/No Further Action Letter

Global Id: T0605900489
Action Type: Other
Date: 10/28/1991
Action: Leak Discovery

Global Id: T0605900489
Action Type: Other
Date: 10/28/1991
Action: Leak Reported

Region: STATE
Global Id: T0605902217
Latitude: 33.659332
Longitude: -117.867488
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 07/13/1999
Lead Agency: ORANGE COUNTY LOP

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FLETCHER JONES MANAGEMENT GROU (Continued)

S103962501

Case Worker: DB
 Local Agency: ORANGE COUNTY LOP
 RB Case Number: 083003301T
 LOC Case Number: 98UT079
 File Location: Local Agency
 Potential Media Affect: Soil
 Potential Contaminants of Concern: Diesel, Waste Oil / Motor / Hydraulic / Lubricating, * Solvents, Gasoline
 Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0605902217
 Contact Type: Regional Board Caseworker
 Contact Name: CARL BERNHARDT
 Organization Name: SANTA ANA RWQCB (REGION 8)
 Address: 3737 MAIN STREET, SUITE 500
 City: RIVERSIDE
 Email: cbernhardt@waterboards.ca.gov
 Phone Number: 9517824495

Global Id: T0605902217
 Contact Type: Local Agency Caseworker
 Contact Name: DENAMARIE BAKER
 Organization Name: ORANGE COUNTY LOP
 Address: 1241 E. DYER ROAD, STE. 120
 City: SANTA ANA
 Email: dbaker@ochca.com
 Phone Number: 7144336255

Status History:

Global Id: T0605902217
 Status: Completed - Case Closed
 Status Date: 07/13/1999

Global Id: T0605902217
 Status: Open - Case Begin Date
 Status Date: 10/29/1998

Regulatory Activities:

Global Id: T0605902217
 Action Type: Other
 Date: 10/29/1998
 Action: Leak Discovery

Global Id: T0605902217
 Action Type: REMEDIATION
 Date: 10/20/1998
 Action: Excavation

Global Id: T0605902217
 Action Type: Other
 Date: 10/29/1998
 Action: Leak Reported

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

FLETCHER JONES MANAGEMENT GROU (Continued)

S103962501

ORANGE CO. LUST:

Region: ORANGE
Facility Id: 87UT167
Current Status: Certification (Case Closed)
Released Substance: Motor oil; Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: Not reported
Case Type: Undetermined
Record ID: RO0002652

Region: ORANGE
Facility Id: 91UT128
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 10/21/1996
Case Type: Other Ground Water
Record ID: RO0002680

Region: ORANGE
Facility Id: 98UT079
Current Status: Certification (Case Closed)
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4; Waste oil/Used oil; Solvents; Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: Not reported
Case Type: Soil Only
Record ID: RO0002939

LUST REG 8:

Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083000609T
Local Case Num: 91UT128
Case Type: Other ground water affected
Substance: Gasoline
Qty Leaked: 0
Abate Method: Not reported
Cross Street: Not reported
Enf Type: Not reported
Funding: Not reported
How Discovered: Tank Closure
How Stopped: Close Tank
Leak Cause: Unknown
Leak Source: Unknown
Global ID: T0605900489
How Stopped Date: 9/9/9999
Enter Date: Not reported
Date Confirmation of Leak Began: Not reported
Date Preliminary Assessment Began: Not reported
Discover Date: 10/28/1991
Enforcement Date: Not reported
Close Date: 10/21/1996
Date Prelim Assessment Workplan Submitted: Not reported
Date Pollution Characterization Began: Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FLETCHER JONES MANAGEMENT GROU (Continued)**S103962501**

Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6594204
Longitude:	-117.8665537
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	NOM
Staff Initials:	JK
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported
Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083003301T
Local Case Num:	98UT079
Case Type:	Soil only
Substance:	13,12034,120
Qty Leaked:	0
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605902217
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	10/29/1998
Enforcement Date:	Not reported
Close Date:	7/13/1999
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FLETCHER JONES MANAGEMENT GROU (Continued)**S103962501**

Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6594204
Longitude:	-117.8665537
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	Not Required to be Tested.
MTBE Class:	*
Staff:	CAB
Staff Initials:	JK
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported
Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	Not reported
Local Case Num:	87UT167
Case Type:	Undefined
Substance:	8006619,8
Qty Leaked:	0
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605932671
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	1/1/1965
Enforcement Date:	Not reported
Close Date:	10/22/1987
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FLETCHER JONES MANAGEMENT GROU (Continued)**S103962501**

Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	Not reported
Longitude:	Not reported
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	Not Required to be Tested.
MTBE Class:	*
Staff:	CAB
Staff Initials:	JK
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported

EMI:

Year:	1987
County Code:	30
Air Basin:	SC
Facility ID:	1229
Air District Name:	SC
SIC Code:	5511
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	8
Reactive Organic Gases Tons/Yr:	8
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0
Year:	1990
County Code:	30
Air Basin:	SC
Facility ID:	1229
Air District Name:	SC
SIC Code:	5511
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FLETCHER JONES MANAGEMENT GROU (Continued)**S103962501**

Total Organic Hydrocarbon Gases Tons/Yr: 8
 Reactive Organic Gases Tons/Yr: 6
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0
 Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1997
 County Code: 30
 Air Basin: SC
 Facility ID: 89056
 Air District Name: SC
 SIC Code: 7532
 Air District Name: SOUTH COAST AQMD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: 9
 Reactive Organic Gases Tons/Yr: 4
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0
 Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1998
 County Code: 30
 Air Basin: SC
 Facility ID: 89056
 Air District Name: SC
 SIC Code: 7532
 Air District Name: SOUTH COAST AQMD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: 6
 Reactive Organic Gases Tons/Yr: 3
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0
 Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1999
 County Code: 30
 Air Basin: SC
 Facility ID: 89056
 Air District Name: SC
 SIC Code: 7532
 Air District Name: SOUTH COAST AQMD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: 9
 Reactive Organic Gases Tons/Yr: 4
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FLETCHER JONES MANAGEMENT GROU (Continued)

S103962501

Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2000
 County Code: 30
 Air Basin: SC
 Facility ID: 89056
 Air District Name: SC
 SIC Code: 7532
 Air District Name: SOUTH COAST AQMD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: 9
 Reactive Organic Gases Tons/Yr: 4
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0
 Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2001
 County Code: 30
 Air Basin: SC
 Facility ID: 89056
 Air District Name: SC
 SIC Code: 7532
 Air District Name: SOUTH COAST AQMD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: 9
 Reactive Organic Gases Tons/Yr: 4
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0
 Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

HIST CORTESE:
 Region: CORTESE
 Facility County Code: 30
 Reg By: LTNKA
 Reg Id: 083000609T

F24 **FLETCHER JONES MANAGEMENT GROU**
NNE **1301 QUAIL ST**
1/8-1/4 **NEWPORT BEACH, CA 92660**
0.230 mi.
1213 ft. **Site 5 of 5 in cluster F**

LUST **1000131912**
UST **CAD982349425**
HIST UST
CA FID UST
RCRA NonGen / NLR
FINDS

Relative:
Lower

LUST:
 Region: STATE
 Global Id: T0605902241
 Latitude: 33.6581215
 Longitude: -117.8645827
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed
 Status Date: 04/12/1999

Actual:
29 ft.

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FLETCHER JONES MANAGEMENT GROU (Continued)

1000131912

Lead Agency: ORANGE COUNTY LOP
 Case Worker: DB
 Local Agency: ORANGE COUNTY LOP
 RB Case Number: 083003352T
 LOC Case Number: 98UT089
 File Location: Local Agency
 Potential Media Affect: Soil
 Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating, Gasoline
 Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0605902241
 Contact Type: Regional Board Caseworker
 Contact Name: NANCY OLSON-MARTIN
 Organization Name: SANTA ANA RWQCB (REGION 8)
 Address: 3737 MAIN STREET, SUITE 500
 City: RIVERSIDE
 Email: nolson-martin@waterboards.ca.gov
 Phone Number: Not reported

Global Id: T0605902241
 Contact Type: Local Agency Caseworker
 Contact Name: DENAMARIE BAKER
 Organization Name: ORANGE COUNTY LOP
 Address: 1241 E. DYER ROAD, STE. 120
 City: SANTA ANA
 Email: dbaker@ochca.com
 Phone Number: 7144336255

Status History:

Global Id: T0605902241
 Status: Completed - Case Closed
 Status Date: 04/12/1999

Global Id: T0605902241
 Status: Open - Case Begin Date
 Status Date: 11/04/1998

Regulatory Activities:

Global Id: T0605902241
 Action Type: Other
 Date: 11/04/1998
 Action: Leak Discovery

Global Id: T0605902241
 Action Type: REMEDIATION
 Date: 12/01/1998
 Action: Excavation

Global Id: T0605902241
 Action Type: Other
 Date: 11/04/1998
 Action: Leak Reported

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

FLETCHER JONES MANAGEMENT GROU (Continued)**1000131912****ORANGE CO. LUST:**

Region: ORANGE
Facility Id: 98UT089
Current Status: Certification (Case Closed)
Released Substance: Waste oil/Used oil; Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: Not reported
Case Type: Soil Only
Record ID: RO0000856

LUST REG 8:

Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083003352T
Local Case Num: 98UT089
Case Type: Soil only
Substance: 12035,800661
Qty Leaked: 0
Abate Method: Not reported
Cross Street: Not reported
Enf Type: Not reported
Funding: Not reported
How Discovered: Tank Closure
How Stopped: Close Tank
Leak Cause: Unknown
Leak Source: Unknown
Global ID: T0605902241
How Stopped Date: 9/9/9999
Enter Date: Not reported
Date Confirmation of Leak Began: Not reported
Date Preliminary Assessment Began: Not reported
Discover Date: 11/4/1998
Enforcement Date: Not reported
Close Date: 4/12/1999
Date Prelim Assessment Workplan Submitted: Not reported
Date Pollution Characterization Began: Not reported
Date Remediation Plan Submitted: Not reported
Date Remedial Action Underway: Not reported
Date Post Remedial Action Monitoring: Not reported
Enter Date: Not reported
GW Qualifies: Not reported
Soil Qualifies: Not reported
Operator: Not reported
Facility Contact: Not reported
Interim: Not reported
Oversite Program: LUST
Latitude: 33.6580755
Longitude: -117.8646466
MTBE Date: Not reported
Max MTBE GW: Not reported
MTBE Concentration: 0
Max MTBE Soil: Not reported
MTBE Fuel: 0
MTBE Tested: Not Required to be Tested.

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FLETCHER JONES MANAGEMENT GROU (Continued)

1000131912

MTBE Class: *
 Staff: NOM
 Staff Initials: JK
 Lead Agency: Local Agency
 Local Agency: 30000L
 Hydr Basin #: Not reported
 Beneficial: MUN
 Priority: Not reported
 Cleanup Fund Id: Not reported
 Work Suspended: Not reported
 Summary: Not reported

UST:

Facility ID: 1875
 Permitting Agency: ORANGE COUNTY
 Latitude: 33.65969
 Longitude: -117.86685

HIST UST:

Region: STATE
 Facility ID: 00000060244
 Facility Type: Other
 Other Type: CAR SALES
 Contact Name: BOB JOHNSON
 Telephone: 7148339300
 Owner Name: JIM SLEMONS IMPORTS
 Owner Address: 1001 QUAIL ST
 Owner City,St,Zip: NEWPORT BEACH, CA 92660
 Total Tanks: 0016

Tank Num: 001
 Container Num: #11
 Year Installed: 1973
 Tank Capacity: 00002000
 Tank Used for: PRODUCT
 Type of Fuel: DIESEL
 Container Construction Thickness: 3/16
 Leak Detection: 10

Tank Num: 002
 Container Num: #12
 Year Installed: 1973
 Tank Capacity: 00000550
 Tank Used for: WASTE
 Type of Fuel: WASTE OIL
 Container Construction Thickness: 12
 Leak Detection: 10

Tank Num: 003
 Container Num: 1
 Year Installed: 1971
 Tank Capacity: 00008000
 Tank Used for: PRODUCT
 Type of Fuel: REGULAR
 Container Construction Thickness: 1/4
 Leak Detection: Stock Inventor

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FLETCHER JONES MANAGEMENT GROU (Continued)**1000131912**

Tank Num: 004
 Container Num: 2
 Year Installed: 1971
 Tank Capacity: 00008000
 Tank Used for: PRODUCT
 Type of Fuel: UNLEADED
 Container Construction Thickness: 1/4"
 Leak Detection: Stock Inventor

Tank Num: 005
 Container Num: 3
 Year Installed: 1974
 Tank Capacity: 00005000
 Tank Used for: PRODUCT
 Type of Fuel: UNLEADED
 Container Construction Thickness: 1/4"
 Leak Detection: Stock Inventor

Tank Num: 006
 Container Num: 4
 Year Installed: 1971
 Tank Capacity: 00000550
 Tank Used for: WASTE
 Type of Fuel: WASTE OIL
 Container Construction Thickness: 12
 Leak Detection: None

Tank Num: 007
 Container Num: # 1
 Year Installed: 1973
 Tank Capacity: 00000280
 Tank Used for: PRODUCT
 Type of Fuel: Not reported
 Container Construction Thickness: 12
 Leak Detection: 10

Tank Num: 008
 Container Num: #2
 Year Installed: 1973
 Tank Capacity: 00002000
 Tank Used for: PRODUCT
 Type of Fuel: Not reported
 Container Construction Thickness: 3/16
 Leak Detection: 10

Tank Num: 009
 Container Num: #3
 Year Installed: 1978
 Tank Capacity: 00000280
 Tank Used for: PRODUCT
 Type of Fuel: 06
 Container Construction Thickness: Not reported
 Leak Detection: 10

Tank Num: 010
 Container Num: #4
 Year Installed: 1982

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FLETCHER JONES MANAGEMENT GROU (Continued)**1000131912**

Tank Capacity: 00001000
 Tank Used for: WASTE
 Type of Fuel: WASTE OIL
 Container Construction Thickness: Not reported
 Leak Detection: 10

Tank Num: 011
 Container Num: #5
 Year Installed: 1982
 Tank Capacity: 00001000
 Tank Used for: WASTE
 Type of Fuel: WASTE OIL
 Container Construction Thickness: Not reported
 Leak Detection: 10

Tank Num: 012
 Container Num: #6
 Year Installed: 1973
 Tank Capacity: 00001000
 Tank Used for: PRODUCT
 Type of Fuel: DIESEL
 Container Construction Thickness: 10
 Leak Detection: 10

Tank Num: 013
 Container Num: #7
 Year Installed: 1973
 Tank Capacity: 00002000
 Tank Used for: PRODUCT
 Type of Fuel: DIESEL
 Container Construction Thickness: 3/16
 Leak Detection: 10

Tank Num: 014
 Container Num: #8
 Year Installed: 1976
 Tank Capacity: 00007000
 Tank Used for: PRODUCT
 Type of Fuel: UNLEADED
 Container Construction Thickness: Not reported
 Leak Detection: 10

Tank Num: 015
 Container Num: #9
 Year Installed: 1973
 Tank Capacity: 00000550
 Tank Used for: WASTE
 Type of Fuel: WASTE OIL
 Container Construction Thickness: 12
 Leak Detection: 10

Tank Num: 016
 Container Num: #10
 Year Installed: 1975
 Tank Capacity: 00000250
 Tank Used for: PRODUCT
 Type of Fuel: Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FLETCHER JONES MANAGEMENT GROU (Continued)

1000131912

Container Construction Thickness: 12
 Leak Detection: 10

CA FID UST:

Facility ID: 30005749
 Regulated By: UTNKA
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 7148339300
 Mail To: Not reported
 Mailing Address: 1301 QUAIL ST
 Mailing Address 2: Not reported
 Mailing City,St,Zip: NEWPORT BEACH 92660
 Contact: Not reported
 Contact Phone: Not reported
 DUNs Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Active

RCRA NonGen / NLR:

Date form received by agency: 05/27/1998
 Facility name: FLETCHER JONES MOTOR CARS INC
 Facility address: 1301 QUAIL ST
 NEWPORT BEACH, CA 92660
 EPA ID: CAD982349425
 Contact: DAVID LYDA
 Contact address: 3300 JAMBOREE RD
 NEWPORT BEACH, CA 92660
 Contact country: US
 Contact telephone: (800) 927-3576
 Contact email: Not reported
 EPA Region: 09
 Classification: Non-Generator
 Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: FLETCHER JONES MOTOR CARS INC
 Owner/operator address: 1301 QUAIL ST
 NEWPORT BEACH, CA 92660
 Owner/operator country: Not reported
 Owner/operator telephone: (714) 833-9300
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

 Owner/operator name: NOT REQUIRED
 Owner/operator address: NOT REQUIRED
 NOT REQUIRED, ME 99999
 Owner/operator country: Not reported
 Owner/operator telephone: (415) 555-1212
 Legal status: Private
 Owner/Operator Type: Operator

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FLETCHER JONES MANAGEMENT GROU (Continued)

1000131912

Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
 Mixed waste (haz. and radioactive): No
 Recycler of hazardous waste: No
 Transporter of hazardous waste: No
 Treater, storer or disposer of HW: No
 Underground injection activity: No
 On-site burner exemption: No
 Furnace exemption: No
 Used oil fuel burner: No
 Used oil processor: No
 User oil refiner: No
 Used oil fuel marketer to burner: No
 Used oil Specification marketer: No
 Used oil transfer facility: No
 Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002798973

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY

G25 **NEWPORT NISSAN**
ENE **888 DOVE ST**
1/8-1/4 **NEWPORT BEACH, CA 92660**
0.233 mi.
1231 ft. **Site 1 of 3 in cluster G**

LUST **U001577443**
UST **N/A**
HIST UST

Relative: **LUST:**
Lower Region: STATE
 Global Id: T0605900238
Actual: Latitude: 33.6579755
37 ft. Longitude: -117.8646931
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed
 Status Date: 07/29/1993
 Lead Agency: ORANGE COUNTY LOP
 Case Worker: DB
 Local Agency: ORANGE COUNTY LOP
 RB Case Number: 083000302T
 LOC Case Number: 90UT177
 File Location: Local Agency
 Potential Media Affect: Soil

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

NEWPORT NISSAN (Continued)**U001577443**

Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0605900238
Contact Type: Regional Board Caseworker
Contact Name: VALERIE JAHN-BULL
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: vjahn-bull@waterboards.ca.gov
Phone Number: 9517824903

Global Id: T0605900238
Contact Type: Local Agency Caseworker
Contact Name: DENAMARIE BAKER
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD, STE. 120
City: SANTA ANA
Email: dbaker@ochca.com
Phone Number: 7144336255

Status History:

Global Id: T0605900238
Status: Completed - Case Closed
Status Date: 07/29/1993

Global Id: T0605900238
Status: Open - Case Begin Date
Status Date: 07/23/1990

Regulatory Activities:

Global Id: T0605900238
Action Type: Other
Date: 07/23/1990
Action: Leak Discovery

Global Id: T0605900238
Action Type: Other
Date: 07/23/1990
Action: Leak Reported

ORANGE CO. LUST:

Region: ORANGE
Facility Id: 90UT177
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 07/29/1993
Case Type: Soil Only
Record ID: RO0001107

LUST REG 8:

Region:

8

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

NEWPORT NISSAN (Continued)**U001577443**

County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083000302T
Local Case Num:	90UT177
Case Type:	Soil only
Substance:	Gasoline
Qty Leaked:	0
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605900238
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	7/23/1990
Enforcement Date:	Not reported
Close Date:	7/29/1993
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6579175
Longitude:	-117.8646096
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE. Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	VJJ
Staff Initials:	JK
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

NEWPORT NISSAN (Continued)

U001577443

UST:

Facility ID: 1874
 Permitting Agency: ORANGE COUNTY
 Latitude: 33.65789
 Longitude: -117.86481

HIST UST:

Region: STATE
 Facility ID: 00000008125
 Facility Type: Other
 Other Type: Not reported
 Contact Name: MARK PARKINSON
 Telephone: 7148331300
 Owner Name: NEWPORT NISSAN INC.
 Owner Address: 888 DOVE ST.
 Owner City,St,Zip: NEWPORT BEACH, CA 92660
 Total Tanks: 0002

Tank Num: 001
 Container Num: 1
 Year Installed: 1972
 Tank Capacity: 00001000
 Tank Used for: WASTE
 Type of Fuel: WASTE OIL
 Container Construction Thickness: 1/4
 Leak Detection: None

Tank Num: 002
 Container Num: 2
 Year Installed: 1972
 Tank Capacity: 00002000
 Tank Used for: PRODUCT
 Type of Fuel: UNLEADED
 Container Construction Thickness: 1/4
 Leak Detection: None

G26 **NEWPORT NISSAN INC**
ENE **888 DOVE ST**
1/8-1/4 **NEWPORT BEACH, CA 92660**
0.233 mi.
1231 ft. **Site 2 of 3 in cluster G**

HIST UST **U001577442**
HIST CORTESE **N/A**

Relative:
Lower

HIST UST:
 Region: STATE
 Facility ID: 00000024900
 Facility Type: Other
 Other Type: Not reported
 Contact Name: MARK PARKINSON
 Telephone: 7148331300
 Owner Name: NEWPORT NISSAN INC
 Owner Address: 888 DOVE ST
 Owner City,St,Zip: NEWPORT BEACH, CA 92660
 Total Tanks: 0001

Actual:
37 ft.

Tank Num: 001
 Container Num: 1
 Year Installed: 1972

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

NEWPORT NISSAN INC (Continued)

U001577442

Tank Capacity: 00000000
 Tank Used for: WASTE
 Type of Fuel: Not reported
 Container Construction Thickness: Not reported
 Leak Detection: Visual

HIST CORTESE:

Region: CORTESE
 Facility County Code: 30
 Reg By: LTNKA
 Reg Id: 083000302T

G27
ENE
 1/8-1/4
 0.242 mi.
 1279 ft.

JIM SLEMONS
1101 QUAIL ST
NEWPORT BEACH, CA 92660

Site 3 of 3 in cluster G

RCRA-SQG 1000131910
UST CAD981161730
SWEEPS UST
FINDS

Relative:
Lower

RCRA-SQG:

Date form received by agency: 09/01/1996
 Facility name: JIM SLEMONS
 Facility address: 1101 QUAIL ST
 NEWPORT BEACH, CA 92660
 EPA ID: CAD981161730
 Mailing address: 1301 QUAIL ST
 NEWPORT BEACH, CA 92663
 Contact: Not reported
 Contact address: Not reported
 Not reported
 Contact country: US
 Contact telephone: Not reported
 Contact email: Not reported
 EPA Region: 09
 Classification: Small Small Quantity Generator
 Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Actual:
36 ft.

Owner/Operator Summary:

Owner/operator name: JIM SLEMONS
 Owner/operator address: NOT REQUIRED
 NOT REQUIRED, ME 99999
 Owner/operator country: Not reported
 Owner/operator telephone: (415) 555-1212
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
 Owner/operator address: NOT REQUIRED
 NOT REQUIRED, ME 99999
 Owner/operator country: Not reported
 Owner/operator telephone: (415) 555-1212
 Legal status: Private

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

JIM SLEMONS (Continued)

1000131910

Owner/Operator Type: Operator
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
 Mixed waste (haz. and radioactive): No
 Recycler of hazardous waste: No
 Transporter of hazardous waste: No
 Treater, storer or disposer of HW: No
 Underground injection activity: No
 On-site burner exemption: No
 Furnace exemption: No
 Used oil fuel burner: No
 Used oil processor: No
 User oil refiner: No
 Used oil fuel marketer to burner: No
 Used oil Specification marketer: No
 Used oil transfer facility: No
 Used oil transporter: No

Historical Generators:

Date form received by agency: 11/03/1985
 Site name: JIM SLEMONS
 Classification: Large Quantity Generator

Violation Status: No violations found

UST:

Facility ID: 8653
 Permitting Agency: ORANGE COUNTY
 Latitude: 33.65834
 Longitude: -117.86491

SWEEPS UST:

Status: Active
 Comp Number: 8653
 Number: 9
 Board Of Equalization: 44-016703
 Referral Date: 09-30-92
 Action Date: 02-26-92
 Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-008653-000001
 Tank Status: A
 Capacity: 10000
 Active Date: Not reported
 Tank Use: M.V. FUEL
 STG: P
 Content: REG UNLEADED
 Number Of Tanks: 2

Status: Active
 Comp Number: 8653
 Number: 9
 Board Of Equalization: 44-016703

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

JIM SLEMONS (Continued)

1000131910

Referral Date: 09-30-92
 Action Date: 02-26-92
 Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-008653-000002
 Tank Status: A
 Capacity: 550
 Active Date: Not reported
 Tank Use: PETROLEUM
 STG: P
 Content: Not reported
 Number Of Tanks: Not reported

FINDS:

Registry ID: 110002678861

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

28
North
1/4-1/2
0.348 mi.
1839 ft.

SHUWA INVESTMENTS CORP
1500 QUAIL
NEWPORT BEACH, CA 92660

LUST **S102441176**
EMI **N/A**
HIST CORTESE

Relative:
Lower

LUST:

Region: STATE
 Global Id: T0605901921
 Latitude: 33.662031
 Longitude: -117.868683
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed
 Status Date: 12/09/1996
 Lead Agency: ORANGE COUNTY LOP
 Case Worker: DB
 Local Agency: ORANGE COUNTY LOP
 RB Case Number: 083002788T
 LOC Case Number: 95UT075
 File Location: Local Agency
 Potential Media Affect: Soil
 Potential Contaminants of Concern: Diesel
 Site History: Not reported

Actual:
52 ft.

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0605901921
 Contact Type: Regional Board Caseworker
 Contact Name: NANCY OLSON-MARTIN
 Organization Name: SANTA ANA RWQCB (REGION 8)
 Address: 3737 MAIN STREET, SUITE 500

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

SHUWA INVESTMENTS CORP (Continued)

S102441176

City: RIVERSIDE
 Email: nolson-martin@waterboards.ca.gov
 Phone Number: Not reported

Global Id: T0605901921
 Contact Type: Local Agency Caseworker
 Contact Name: DENAMARIE BAKER
 Organization Name: ORANGE COUNTY LOP
 Address: 1241 E. DYER ROAD, STE. 120
 City: SANTA ANA
 Email: dbaker@ochca.com
 Phone Number: 7144336255

Status History:

Global Id: T0605901921
 Status: Completed - Case Closed
 Status Date: 12/09/1996

Global Id: T0605901921
 Status: Open - Case Begin Date
 Status Date: 12/15/1995

Regulatory Activities:

Global Id: T0605901921
 Action Type: Other
 Date: 12/15/1995
 Action: Leak Discovery

Global Id: T0605901921
 Action Type: Other
 Date: 12/15/1995
 Action: Leak Reported

ORANGE CO. LUST:

Region: ORANGE
 Facility Id: 95UT075
 Current Status: Certification (Case Closed)
 Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
 Date Closed: 12/09/1996
 Case Type: Soil Only
 Record ID: RO0002804

LUST REG 8:

Region: 8
 County: Orange
 Regional Board: Santa Ana Region
 Facility Status: Case Closed
 Case Number: 083002788T
 Local Case Num: 95UT075
 Case Type: Soil only
 Substance: Diesel
 Qty Leaked: 0
 Abate Method: Not reported
 Cross Street: Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

SHUWA INVESTMENTS CORP (Continued)

S102441176

Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605901921
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	12/15/1995
Enforcement Date:	Not reported
Close Date:	12/9/1996
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6604974
Longitude:	-117.8676747
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	Not Required to be Tested.
MTBE Class:	*
Staff:	NOM
Staff Initials:	JK
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported

EMI:

Year:	1990
County Code:	30
Air Basin:	SC
Facility ID:	72107
Air District Name:	SC
SIC Code:	6541
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

SHUWA INVESTMENTS CORP (Continued)

S102441176

Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0
 Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

HIST CORTESE:

Region: CORTESE
 Facility County Code: 30
 Reg By: LTNKA
 Reg Id: 083002788T

**H29
 NW
 1/4-1/2
 0.387 mi.
 2045 ft.**

**EXXON #7-0769
 2121 BRISTOL
 NEWPORT BEACH, CA 92660
 Site 1 of 3 in cluster H**

**LUST S103956009
 CHMIRS N/A**

**Relative:
 Lower**

LUST:

Region: STATE
 Global Id: T0605902282
 Latitude: 33.6614425770348
 Longitude: -117.875275611877
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed
 Status Date: 01/17/2014
 Lead Agency: ORANGE COUNTY LOP
 Case Worker: DB
 Local Agency: ORANGE COUNTY LOP
 RB Case Number: 083003460T
 LOC Case Number: 99UT034
 File Location: Local Agency
 Potential Media Affect: Other Groundwater (uses other than drinking water), Soil
 Potential Contaminants of Concern: Diesel, Gasoline
 Site History: Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.

**Actual:
 54 ft.**

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0605902282
 Contact Type: Regional Board Caseworker
 Contact Name: TOM E. MBEKE-EKANEM
 Organization Name: SANTA ANA RWQCB (REGION 8)
 Address: 3737 MAIN STREET, SUITE 500
 City: RIVERSIDE
 Email: tmbeke-ekanem@waterboards.ca.gov
 Phone Number: 9513202007

Global Id: T0605902282
 Contact Type: Local Agency Caseworker
 Contact Name: DENAMARIE BAKER
 Organization Name: ORANGE COUNTY LOP
 Address: 1241 E. DYER ROAD, STE. 120
 City: SANTA ANA

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

EXXON #7-0769 (Continued)**S103956009**

Email: dbaker@ochca.com
Phone Number: 7144336255

Status History:

Global Id: T0605902282
Status: Open - Verification Monitoring
Status Date: 06/30/2008

Global Id: T0605902282
Status: Completed - Case Closed
Status Date: 01/17/2014

Global Id: T0605902282
Status: Open - Case Begin Date
Status Date: 10/31/1997

Global Id: T0605902282
Status: Open - Eligible for Closure
Status Date: 01/17/2013

Global Id: T0605902282
Status: Open - Remediation
Status Date: 07/23/2004

Global Id: T0605902282
Status: Open - Site Assessment
Status Date: 12/01/2002

Global Id: T0605902282
Status: Open - Site Assessment
Status Date: 09/29/2003

Regulatory Activities:

Global Id: T0605902282
Action Type: ENFORCEMENT
Date: 01/17/2014
Action: Closure/No Further Action Letter

Global Id: T0605902282
Action Type: ENFORCEMENT
Date: 10/21/2013
Action: Notification - Public Notice of Case Closure

Global Id: T0605902282
Action Type: ENFORCEMENT
Date: 03/02/2011
Action: File review

Global Id: T0605902282
Action Type: RESPONSE
Date: 07/30/2007
Action: Other Report / Document

Global Id: T0605902282
Action Type: ENFORCEMENT
Date: 08/06/2010

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

EXXON #7-0769 (Continued)**S103956009**

Action:	File review
Global Id:	T0605902282
Action Type:	ENFORCEMENT
Date:	03/28/2012
Action:	Staff Letter
Global Id:	T0605902282
Action Type:	ENFORCEMENT
Date:	01/18/2013
Action:	Staff Letter
Global Id:	T0605902282
Action Type:	Other
Date:	10/31/1997
Action:	Leak Discovery
Global Id:	T0605902282
Action Type:	ENFORCEMENT
Date:	06/10/2003
Action:	* Verbal Communication
Global Id:	T0605902282
Action Type:	ENFORCEMENT
Date:	06/05/2007
Action:	Staff Letter
Global Id:	T0605902282
Action Type:	RESPONSE
Date:	12/19/2012
Action:	Well Destruction Workplan - Regulator Responded
Global Id:	T0605902282
Action Type:	RESPONSE
Date:	05/03/2013
Action:	Other Workplan - Regulator Responded
Global Id:	T0605902282
Action Type:	ENFORCEMENT
Date:	10/21/2013
Action:	Notification - Public Notice of Case Closure
Global Id:	T0605902282
Action Type:	ENFORCEMENT
Date:	07/03/2009
Action:	Staff Letter
Global Id:	T0605902282
Action Type:	ENFORCEMENT
Date:	06/22/2012
Action:	Staff Letter
Global Id:	T0605902282
Action Type:	Other
Date:	11/13/1997
Action:	Leak Reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

EXXON #7-0769 (Continued)**S103956009**

Region: STATE
 Global Id: T0605901528
 Latitude: 33.6617423
 Longitude: -117.8750999
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed
 Status Date: 03/01/2001
 Lead Agency: ORANGE COUNTY LOP
 Case Worker: DB
 Local Agency: ORANGE COUNTY LOP
 RB Case Number: 083002060T
 LOC Case Number: 92UT065
 File Location: Local Agency
 Potential Media Affect: Other Groundwater (uses other than drinking water)
 Potential Contaminants of Concern: Gasoline
 Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0605901528
 Contact Type: Regional Board Caseworker
 Contact Name: CARL BERNHARDT
 Organization Name: SANTA ANA RWQCB (REGION 8)
 Address: 3737 MAIN STREET, SUITE 500
 City: RIVERSIDE
 Email: cbernhardt@waterboards.ca.gov
 Phone Number: 9517824495

Global Id: T0605901528
 Contact Type: Local Agency Caseworker
 Contact Name: DENAMARIE BAKER
 Organization Name: ORANGE COUNTY LOP
 Address: 1241 E. DYER ROAD, STE. 120
 City: SANTA ANA
 Email: dbaker@ochca.com
 Phone Number: 7144336255

Status History:

Global Id: T0605901528
 Status: Completed - Case Closed
 Status Date: 03/01/2001

Global Id: T0605901528
 Status: Open - Case Begin Date
 Status Date: 05/11/1992

Regulatory Activities:

Global Id: T0605901528
 Action Type: Other
 Date: 05/11/1992
 Action: Leak Discovery

Global Id: T0605901528
 Action Type: ENFORCEMENT
 Date: 03/01/2001
 Action: Closure/No Further Action Letter

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

EXXON #7-0769 (Continued)

S103956009

Global Id:	T0605901528
Action Type:	Other
Date:	05/11/1992
Action:	Leak Reported
Global Id:	T0605901528
Action Type:	REMEDIATION
Date:	11/01/1996
Action:	Other (Use Description Field)
Global Id:	T0605901528
Action Type:	REMEDIATION
Date:	11/01/1996
Action:	Soil Vapor Extraction (SVE)

ORANGE CO. LUST:

Region:	ORANGE
Facility Id:	99UT034
Current Status:	Certification (Case Closed)
Released Substance:	Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4; Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed:	Not reported
Case Type:	Soil Only
Record ID:	RO0001922

Region:	ORANGE
Facility Id:	92UT065
Current Status:	Certification (Case Closed)
Released Substance:	Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed:	03/01/2001
Case Type:	Other Ground Water
Record ID:	RO0002512

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083002060T
Local Case Num:	92UT065
Case Type:	Other ground water affected
Substance:	Gasoline
Qty Leaked:	0
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605901528
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

EXXON #7-0769 (Continued)**S103956009**

Date Preliminary Assessment Began:	Not reported
Discover Date:	5/11/1992
Enforcement Date:	Not reported
Close Date:	3/1/2001
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6617893
Longitude:	-117.8750459
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	CAB
Staff Initials:	JK
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported
Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Remediation Plan
Case Number:	083003460T
Local Case Num:	99UT034
Case Type:	Soil only
Substance:	12034,800661
Qty Leaked:	0
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	VER
Funding:	Not reported
How Discovered:	UM
How Stopped:	NPP
Leak Cause:	Unknown
Leak Source:	Piping
Global ID:	T0605902282
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

EXXON #7-0769 (Continued)**S103956009**

Date Preliminary Assessment Began:	12/1/2002
Discover Date:	10/31/1997
Enforcement Date:	Not reported
Close Date:	Not reported
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	9/29/2003
Date Remediation Plan Submitted:	7/23/2004
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	=
Soil Qualifies:	=
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6606273
Longitude:	-117.8734098
MTBE Date:	10/26/2001
Max MTBE GW:	65
MTBE Concentration:	0
Max MTBE Soil:	35
MTBE Fuel:	0
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class:	*
Staff:	TME
Staff Initials:	JK
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported

CHMIRS:

OES Incident Number:	15-2749
OES notification:	05/17/2015
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	Not reported
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agency Personnel # Of Decontaminated:	Not reported
Responding Agency Personnel # Of Injuries:	Not reported
Responding Agency Personnel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

EXXON #7-0769 (Continued)**S103956009**

Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Service Station
Cleanup By:	Responsible Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Type:	PETROLEUM
Measure:	Gal(s)
Other:	Not reported
Date/Time:	2030
Year:	2015
Agency:	NRC
Incident Date:	2015-05-17 00:00:00
Admin Agency:	Newport Beach Fire Department
Amount:	Not reported
Contained:	Yes
Site Type:	Not reported
E Date:	Not reported
Substance:	Gasoline
Quantity Released:	4
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#1 Pipeline:	No
#2 Pipeline:	No
#3 Pipeline:	No
#1 Vessel >= 300 Tons:	No
#2 Vessel >= 300 Tons:	No
#3 Vessel >= 300 Tons:	No
Evacs:	No
Injuries:	No
Fatals:	No
Comments:	Not reported
Description:	According to NRC#1116786, "Caller stated that a customer was fueling their vehicle and then drove off with the hose still attached. Caller stated the dispenser did not shut off and released 4 gallons of gasoline onto the ground."
OES Incident Number:	4-6090
OES notification:	10/27/2014
OES Date:	Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

EXXON #7-0769 (Continued)**S103956009**

OES Time:	Not reported
Date Completed:	Not reported
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Service Station
Cleanup By:	No
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Type:	PETROLEUM
Measure:	Gal(s)
Other:	Not reported
Date/Time:	905
Year:	2014
Agency:	Chevron
Incident Date:	10/27/2014
Admin Agency:	Not reported
Amount:	Not reported
Contained:	Yes
Site Type:	Not reported
E Date:	Not reported
Substance:	Gasoline
Quantity Released:	0.5
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	See above description
Number of Fatalities:	Not reported
#1 Pipeline:	No
#2 Pipeline:	No

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

EXXON #7-0769 (Continued)

S103956009

#3 Pipeline:	No
#1 Vessel >= 300 Tons:	No
#2 Vessel >= 300 Tons:	No
#3 Vessel >= 300 Tons:	No
Evacs:	No
Injuries:	Other
Fatals:	No
Comments:	Not reported
Description:	Per RP, release occurred when auto shut-off failed at a dispenser. Release has been contained and clean-up. Lock-out, tag-out was conducted on the dispenser and maintenance was notified.

**H30
 NW
 1/4-1/2
 0.411 mi.
 2170 ft.**

**CHEVRON #20-2016
 2121
 NEWPORT BEACH, CA 92660
 Site 2 of 3 in cluster H**

**SWEEPS UST
 CA FID UST
 HIST CORTESE**

**S101609577
 N/A**

**Relative:
 Lower**

SWEEPS UST:
 Status: Active
 Comp Number: 4844
 Number: 9
 Board Of Equalization: 44-000285
 Referral Date: 09-30-92
 Action Date: 09-15-92
 Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-004844-000001
 Tank Status: A
 Capacity: 1000
 Active Date: Not reported
 Tank Use: PETROLEUM
 STG: P
 Content: Not reported
 Number Of Tanks: 5

**Actual:
 54 ft.**

Status: Active
 Comp Number: 4844
 Number: 9
 Board Of Equalization: 44-000285
 Referral Date: 09-30-92
 Action Date: 09-15-92
 Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-004844-000003
 Tank Status: A
 Capacity: 10000
 Active Date: Not reported
 Tank Use: M.V. FUEL
 STG: P
 Content: DIESEL
 Number Of Tanks: Not reported

Status: Active
 Comp Number: 4844
 Number: 9
 Board Of Equalization: 44-000285

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

CHEVRON #20-2016 (Continued)**S101609577**

Referral Date: 09-30-92
 Action Date: 09-15-92
 Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-004844-000004
 Tank Status: A
 Capacity: 8000
 Active Date: Not reported
 Tank Use: M.V. FUEL
 STG: P
 Content: REG UNLEADED
 Number Of Tanks: Not reported

Status: Active
 Comp Number: 4844
 Number: 9
 Board Of Equalization: 44-000285
 Referral Date: 09-30-92
 Action Date: 09-15-92
 Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-004844-000005
 Tank Status: A
 Capacity: 12000
 Active Date: Not reported
 Tank Use: M.V. FUEL
 STG: P
 Content: REG UNLEADED
 Number Of Tanks: Not reported

Status: Active
 Comp Number: 4844
 Number: 9
 Board Of Equalization: 44-000285
 Referral Date: 09-30-92
 Action Date: 09-15-92
 Created Date: 02-29-88
 Owner Tank Id: Not reported
 SWRCB Tank Id: 30-000-004844-000006
 Tank Status: A
 Capacity: 10000
 Active Date: Not reported
 Tank Use: M.V. FUEL
 STG: P
 Content: REG UNLEADED
 Number Of Tanks: Not reported

CA FID UST:

Facility ID: 30013428
 Regulated By: UTNKA
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 7147569740
 Mail To: Not reported
 Mailing Address: CONSTRUCTION & MAINT
 Mailing Address 2: Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

CHEVRON #20-2016 (Continued)

S101609577

Mailing City,St,Zip: NEWPORT BEACH 92660
 Contact: Not reported
 Contact Phone: Not reported
 DUNs Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Active

HIST CORTESE:

Region: CORTESE
 Facility County Code: 30
 Reg By: LTNKA
 Reg Id: 083003460T

**H31
 NW
 1/4-1/2
 0.412 mi.
 2176 ft.**

**EXXON SERVICE STATION #07
 2122
 NEWPORT BEACH, CA 92660
 Site 3 of 3 in cluster H**

**HIST CORTESE S101307822
 N/A**

**Relative:
 Lower**

HIST CORTESE:
 Region: CORTESE
 Facility County Code: 30
 Reg By: LTNKA
 Reg Id: 083002060T

**Actual:
 54 ft.**

**32
 NE
 1/4-1/2
 0.417 mi.
 2201 ft.**

**KOLL CTR NEWPORT NO. 10, A CAL
 4000 MACARTHUR BL
 NEWPORT BEACH, CA 92660**

**LUST S100623108
 EMI N/A
 HIST CORTESE**

**Relative:
 Lower**

LUST:
 Region: STATE
 Global Id: T0605901227
 Latitude: 33.660083
 Longitude: -117.862895
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed
 Status Date: 07/31/1996
 Lead Agency: ORANGE COUNTY LOP
 Case Worker: DB
 Local Agency: ORANGE COUNTY LOP
 RB Case Number: 083001619T
 LOC Case Number: 91UT044
 File Location: Local Agency
 Potential Media Affect: Other Groundwater (uses other than drinking water)
 Potential Contaminants of Concern: Diesel
 Site History: Not reported

**Actual:
 53 ft.**

Click here to access the California GeoTracker records for this facility:

Contact:
 Global Id: T0605901227
 Contact Type: Regional Board Caseworker

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

KOLL CTR NEWPORT NO. 10, A CAL (Continued)

S100623108

Contact Name: ROSE SCOTT
 Organization Name: SANTA ANA RWQCB (REGION 8)
 Address: 3737 MAIN STREET, SUITE 500
 City: RIVERSIDE
 Email: rscott@waterboards.ca.gov
 Phone Number: 9513206375

Global Id: T0605901227
 Contact Type: Local Agency Caseworker
 Contact Name: DENAMARIE BAKER
 Organization Name: ORANGE COUNTY LOP
 Address: 1241 E. DYER ROAD, STE. 120
 City: SANTA ANA
 Email: dbaker@ochca.com
 Phone Number: 7144336255

Status History:

Global Id: T0605901227
 Status: Open - Case Begin Date
 Status Date: 04/01/1991

Global Id: T0605901227
 Status: Completed - Case Closed
 Status Date: 07/31/1996

Regulatory Activities:

Global Id: T0605901227
 Action Type: ENFORCEMENT
 Date: 07/31/1996
 Action: Closure/No Further Action Letter

Global Id: T0605901227
 Action Type: Other
 Date: 04/01/1991
 Action: Leak Discovery

Global Id: T0605901227
 Action Type: Other
 Date: 04/01/1991
 Action: Leak Reported

ORANGE CO. LUST:

Region: ORANGE
 Facility Id: 91UT044
 Current Status: Certification (Case Closed)
 Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
 Date Closed: 07/31/1996
 Case Type: Other Ground Water
 Record ID: RO0001954

LUST REG 8:

Region: 8
 County: Orange
 Regional Board: Santa Ana Region

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

KOLL CTR NEWPORT NO. 10, A CAL (Continued)**S100623108**

Facility Status:	Case Closed
Case Number:	083001619T
Local Case Num:	91UT044
Case Type:	Other ground water affected
Substance:	Diesel
Qty Leaked:	0
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605901227
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	4/1/1991
Enforcement Date:	Not reported
Close Date:	7/31/1996
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.65960414
Longitude:	-117.8611056
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	Not Required to be Tested.
MTBE Class:	*
Staff:	RS
Staff Initials:	JK
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported

EMI:

Year:	1990
County Code:	30

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

KOLL CTR NEWPORT NO. 10, A CAL (Continued)**S100623108**

Air Basin: SC
 Facility ID: 72657
 Air District Name: SC
 SIC Code: 6552
 Air District Name: SOUTH COAST AQMD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: 1
 Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 1
 NOX - Oxides of Nitrogen Tons/Yr: 2
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 1
 Part. Matter 10 Micrometers & Smlr Tons/Yr: 1

Year: 1993
 County Code: 30
 Air Basin: SC
 Facility ID: 72657
 Air District Name: SC
 SIC Code: 6552
 Air District Name: SOUTH COAST AQMD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: 1
 Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 1
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0
 Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1995
 County Code: 30
 Air Basin: SC
 Facility ID: 72657
 Air District Name: SC
 SIC Code: 6552
 Air District Name: SOUTH COAST AQMD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: 1
 Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 1
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0
 Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

HIST CORTESE:

Region: CORTESE
 Facility County Code: 30
 Reg By: LTNKA
 Reg Id: 083001619T

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

33
NE
1/2-1
0.592 mi.
3128 ft.

ROCKWELL INTERNATIONAL CORPORA
4311 JAMBOREE RD
NEWPORT BEACH, CA 92660

ENVIROSTOR **1000273228**
LUST **N/A**
HIST UST
ENF
HAZNET
NPDES
WDS

Relative:
Lower

Actual:
50 ft.

ENVIROSTOR:

Facility ID: 71002212
 Status: Inactive - Needs Evaluation
 Status Date: Not reported
 Site Code: Not reported
 Site Type: Tiered Permit
 Site Type Detailed: Tiered Permit
 Acres: Not reported
 NPL: NO
 Regulatory Agencies: NONE SPECIFIED
 Lead Agency: NONE SPECIFIED
 Program Manager: Not reported
 Supervisor: Not reported
 Division Branch: Cleanup Cypress
 Assembly: 74
 Senate: 37
 Special Program: Not reported
 Restricted Use: NO
 Site Mgmt Req: NONE SPECIFIED
 Funding: Not reported
 Latitude: 33.66151
 Longitude: -117.8606
 APN: NONE SPECIFIED
 Past Use: NONE SPECIFIED
 Potential COC: NONE SPECIFIED
 Confirmed COC: NONE SPECIFIED
 Potential Description: NONE SPECIFIED
 Alias Name: CAD008371437
 Alias Type: EPA Identification Number
 Alias Name: 110000480097
 Alias Type: EPA (FRS #)
 Alias Name: 71002212
 Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported
 Completed Sub Area Name: Not reported
 Completed Document Type: Not reported
 Completed Date: Not reported
 Comments: Not reported

 Future Area Name: Not reported
 Future Sub Area Name: Not reported
 Future Document Type: Not reported
 Future Due Date: Not reported
 Schedule Area Name: Not reported
 Schedule Sub Area Name: Not reported
 Schedule Document Type: Not reported
 Schedule Due Date: Not reported
 Schedule Revised Date: Not reported

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228****LUST:**

Region: STATE
Global Id: T0605900822
Latitude: 33.6622804
Longitude: -117.8585994
Case Type: LUST Cleanup Site
Status: Open - Remediation
Status Date: 07/16/2010
Lead Agency: SANTA ANA RWQCB (REGION 8)
Case Worker: CAB
Local Agency: ORANGE COUNTY LOP
RB Case Number: 083001040T
LOC Case Number: 85UT105
File Location: Not reported
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Alcohols, Other Acid or Corrosive, Toluene, Acetone, * Solvents
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0605900822
Contact Type: Regional Board Caseworker
Contact Name: CARL BERNHARDT
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: cbernhardt@waterboards.ca.gov
Phone Number: 9517824495

Global Id: T0605900822
Contact Type: Local Agency Caseworker
Contact Name: DENAMARIE BAKER
Organization Name: ORANGE COUNTY LOP
Address: 1241 E. DYER ROAD, STE. 120
City: SANTA ANA
Email: dbaker@ochca.com
Phone Number: 7144336255

Status History:

Global Id: T0605900822
Status: Open - Site Assessment
Status Date: 08/23/2007

Global Id: T0605900822
Status: Open - Case Begin Date
Status Date: 03/16/1987

Global Id: T0605900822
Status: Open - Remediation
Status Date: 11/22/1989

Global Id: T0605900822
Status: Open - Remediation
Status Date: 03/01/2001

Global Id: T0605900822

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228**

Status: Open - Remediation
Status Date: 07/16/2010

Global Id: T0605900822
Status: Open - Site Assessment
Status Date: 10/06/1988

Regulatory Activities:

Global Id: T0605900822
Action Type: ENFORCEMENT
Date: 06/13/1991
Action: Waste Discharge Requirements

Global Id: T0605900822
Action Type: ENFORCEMENT
Date: 07/14/1986
Action: Staff Letter

Global Id: T0605900822
Action Type: ENFORCEMENT
Date: 12/24/1992
Action: Staff Letter

Global Id: T0605900822
Action Type: ENFORCEMENT
Date: 05/31/2001
Action: Staff Letter

Global Id: T0605900822
Action Type: ENFORCEMENT
Date: 10/08/1990
Action: Staff Letter

Global Id: T0605900822
Action Type: ENFORCEMENT
Date: 09/26/2013
Action: Meeting

Global Id: T0605900822
Action Type: ENFORCEMENT
Date: 12/04/2014
Action: Email Correspondence

Global Id: T0605900822
Action Type: RESPONSE
Date: 12/12/2008
Action: Pilot Study / Treatability Workplan

Global Id: T0605900822
Action Type: RESPONSE
Date: 09/15/2008
Action: Pilot Study / Treatability Workplan

Global Id: T0605900822
Action Type: RESPONSE
Date: 04/30/2006
Action: Monitoring Report - Quarterly

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228**

Global Id:	T0605900822
Action Type:	RESPONSE
Date:	10/30/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	06/21/2002
Action:	File review
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	10/22/2008
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	04/21/2010
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	05/19/2010
Action:	Verbal Enforcement
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	05/19/2010
Action:	Meeting
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	03/12/2015
Action:	Waste Discharge Requirements
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	03/24/2014
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	03/27/2003
Action:	Site Visit / Inspection / Sampling
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	07/30/2002
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	11/27/2002
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228**

Date:	10/10/2014
Action:	Meeting
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	08/18/2015
Action:	Meeting
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	01/23/2014
Action:	Meeting
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	02/13/2014
Action:	Meeting
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	08/30/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	11/13/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	01/30/2009
Action:	Remedial Progress Report
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	10/30/2009
Action:	Remedial Progress Report
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	01/30/2009
Action:	Soil and Water Investigation Report
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	02/15/2008
Action:	Interim Remedial Action Plan
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	02/15/2008
Action:	Other Workplan
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	01/30/2007
Action:	Monitoring Report - Quarterly

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228**

Global Id:	T0605900822
Action Type:	RESPONSE
Date:	07/30/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	10/30/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	01/30/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	05/09/2011
Action:	Soil Vapor Intrusion Investigation Workplan
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	07/21/2014
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	07/30/2002
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	09/30/2002
Action:	NPDES / WDR Reports
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	06/11/2002
Action:	CAP/RAP - Feasibility Study Report
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	06/11/2002
Action:	Other Report / Document
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	06/30/2003
Action:	NPDES / WDR Reports
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	09/30/2003
Action:	NPDES / WDR Reports
Global Id:	T0605900822
Action Type:	RESPONSE

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228**

Date:	12/30/2003
Action:	NPDES / WDR Reports
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	03/30/2004
Action:	NPDES / WDR Reports
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	06/30/2004
Action:	NPDES / WDR Reports
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	09/30/2004
Action:	NPDES / WDR Reports
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	12/30/2004
Action:	NPDES / WDR Reports
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	01/30/2003
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	12/30/2002
Action:	NPDES / WDR Reports
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	03/01/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	06/01/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	01/18/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	01/30/2008
Action:	Other Workplan
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	04/30/2005
Action:	Monitoring Report - Quarterly

MAP FINDINGS

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EDR ID Number
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ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228**

Global Id:	T0605900822
Action Type:	RESPONSE
Date:	10/30/2002
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	07/07/2011
Action:	Soil Vapor Intrusion Investigation Report
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	07/06/2007
Action:	Meeting
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	02/13/2012
Action:	Risk Assessment Report
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	08/16/2011
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	06/09/2011
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	11/22/2011
Action:	Meeting
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	12/13/2011
Action:	Verbal Enforcement
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	07/30/2003
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	10/30/2003
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	01/30/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	RESPONSE

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228**

Date:	03/30/2003
Action:	NPDES / WDR Reports
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	08/30/2007
Action:	Soil and Water Investigation Report
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	04/30/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	07/30/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	05/23/1986
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	09/26/1995
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	Other
Date:	01/17/1984
Action:	Leak Discovery
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	09/14/2004
Action:	Other Report / Document
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	12/03/2004
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	12/06/1990
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	08/24/1995
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	11/15/1996
Action:	Waste Discharge Requirements

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EPA ID Number	EDR ID Number
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ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228**

Global Id: T0605900822
 Action Type: ENFORCEMENT
 Date: 04/19/1990
 Action: Unauthorized Release Form

Global Id: T0605900822
 Action Type: ENFORCEMENT
 Date: 03/14/1985
 Action: Staff Letter

Global Id: T0605900822
 Action Type: ENFORCEMENT
 Date: 05/02/1991
 Action: Staff Letter

Global Id: T0605900822
 Action Type: ENFORCEMENT
 Date: 06/03/1996
 Action: Staff Letter

Global Id: T0605900822
 Action Type: ENFORCEMENT
 Date: 07/18/2013
 Action: Staff Letter

Global Id: T0605900822
 Action Type: ENFORCEMENT
 Date: 01/26/2005
 Action: Staff Letter

Global Id: T0605900822
 Action Type: ENFORCEMENT
 Date: 01/18/1984
 Action: Unauthorized Release Form

Global Id: T0605900822
 Action Type: ENFORCEMENT
 Date: 04/11/2013
 Action: Meeting

Global Id: T0605900822
 Action Type: Other
 Date: 06/07/1985
 Action: Leak Stopped

Global Id: T0605900822
 Action Type: RESPONSE
 Date: 09/01/2004
 Action: Monitoring Report - Quarterly

Global Id: T0605900822
 Action Type: RESPONSE
 Date: 01/30/2005
 Action: Monitoring Report - Quarterly

Global Id: T0605900822
 Action Type: RESPONSE

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228**

Date:	10/15/2004
Action:	Other Report / Document
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	07/30/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	02/05/2008
Action:	Meeting
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	09/28/2005
Action:	Meeting
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	09/14/2004
Action:	Other Report / Document
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	07/30/2004
Action:	NPDES / WDR Reports
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	05/30/2012
Action:	Monitoring Report - Annually
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	05/30/2011
Action:	Monitoring Report - Annually
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	11/19/2014
Action:	Soil and Water Investigation Workplan - Regulator Responded
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	12/04/2014
Action:	Email Correspondence - Regulator Responded
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	01/06/2009
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	REMEDIATION
Date:	07/01/1991
Action:	Pump & Treat (P&T) Groundwater

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EPA ID Number	EDR ID Number
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ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228**

Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	03/05/2008
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	02/14/1996
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	11/16/1996
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	11/13/1995
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	11/06/1998
Action:	Unauthorized Release Form
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	04/25/1990
Action:	Notification - Proposition 65
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	09/05/1995
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	12/19/1990
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	02/27/2008
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	11/01/2012
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	12/13/2006
Action:	Meeting
Global Id:	T0605900822
Action Type:	ENFORCEMENT

MAP FINDINGS

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Database(s)

EDR ID Number
EPA ID Number

ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228**

Date:	08/14/2008
Action:	Verbal Enforcement
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	10/06/2004
Action:	Administrative Civil Liabilities Complaint
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	10/27/2004
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	10/29/2004
Action:	Amendment to Order
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	03/05/2008
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	10/04/2004
Action:	Waste Discharge Requirements
Global Id:	T0605900822
Action Type:	REMEDIATION
Date:	07/29/2008
Action:	Soil Vapor Extraction (SVE)
Global Id:	T0605900822
Action Type:	Other
Date:	01/18/1984
Action:	Leak Reported
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	06/12/2007
Action:	Other Workplan
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	05/02/2006
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	10/09/2013
Action:	Verbal Communication
Global Id:	T0605900822
Action Type:	REMEDIATION
Date:	07/12/2010
Action:	In Situ Physical/Chemical Treatment (other than SVE)

MAP FINDINGS

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Database(s)

EDR ID Number
EPA ID Number

ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228**

Global Id:	T0605900822
Action Type:	REMEDIATION
Date:	10/30/1984
Action:	Soil Vapor Extraction (SVE)
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	10/30/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	01/30/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0605900822
Action Type:	RESPONSE
Date:	11/09/2007
Action:	CAP/RAP - Feasibility Study Report
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	04/22/2002
Action:	Waste Discharge Requirements
Global Id:	T0605900822
Action Type:	ENFORCEMENT
Date:	11/25/2009
Action:	Staff Letter
Global Id:	T0605900822
Action Type:	REMEDIATION
Date:	10/01/2012
Action:	Soil Vapor Extraction (SVE)
Global Id:	T0605900822
Action Type:	REMEDIATION
Date:	03/15/2010
Action:	Soil Vapor Extraction (SVE)
Global Id:	T0605900822
Action Type:	REMEDIATION
Date:	06/07/1985
Action:	Excavation
Global Id:	T0605900822
Action Type:	REMEDIATION
Date:	09/30/2001
Action:	In Situ Biological Treatment
Global Id:	T0605900822
Action Type:	REMEDIATION
Date:	12/01/1985
Action:	Excavation
Global Id:	T0605900822
Action Type:	REMEDIATION

MAP FINDINGS

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Database(s)

EDR ID Number
 EPA ID Number

ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228**

Date: 01/17/1984
 Action: Excavation

Global Id: T0605900822
 Action Type: REMEDIATION
 Date: 06/08/2005
 Action: Excavation

Global Id: T0605900822
 Action Type: REMEDIATION
 Date: 01/01/1998
 Action: Excavation

Global Id: T0605900822
 Action Type: ENFORCEMENT
 Date: 01/14/2010
 Action: Technical Correspondence / Assistance / Other

HIST UST:

Region: STATE
 Facility ID: 00000042137
 Facility Type: Other
 Other Type: I.C. MANUFACTURER
 Contact Name: W.D. WILKENS
 Telephone: 7148334395
 Owner Name: ROCKWELL INTERNATIONAL CORPORA
 Owner Address: 4311 JAMBOREE BLVD
 Owner City,St,Zip: NEWPORT BEACH, CA 92660
 Total Tanks: 0009

Tank Num: 001
 Container Num: 006
 Year Installed: 1977
 Tank Capacity: 00001500
 Tank Used for: WASTE
 Type of Fuel: Not reported
 Container Construction Thickness: 12
 Leak Detection: None

Tank Num: 002
 Container Num: 005
 Year Installed: Not reported
 Tank Capacity: 00003000
 Tank Used for: PRODUCT
 Type of Fuel: UNLEADED
 Container Construction Thickness: Not reported
 Leak Detection: Stock Inventor

Tank Num: 003
 Container Num: 004
 Year Installed: 1982
 Tank Capacity: 00000550
 Tank Used for: WASTE
 Type of Fuel: Not reported
 Container Construction Thickness: 12
 Leak Detection: None

MAP FINDINGS

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Database(s)

EDR ID Number
 EPA ID Number

ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228**

Tank Num:	004
Container Num:	003
Year Installed:	1981
Tank Capacity:	00004000
Tank Used for:	WASTE
Type of Fuel:	Not reported
Container Construction Thickness:	6
Leak Detection:	None
Tank Num:	005
Container Num:	002
Year Installed:	1977
Tank Capacity:	00020000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	5/16
Leak Detection:	None
Tank Num:	006
Container Num:	002
Year Installed:	1977
Tank Capacity:	00020000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	5/16
Leak Detection:	None
Tank Num:	007
Container Num:	001
Year Installed:	1974
Tank Capacity:	00012000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	None
Tank Num:	008
Container Num:	001
Year Installed:	1974
Tank Capacity:	00012000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	None
Tank Num:	009
Container Num:	1
Year Installed:	1985
Tank Capacity:	00002000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	/16 2
Leak Detection:	Stock Inventor, Sensor Instrument, 10

ENF:

Region:	8
Facility Id:	228414

MAP FINDINGS

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Database(s)

EDR ID Number
 EPA ID Number

ROCKWELL INTERNATIONAL CORPORA (Continued)

1000273228

Agency Name:	Conexant Systems Inc
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	Industrial
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	Not reported
Place Longitude:	Not reported
SIC Code 1:	4959
SIC Desc 1:	Sanitary Services, NEC
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	0.3168
Threat To Water Quality:	3
Complexity:	B
Pretreatment:	X - Facility is not a POTW
Facility Waste Type:	Contaminated ground water
Facility Waste Type 2:	Contaminated soil
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	NPDNONMUNIPRCS
Program Category1:	NPDESWW
Program Category2:	NPDESWW
# Of Programs:	1
WDID:	8 302679001
Reg Measure Id:	205963
Reg Measure Type:	Enrollee
Region:	8
Order #:	R8-2002-0007
Npdes# CA#:	CAG918001
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	N - No
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Historical
Status Date:	03/14/2014
Effective Date:	06/07/1991
Expiration/Review Date:	Not reported
Termination Date:	10/29/2008
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported

MAP FINDINGS

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EPA ID Number

ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228**

Status Enrollee:	Y
Individual/General:	I
Fee Code:	15 - WDRs pending rescission
Direction/Voice:	Passive
Enforcement Id(EID):	253475
Region:	8
Order / Resolution Number:	R8-2004-0087
Enforcement Action Type:	Admin Civil Liability
Effective Date:	10/05/2004
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	Not reported
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	MPC R8-2004-0087 for Conexant Systems Inc
Description:	Discharge violation for 1,4-dioxane and for late reporting
Program:	NPDNONMUNIPRCS
Latest Milestone Completion Date:	1/5/2005
# Of Programs1:	1
Total Assessment Amount:	\$33,000.00
Initial Assessed Amount:	\$9,000.00
Liability \$ Amount:	\$9,000.00
Project \$ Amount:	\$0.00
Liability \$ Paid:	\$9,000.00
Project \$ Completed:	\$0.00
Total \$ Paid/Completed Amount:	\$33,000.00

HAZNET:

envid:	1000273228
Year:	2013
GEPAID:	CAC002744371
Contact:	KATHY VANCURA
Telephone:	9492019879
Mailing Name:	Not reported
Mailing Address:	4311 JAMBOREE RD STE 150
Mailing City,St,Zip:	NEWPORT BEACH, CA 926603007
Gen County:	Orange
TSD EPA ID:	CAD044429835
TSD County:	Los Angeles
Waste Category:	Not reported
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.018
Facility County:	Not reported

NPDES:

Npdes Number:	CAS000002
Facility Status:	Active
Agency Id:	0
Region:	8
Regulatory Measure Id:	444429
Order No:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place Id:	Not reported
WDID:	8 30C369470

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ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228**

Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	04/17/2014
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	TSG Parcel 1 LLC
Discharge Address:	2 Park Plaza
Discharge City:	Irvine
Discharge State:	California
Discharge Zip:	92614
RECEIVED DATE:	Not reported
PROCESSED DATE:	Not reported
STATUS CODE NAME:	Not reported
STATUS DATE:	Not reported
PLACE SIZE:	Not reported
PLACE SIZE UNIT:	Not reported
FACILITY CONTACT NAME:	Not reported
FACILITY CONTACT TITLE:	Not reported
FACILITY CONTACT PHONE:	Not reported
FACILITY CONTACT PHONE EXT:	Not reported
FACILITY CONTACT EMAIL:	Not reported
OPERATOR NAME:	Not reported
OPERATOR ADDRESS:	Not reported
OPERATOR CITY:	Not reported
OPERATOR STATE:	Not reported
OPERATOR ZIP:	Not reported
OPERATOR CONTACT NAME:	Not reported
OPERATOR CONTACT TITLE:	Not reported
OPERATOR CONTACT PHONE:	Not reported
OPERATOR CONTACT PHONE EXT:	Not reported
OPERATOR CONTACT EMAIL:	Not reported
OPERATOR TYPE:	Not reported
DEVELOPER NAME:	Not reported
DEVELOPER ADDRESS:	Not reported
DEVELOPER CITY:	Not reported
DEVELOPER STATE:	Not reported
DEVELOPER ZIP:	Not reported
DEVELOPER CONTACT NAME:	Not reported
DEVELOPER CONTACT TITLE:	Not reported
CONSTYPE LINEAR UTILITY IND:	Not reported
EMERGENCY PHONE NO:	Not reported
EMERGENCY PHONE EXT:	Not reported
CONSTYPE ABOVE GROUND IND:	Not reported
CONSTYPE BELOW GROUND IND:	Not reported
CONSTYPE CABLE LINE IND:	Not reported
CONSTYPE COMM LINE IND:	Not reported
CONSTYPE COMMERTIAL IND:	Not reported
CONSTYPE ELECTRICAL LINE IND:	Not reported
CONSTYPE GAS LINE IND:	Not reported
CONSTYPE INDUSTRIAL IND:	Not reported
CONSTYPE OTHER DESCRIPTION:	Not reported
CONSTYPE OTHER IND:	Not reported
CONSTYPE RECONS IND:	Not reported
CONSTYPE RESIDENTIAL IND:	Not reported
CONSTYPE TRANSPORT IND:	Not reported
CONSTYPE UTILITY DESCRIPTION:	Not reported
CONSTYPE UTILITY IND:	Not reported

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ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228**

CONSTYPE WATER SEWER IND:	Not reported
DIR DISCHARGE USWATER IND:	Not reported
RECEIVING WATER NAME:	Not reported
CERTIFIER NAME:	Not reported
CERTIFIER TITLE:	Not reported
CERTIFICATION DATE:	Not reported
PRIMARY SIC:	Not reported
SECONDARY SIC:	Not reported
TERTIARY SIC:	Not reported
Npdes Number:	Not reported
Facility Status:	Not reported
Agency Id:	Not reported
Region:	8
Regulatory Measure Id:	444429
Order No:	Not reported
Regulatory Measure Type:	Construction
Place Id:	Not reported
WDID:	8 30C369470
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
RECEIVED DATE:	3/31/2014
PROCESSED DATE:	4/17/2014
STATUS CODE NAME:	Active
STATUS DATE:	4/17/2014
PLACE SIZE:	14.72
PLACE SIZE UNIT:	Acres
FACILITY CONTACT NAME:	John Santry
FACILITY CONTACT TITLE:	Not reported
FACILITY CONTACT PHONE:	949-417-1867
FACILITY CONTACT PHONE EXT:	Not reported
FACILITY CONTACT EMAIL:	jsantry@shopoff.com
OPERATOR NAME:	TSG Parcel 1 LLC
OPERATOR ADDRESS:	2 Park Plaza
OPERATOR CITY:	Irvine
OPERATOR STATE:	California
OPERATOR ZIP:	92614
OPERATOR CONTACT NAME:	John Santry
OPERATOR CONTACT TITLE:	Not reported
OPERATOR CONTACT PHONE:	949-417-1867
OPERATOR CONTACT PHONE EXT:	Not reported
OPERATOR CONTACT EMAIL:	jsantry@shopoff.com
OPERATOR TYPE:	Private Business
DEVELOPER NAME:	TSG Parcel 1 LLC
DEVELOPER ADDRESS:	2 Park Plaza
DEVELOPER CITY:	Irvine
DEVELOPER STATE:	California
DEVELOPER ZIP:	92614
DEVELOPER CONTACT NAME:	John Santry

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

ROCKWELL INTERNATIONAL CORPORA (Continued)**1000273228**

DEVELOPER CONTACT TITLE: Not reported
 CONSTYPE LINEAR UTILITY IND: N
 EMERGENCY PHONE NO: Not reported
 EMERGENCY PHONE EXT: Not reported
 CONSTYPE ABOVE GROUND IND: N
 CONSTYPE BELOW GROUND IND: N
 CONSTYPE CABLE LINE IND: N
 CONSTYPE COMM LINE IND: N
 CONSTYPE COMMERCIAL IND: Y
 CONSTYPE ELECTRICAL LINE IND: N
 CONSTYPE GAS LINE IND: N
 CONSTYPE INDUSTRIAL IND: N
 CONSTYPE OTHER DESCRIPTION: Not reported
 CONSTYPE OTHER IND: N
 CONSTYPE RECONS IND: N
 CONSTYPE RESIDENTIAL IND: Y
 CONSTYPE TRANSPORT IND: N
 CONSTYPE UTILITY DESCRIPTION: Not reported
 CONSTYPE UTILITY IND: N
 CONSTYPE WATER SEWER IND: N
 DIR DISCHARGE USWATER IND: N
 RECEIVING WATER NAME: San Diego Creek Reach 1
 CERTIFIER NAME: John Santry
 CERTIFIER TITLE: Executive Vice President
 CERTIFICATION DATE: 31-MAR-14
 PRIMARY SIC: Not reported
 SECONDARY SIC: Not reported
 TERTIARY SIC: Not reported

WDS:

Facility ID: Santa Ana River 30I017119
 Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
 Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
 NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
 Subregion: 8
 Facility Telephone: 9494834185
 Facility Contact: ERIC MOSCHET
 Agency Name: NEWPORT FAB LLC
 Agency Address: PO BOX C
 Agency City,St,Zip: NEWPORT BEACH 92660
 Agency Contact: ERIC MOSCHET
 Agency Telephone: 9494834185
 Agency Type: Private
 SIC Code: 0
 SIC Code 2: Not reported
 Primary Waste Type: Not reported
 Primary Waste: Not reported
 Waste Type2: Not reported
 Waste2: Not reported
 Primary Waste Type: Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

ROCKWELL INTERNATIONAL CORPORA (Continued)

1000273228

Secondary Waste: Not reported
 Secondary Waste Type: Not reported
 Design Flow: 0
 Baseline Flow: 0
 Reclamation: Not reported
 POTW: Not reported
 Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
 Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

**34
 NNW
 1/2-1
 0.991 mi.
 5231 ft.**

**COMMODORE SEMICONDUCTOR SYSTEM
 2955 AIRWAY AVE
 COSTA MESA, CA 92626**

**ENVIROSTOR U001576790
 HIST UST N/A
 EMI**

**Relative:
 Lower**

ENVIROSTOR:
 Facility ID: 71002508
 Status: Refer: Other Agency
 Status Date: Not reported
 Site Code: Not reported
 Site Type: Tiered Permit
 Site Type Detailed: Tiered Permit
 Acres: Not reported
 NPL: NO
 Regulatory Agencies: NONE SPECIFIED
 Lead Agency: NONE SPECIFIED
 Program Manager: Not reported
 Supervisor: Not reported
 Division Branch: Cleanup Cypress
 Assembly: 74
 Senate: 37
 Special Program: Not reported
 Restricted Use: NO
 Site Mgmt Req: NONE SPECIFIED
 Funding: Not reported
 Latitude: 33.66970
 Longitude: -117.8769
 APN: NONE SPECIFIED
 Past Use: NONE SPECIFIED
 Potential COC: NONE SPECIFIED
 Confirmed COC: NONE SPECIFIED
 Potential Description: NONE SPECIFIED
 Alias Name: CAD063119796
 Alias Type: EPA Identification Number
 Alias Name: 71002508
 Alias Type: Envirostor ID Number

**Actual:
 52 ft.**

Completed Info:

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

COMMODORE SEMICONDUCTOR SYSTEM (Continued)**U001576790**

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Consent Agreement
 Completed Date: 07/07/1999
 Comments: Not reported

Future Area Name: Not reported
 Future Sub Area Name: Not reported
 Future Document Type: Not reported
 Future Due Date: Not reported
 Schedule Area Name: Not reported
 Schedule Sub Area Name: Not reported
 Schedule Document Type: Not reported
 Schedule Due Date: Not reported
 Schedule Revised Date: Not reported

HIST UST:

Region: STATE
 Facility ID: 00000064585
 Facility Type: Other
 Other Type: MANUFACTURING
 Contact Name: Not reported
 Telephone: 7149796300
 Owner Name: COMMODORE INTERNATIONAL LIMITE
 Owner Address: 1200 WILLSON DRIVE
 Owner City,St,Zip: WESTCHESTER, PA 19380
 Total Tanks: 0002

Tank Num: 001
 Container Num: 1
 Year Installed: 1972
 Tank Capacity: 00000000
 Tank Used for: WASTE
 Type of Fuel: Not reported
 Container Construction Thickness: Not reported
 Leak Detection: Visual

Tank Num: 002
 Container Num: 2
 Year Installed: 1980
 Tank Capacity: 00000000
 Tank Used for: WASTE
 Type of Fuel: Not reported
 Container Construction Thickness: Not reported
 Leak Detection: Visual

EMI:

Year: 1987
 County Code: 30
 Air Basin: SC
 Facility ID: 58258
 Air District Name: SC
 SIC Code: 9999
 Air District Name: SOUTH COAST AQMD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

COMMODORE SEMICONDUCTOR SYSTEM (Continued)

U001576790

Total Organic Hydrocarbon Gases Tons/Yr: 1
 Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0
 Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

Count: 1 records.

ORPHAN SUMMARY

<u>City</u>	<u>EDR ID</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Zip</u>	<u>Database(s)</u>
SANTA ANA	S108985898	BRISTOL PLAZA CALIF CLEANERS	BRISTOL STREET		SLIC

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/26/2015	Source: EPA
Date Data Arrived at EDR: 04/08/2015	Telephone: N/A
Date Made Active in Reports: 06/22/2015	Last EDR Contact: 07/09/2015
Number of Days to Update: 75	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/26/2015	Source: EPA
Date Data Arrived at EDR: 04/08/2015	Telephone: N/A
Date Made Active in Reports: 06/22/2015	Last EDR Contact: 07/09/2015
Number of Days to Update: 75	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/26/2015	Source: EPA
Date Data Arrived at EDR: 04/08/2015	Telephone: N/A
Date Made Active in Reports: 06/22/2015	Last EDR Contact: 07/09/2015
Number of Days to Update: 75	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 03/26/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/08/2015	Telephone: 703-603-8704
Date Made Active in Reports: 06/11/2015	Last EDR Contact: 07/10/2015
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Varies

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 05/29/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 09/07/2015
	Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 05/29/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 09/07/2015
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/09/2015
 Date Data Arrived at EDR: 06/26/2015
 Date Made Active in Reports: 09/16/2015
 Number of Days to Update: 82

Source: EPA
 Telephone: 800-424-9346
 Last EDR Contact: 06/26/2015
 Next Scheduled EDR Contact: 10/12/2015
 Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/09/2015
 Date Data Arrived at EDR: 06/26/2015
 Date Made Active in Reports: 09/16/2015
 Number of Days to Update: 82

Source: Environmental Protection Agency
 Telephone: (415) 495-8895
 Last EDR Contact: 06/26/2015
 Next Scheduled EDR Contact: 10/12/2015
 Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/09/2015
 Date Data Arrived at EDR: 06/26/2015
 Date Made Active in Reports: 09/16/2015
 Number of Days to Update: 82

Source: Environmental Protection Agency
 Telephone: (415) 495-8895
 Last EDR Contact: 06/26/2015
 Next Scheduled EDR Contact: 10/12/2015
 Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/09/2015
 Date Data Arrived at EDR: 06/26/2015
 Date Made Active in Reports: 09/16/2015
 Number of Days to Update: 82

Source: Environmental Protection Agency
 Telephone: (415) 495-8895
 Last EDR Contact: 06/26/2015
 Next Scheduled EDR Contact: 10/12/2015
 Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/09/2015
 Date Data Arrived at EDR: 06/26/2015
 Date Made Active in Reports: 09/16/2015
 Number of Days to Update: 82

Source: Environmental Protection Agency
 Telephone: (415) 495-8895
 Last EDR Contact: 06/26/2015
 Next Scheduled EDR Contact: 10/12/2015
 Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2015	Source: Department of the Navy
Date Data Arrived at EDR: 05/29/2015	Telephone: 843-820-7326
Date Made Active in Reports: 06/11/2015	Last EDR Contact: 08/12/2015
Number of Days to Update: 13	Next Scheduled EDR Contact: 11/30/2015
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 06/09/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/26/2015	Telephone: 703-603-0695
Date Made Active in Reports: 09/02/2015	Last EDR Contact: 08/31/2015
Number of Days to Update: 68	Next Scheduled EDR Contact: 12/14/2015
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 06/09/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/26/2015	Telephone: 703-603-0695
Date Made Active in Reports: 09/02/2015	Last EDR Contact: 08/31/2015
Number of Days to Update: 68	Next Scheduled EDR Contact: 12/14/2015
	Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/22/2015	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 06/26/2015	Telephone: 202-267-2180
Date Made Active in Reports: 09/16/2015	Last EDR Contact: 06/26/2015
Number of Days to Update: 82	Next Scheduled EDR Contact: 10/12/2015
	Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 08/03/2015	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 08/04/2015	Telephone: 916-323-3400
Date Made Active in Reports: 09/03/2015	Last EDR Contact: 08/04/2015
Number of Days to Update: 30	Next Scheduled EDR Contact: 11/16/2015
	Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ENVIROSTOR: EnviroStor Database

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

Date of Government Version: 08/03/2015	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 08/04/2015	Telephone: 916-323-3400
Date Made Active in Reports: 09/03/2015	Last EDR Contact: 08/04/2015
Number of Days to Update: 30	Next Scheduled EDR Contact: 11/16/2015
	Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/17/2015	Source: Department of Resources Recycling and Recovery
Date Data Arrived at EDR: 08/18/2015	Telephone: 916-341-6320
Date Made Active in Reports: 09/03/2015	Last EDR Contact: 08/18/2015
Number of Days to Update: 16	Next Scheduled EDR Contact: 11/30/2015
	Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001	Source: California Regional Water Quality Control Board North Coast (1)
Date Data Arrived at EDR: 02/28/2001	Telephone: 707-570-3769
Date Made Active in Reports: 03/29/2001	Last EDR Contact: 08/01/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001	Source: California Regional Water Quality Control Board San Diego Region (9)
Date Data Arrived at EDR: 04/23/2001	Telephone: 858-637-5595
Date Made Active in Reports: 05/21/2001	Last EDR Contact: 09/26/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 01/09/2012
	Data Release Frequency: No Update Planned

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 09/14/2015	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/15/2015	Telephone: see region list
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 09/15/2015
Number of Days to Update: 28	Next Scheduled EDR Contact: 12/28/2015
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
 Date Data Arrived at EDR: 02/26/2004
 Date Made Active in Reports: 03/24/2004
 Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
 Telephone: 760-776-8943
 Last EDR Contact: 08/01/2011
 Next Scheduled EDR Contact: 11/14/2011
 Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
 Date Data Arrived at EDR: 06/07/2005
 Date Made Active in Reports: 06/29/2005
 Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
 Telephone: 760-241-7365
 Last EDR Contact: 09/12/2011
 Next Scheduled EDR Contact: 12/26/2011
 Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
 Date Data Arrived at EDR: 09/10/2003
 Date Made Active in Reports: 10/07/2003
 Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
 Telephone: 530-542-5572
 Last EDR Contact: 09/12/2011
 Next Scheduled EDR Contact: 12/26/2011
 Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
 Date Data Arrived at EDR: 07/22/2008
 Date Made Active in Reports: 07/31/2008
 Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
 Telephone: 916-464-4834
 Last EDR Contact: 07/01/2011
 Next Scheduled EDR Contact: 10/17/2011
 Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
 Date Data Arrived at EDR: 09/07/2004
 Date Made Active in Reports: 10/12/2004
 Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
 Telephone: 213-576-6710
 Last EDR Contact: 09/06/2011
 Next Scheduled EDR Contact: 12/19/2011
 Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
 Date Data Arrived at EDR: 05/19/2003
 Date Made Active in Reports: 06/02/2003
 Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
 Telephone: 805-542-4786
 Last EDR Contact: 07/18/2011
 Next Scheduled EDR Contact: 10/31/2011
 Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/30/2004
 Date Data Arrived at EDR: 10/20/2004
 Date Made Active in Reports: 11/19/2004
 Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
 Telephone: 510-622-2433
 Last EDR Contact: 09/19/2011
 Next Scheduled EDR Contact: 01/02/2012
 Data Release Frequency: Quarterly

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
 Date Data Arrived at EDR: 02/15/2005
 Date Made Active in Reports: 03/28/2005
 Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
 Telephone: 909-782-4496
 Last EDR Contact: 08/15/2011
 Next Scheduled EDR Contact: 11/28/2011
 Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 03/30/2015
 Date Data Arrived at EDR: 04/28/2015
 Date Made Active in Reports: 06/22/2015
 Number of Days to Update: 55

Source: EPA Region 7
 Telephone: 913-551-7003
 Last EDR Contact: 07/22/2015
 Next Scheduled EDR Contact: 11/09/2015
 Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 07/21/2015
 Date Data Arrived at EDR: 07/29/2015
 Date Made Active in Reports: 10/13/2015
 Number of Days to Update: 76

Source: EPA Region 10
 Telephone: 206-553-2857
 Last EDR Contact: 07/22/2015
 Next Scheduled EDR Contact: 11/09/2015
 Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/13/2015
 Date Data Arrived at EDR: 08/03/2015
 Date Made Active in Reports: 10/13/2015
 Number of Days to Update: 71

Source: EPA Region 6
 Telephone: 214-665-6597
 Last EDR Contact: 07/22/2015
 Next Scheduled EDR Contact: 11/09/2015
 Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 07/28/2015
 Date Data Arrived at EDR: 08/07/2015
 Date Made Active in Reports: 10/13/2015
 Number of Days to Update: 67

Source: EPA, Region 5
 Telephone: 312-886-7439
 Last EDR Contact: 07/22/2015
 Next Scheduled EDR Contact: 11/09/2015
 Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/08/2015
 Date Data Arrived at EDR: 01/08/2015
 Date Made Active in Reports: 02/09/2015
 Number of Days to Update: 32

Source: Environmental Protection Agency
 Telephone: 415-972-3372
 Last EDR Contact: 07/31/2015
 Next Scheduled EDR Contact: 11/09/2015
 Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/30/2015	Source: EPA Region 8
Date Data Arrived at EDR: 05/05/2015	Telephone: 303-312-6271
Date Made Active in Reports: 06/22/2015	Last EDR Contact: 07/22/2015
Number of Days to Update: 48	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 07/30/2015	Source: EPA Region 4
Date Data Arrived at EDR: 08/07/2015	Telephone: 404-562-8677
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 07/22/2015
Number of Days to Update: 67	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/03/2015	Source: EPA Region 1
Date Data Arrived at EDR: 04/30/2015	Telephone: 617-918-1313
Date Made Active in Reports: 06/22/2015	Last EDR Contact: 07/31/2015
Number of Days to Update: 53	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Varies

SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/14/2015	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/15/2015	Telephone: 866-480-1028
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 09/15/2015
Number of Days to Update: 28	Next Scheduled EDR Contact: 12/28/2015
	Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003	Source: California Regional Water Quality Control Board, North Coast Region (1)
Date Data Arrived at EDR: 04/07/2003	Telephone: 707-576-2220
Date Made Active in Reports: 04/25/2003	Last EDR Contact: 08/01/2011
Number of Days to Update: 18	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004	Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-286-0457
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/18/2006
 Date Data Arrived at EDR: 05/18/2006
 Date Made Active in Reports: 06/15/2006
 Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
 Telephone: 805-549-3147
 Last EDR Contact: 07/18/2011
 Next Scheduled EDR Contact: 10/31/2011
 Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
 Date Data Arrived at EDR: 11/18/2004
 Date Made Active in Reports: 01/04/2005
 Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
 Telephone: 213-576-6600
 Last EDR Contact: 07/01/2011
 Next Scheduled EDR Contact: 10/17/2011
 Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
 Date Data Arrived at EDR: 04/05/2005
 Date Made Active in Reports: 04/21/2005
 Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
 Telephone: 916-464-3291
 Last EDR Contact: 09/12/2011
 Next Scheduled EDR Contact: 12/26/2011
 Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
 Date Data Arrived at EDR: 05/25/2005
 Date Made Active in Reports: 06/16/2005
 Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
 Telephone: 619-241-6583
 Last EDR Contact: 08/15/2011
 Next Scheduled EDR Contact: 11/28/2011
 Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
 Date Data Arrived at EDR: 09/07/2004
 Date Made Active in Reports: 10/12/2004
 Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
 Telephone: 530-542-5574
 Last EDR Contact: 08/15/2011
 Next Scheduled EDR Contact: 11/28/2011
 Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
 Date Data Arrived at EDR: 11/29/2004
 Date Made Active in Reports: 01/04/2005
 Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
 Telephone: 760-346-7491
 Last EDR Contact: 08/01/2011
 Next Scheduled EDR Contact: 11/14/2011
 Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/03/2008
 Date Data Arrived at EDR: 04/03/2008
 Date Made Active in Reports: 04/14/2008
 Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
 Telephone: 951-782-3298
 Last EDR Contact: 09/12/2011
 Next Scheduled EDR Contact: 12/26/2011
 Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
 Date Data Arrived at EDR: 09/11/2007
 Date Made Active in Reports: 09/28/2007
 Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
 Telephone: 858-467-2980
 Last EDR Contact: 08/08/2011
 Next Scheduled EDR Contact: 11/21/2011
 Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
 Date Data Arrived at EDR: 02/16/2010
 Date Made Active in Reports: 04/12/2010
 Number of Days to Update: 55

Source: FEMA
 Telephone: 202-646-5797
 Last EDR Contact: 07/10/2015
 Next Scheduled EDR Contact: 10/28/2015
 Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 09/14/2015
 Date Data Arrived at EDR: 09/15/2015
 Date Made Active in Reports: 10/13/2015
 Number of Days to Update: 28

Source: SWRCB
 Telephone: 916-341-5851
 Last EDR Contact: 09/15/2015
 Next Scheduled EDR Contact: 12/28/2015
 Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009
 Date Data Arrived at EDR: 09/10/2009
 Date Made Active in Reports: 10/01/2009
 Number of Days to Update: 21

Source: California Environmental Protection Agency
 Telephone: 916-327-5092
 Last EDR Contact: 07/13/2015
 Next Scheduled EDR Contact: 10/12/2015
 Data Release Frequency: Quarterly

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 07/30/2015
 Date Data Arrived at EDR: 08/07/2015
 Date Made Active in Reports: 10/13/2015
 Number of Days to Update: 67

Source: EPA Region 4
 Telephone: 404-562-9424
 Last EDR Contact: 07/22/2015
 Next Scheduled EDR Contact: 11/09/2015
 Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/28/2015	Source: EPA Region 5
Date Data Arrived at EDR: 08/07/2015	Telephone: 312-886-6136
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 07/22/2015
Number of Days to Update: 67	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014	Source: EPA Region 7
Date Data Arrived at EDR: 11/25/2014	Telephone: 913-551-7003
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 07/22/2015
Number of Days to Update: 65	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/03/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 04/30/2015	Telephone: 617-918-1313
Date Made Active in Reports: 06/22/2015	Last EDR Contact: 07/31/2015
Number of Days to Update: 53	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 07/21/2015	Source: EPA Region 10
Date Data Arrived at EDR: 07/29/2015	Telephone: 206-553-2857
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 07/22/2015
Number of Days to Update: 76	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 12/14/2014	Source: EPA Region 9
Date Data Arrived at EDR: 02/13/2015	Telephone: 415-972-3368
Date Made Active in Reports: 03/13/2015	Last EDR Contact: 07/31/2015
Number of Days to Update: 28	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 07/28/2015	Source: EPA Region 8
Date Data Arrived at EDR: 08/14/2015	Telephone: 303-312-6137
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 07/22/2015
Number of Days to Update: 60	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Quarterly

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/13/2015
 Date Data Arrived at EDR: 08/03/2015
 Date Made Active in Reports: 10/13/2015
 Number of Days to Update: 71

Source: EPA Region 6
 Telephone: 214-665-7591
 Last EDR Contact: 07/22/2015
 Next Scheduled EDR Contact: 11/09/2015
 Data Release Frequency: Semi-Annually

State and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 08/03/2015
 Date Data Arrived at EDR: 08/04/2015
 Date Made Active in Reports: 09/03/2015
 Number of Days to Update: 30

Source: Department of Toxic Substances Control
 Telephone: 916-323-3400
 Last EDR Contact: 08/04/2015
 Next Scheduled EDR Contact: 11/16/2015
 Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/29/2014
 Date Data Arrived at EDR: 10/01/2014
 Date Made Active in Reports: 11/06/2014
 Number of Days to Update: 36

Source: EPA, Region 1
 Telephone: 617-918-1102
 Last EDR Contact: 06/26/2015
 Next Scheduled EDR Contact: 10/12/2015
 Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
 Date Data Arrived at EDR: 04/22/2008
 Date Made Active in Reports: 05/19/2008
 Number of Days to Update: 27

Source: EPA, Region 7
 Telephone: 913-551-7365
 Last EDR Contact: 04/20/2009
 Next Scheduled EDR Contact: 07/20/2009
 Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfields Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/25/2015
 Date Data Arrived at EDR: 09/08/2015
 Date Made Active in Reports: 10/12/2015
 Number of Days to Update: 34

Source: State Water Resources Control Board
 Telephone: 916-323-7905
 Last EDR Contact: 09/08/2015
 Next Scheduled EDR Contact: 12/21/2015
 Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/22/2015
 Date Data Arrived at EDR: 06/24/2015
 Date Made Active in Reports: 09/02/2015
 Number of Days to Update: 70

Source: Environmental Protection Agency
 Telephone: 202-566-2777
 Last EDR Contact: 06/24/2015
 Next Scheduled EDR Contact: 10/05/2015
 Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
 Date Data Arrived at EDR: 04/10/2000
 Date Made Active in Reports: 05/10/2000
 Number of Days to Update: 30

Source: State Water Resources Control Board
 Telephone: 916-227-4448
 Last EDR Contact: 08/04/2015
 Next Scheduled EDR Contact: 11/23/2015
 Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 09/14/2015
 Date Data Arrived at EDR: 09/15/2015
 Date Made Active in Reports: 10/14/2015
 Number of Days to Update: 29

Source: Department of Conservation
 Telephone: 916-323-3836
 Last EDR Contact: 09/15/2015
 Next Scheduled EDR Contact: 12/28/2015
 Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 05/26/2015
 Date Data Arrived at EDR: 05/28/2015
 Date Made Active in Reports: 06/05/2015
 Number of Days to Update: 8

Source: Integrated Waste Management Board
 Telephone: 916-341-6422
 Last EDR Contact: 08/12/2015
 Next Scheduled EDR Contact: 11/30/2015
 Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
 Date Data Arrived at EDR: 12/03/2007
 Date Made Active in Reports: 01/24/2008
 Number of Days to Update: 52

Source: Environmental Protection Agency
 Telephone: 703-308-8245
 Last EDR Contact: 05/01/2015
 Next Scheduled EDR Contact: 08/17/2015
 Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
 Date Data Arrived at EDR: 08/09/2004
 Date Made Active in Reports: 09/17/2004
 Number of Days to Update: 39

Source: Environmental Protection Agency
 Telephone: 800-424-9346
 Last EDR Contact: 06/09/2004
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009	Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009	Telephone: 415-947-4219
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 07/22/2015
Number of Days to Update: 137	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: No Update Planned

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 06/01/2015	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 06/02/2015	Telephone: 202-307-1000
Date Made Active in Reports: 09/16/2015	Last EDR Contact: 08/31/2015
Number of Days to Update: 106	Next Scheduled EDR Contact: 12/14/2015
	Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 08/03/2006	Telephone: 916-323-3400
Date Made Active in Reports: 08/24/2006	Last EDR Contact: 02/23/2009
Number of Days to Update: 21	Next Scheduled EDR Contact: 05/25/2009
	Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 08/03/2015	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 08/04/2015	Telephone: 916-323-3400
Date Made Active in Reports: 09/03/2015	Last EDR Contact: 08/04/2015
Number of Days to Update: 30	Next Scheduled EDR Contact: 11/16/2015
	Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 03/10/2015	Telephone: 916-255-6504
Date Made Active in Reports: 03/18/2015	Last EDR Contact: 08/07/2015
Number of Days to Update: 8	Next Scheduled EDR Contact: 10/28/2015
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
 Date Data Arrived at EDR: 08/30/1995
 Date Made Active in Reports: 09/26/1995
 Number of Days to Update: 27

Source: State Water Resources Control Board
 Telephone: 916-227-4364
 Last EDR Contact: 01/26/2009
 Next Scheduled EDR Contact: 04/27/2009
 Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/15/2015
 Date Data Arrived at EDR: 06/02/2015
 Date Made Active in Reports: 09/16/2015
 Number of Days to Update: 106

Source: Drug Enforcement Administration
 Telephone: 202-307-1000
 Last EDR Contact: 08/31/2015
 Next Scheduled EDR Contact: 12/14/2015
 Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

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

Date of Government Version: 06/01/1994
 Date Data Arrived at EDR: 07/07/2005
 Date Made Active in Reports: 08/11/2005
 Number of Days to Update: 35

Source: State Water Resources Control Board
 Telephone: N/A
 Last EDR Contact: 06/03/2005
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009
 Date Data Arrived at EDR: 09/23/2009
 Date Made Active in Reports: 10/01/2009
 Number of Days to Update: 8

Source: Department of Public Health
 Telephone: 707-463-4466
 Last EDR Contact: 06/01/2015
 Next Scheduled EDR Contact: 09/14/2015
 Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
 Date Data Arrived at EDR: 01/25/1991
 Date Made Active in Reports: 02/12/1991
 Number of Days to Update: 18

Source: State Water Resources Control Board
 Telephone: 916-341-5851
 Last EDR Contact: 07/26/2001
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: No Update Planned

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/31/1994
 Date Data Arrived at EDR: 09/05/1995
 Date Made Active in Reports: 09/29/1995
 Number of Days to Update: 24

Source: California Environmental Protection Agency
 Telephone: 916-341-5851
 Last EDR Contact: 12/28/1998
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 09/08/2015
 Date Data Arrived at EDR: 09/10/2015
 Date Made Active in Reports: 10/12/2015
 Number of Days to Update: 32

Source: Department of Toxic Substances Control
 Telephone: 916-323-3400
 Last EDR Contact: 09/08/2015
 Next Scheduled EDR Contact: 12/21/2015
 Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014
 Date Data Arrived at EDR: 03/18/2014
 Date Made Active in Reports: 04/24/2014
 Number of Days to Update: 37

Source: Environmental Protection Agency
 Telephone: 202-564-6023
 Last EDR Contact: 07/22/2015
 Next Scheduled EDR Contact: 11/09/2015
 Data Release Frequency: Varies

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 09/08/2015
 Date Data Arrived at EDR: 09/09/2015
 Date Made Active in Reports: 10/13/2015
 Number of Days to Update: 34

Source: DTSC and SWRCB
 Telephone: 916-323-3400
 Last EDR Contact: 09/09/2015
 Next Scheduled EDR Contact: 12/21/2015
 Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/24/2015
 Date Data Arrived at EDR: 06/26/2015
 Date Made Active in Reports: 09/02/2015
 Number of Days to Update: 68

Source: U.S. Department of Transportation
 Telephone: 202-366-4555
 Last EDR Contact: 06/26/2015
 Next Scheduled EDR Contact: 10/12/2015
 Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/15/2015
 Date Data Arrived at EDR: 07/28/2015
 Date Made Active in Reports: 08/03/2015
 Number of Days to Update: 6

Source: Office of Emergency Services
 Telephone: 916-845-8400
 Last EDR Contact: 07/28/2015
 Next Scheduled EDR Contact: 11/09/2015
 Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 09/14/2015
 Date Data Arrived at EDR: 09/15/2015
 Date Made Active in Reports: 10/13/2015
 Number of Days to Update: 28

Source: State Water Quality Control Board
 Telephone: 866-480-1028
 Last EDR Contact: 09/15/2015
 Next Scheduled EDR Contact: 12/28/2015
 Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 09/14/2015
 Date Data Arrived at EDR: 09/15/2015
 Date Made Active in Reports: 10/13/2015
 Number of Days to Update: 28

Source: State Water Resources Control Board
 Telephone: 866-480-1028
 Last EDR Contact: 09/15/2015
 Next Scheduled EDR Contact: 12/28/2015
 Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
 Date Data Arrived at EDR: 01/03/2013
 Date Made Active in Reports: 02/22/2013
 Number of Days to Update: 50

Source: FirstSearch
 Telephone: N/A
 Last EDR Contact: 01/03/2013
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: No Update Planned

Other Ascertainable Records

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

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/09/2015
 Date Data Arrived at EDR: 06/26/2015
 Date Made Active in Reports: 09/16/2015
 Number of Days to Update: 82

Source: Environmental Protection Agency
 Telephone: (415) 495-8895
 Last EDR Contact: 06/26/2015
 Next Scheduled EDR Contact: 10/12/2015
 Data Release Frequency: Varies

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
 Date Data Arrived at EDR: 07/08/2015
 Date Made Active in Reports: 10/13/2015
 Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
 Telephone: 202-528-4285
 Last EDR Contact: 09/11/2015
 Next Scheduled EDR Contact: 12/21/2015
 Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/14/2015
Number of Days to Update: 62	Next Scheduled EDR Contact: 10/28/2015
	Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005	Source: U.S. Geological Survey
Date Data Arrived at EDR: 02/06/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/14/2015
Number of Days to Update: 339	Next Scheduled EDR Contact: 10/28/2015
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2011	Telephone: 615-532-8599
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 05/21/2015
Number of Days to Update: 54	Next Scheduled EDR Contact: 08/31/2015
	Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/01/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/02/2015	Telephone: 202-566-1917
Date Made Active in Reports: 09/16/2015	Last EDR Contact: 08/12/2015
Number of Days to Update: 106	Next Scheduled EDR Contact: 11/30/2015
	Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 08/04/2015
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/23/2015
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/03/2015	Telephone: 703-308-4044
Date Made Active in Reports: 03/09/2015	Last EDR Contact: 05/14/2015
Number of Days to Update: 6	Next Scheduled EDR Contact: 08/24/2015
	Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012	Source: EPA
Date Data Arrived at EDR: 01/15/2015	Telephone: 202-260-5521
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 06/25/2015
Number of Days to Update: 14	Next Scheduled EDR Contact: 10/05/2015
	Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2013	Source: EPA
Date Data Arrived at EDR: 02/12/2015	Telephone: 202-566-0250
Date Made Active in Reports: 06/02/2015	Last EDR Contact: 01/29/2015
Number of Days to Update: 110	Next Scheduled EDR Contact: 06/08/2015
	Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 07/22/2015
Number of Days to Update: 77	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Annually

ROD: Records Of Decision

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

Date of Government Version: 11/25/2013	Source: EPA
Date Data Arrived at EDR: 12/12/2013	Telephone: 703-416-0223
Date Made Active in Reports: 02/24/2014	Last EDR Contact: 06/12/2015
Number of Days to Update: 74	Next Scheduled EDR Contact: 09/21/2015
	Data Release Frequency: Annually

RMP: Risk Management Plans

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 02/01/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/13/2015	Telephone: 202-564-8600
Date Made Active in Reports: 03/25/2015	Last EDR Contact: 07/22/2015
Number of Days to Update: 40	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 10/17/2014	Telephone: 202-564-6023
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 05/14/2015
Number of Days to Update: 3	Next Scheduled EDR Contact: 08/24/2015
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2014	Source: EPA
Date Data Arrived at EDR: 10/15/2014	Telephone: 202-566-0500
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 07/17/2015
Number of Days to Update: 33	Next Scheduled EDR Contact: 10/28/2015
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/23/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/06/2015	Telephone: 202-564-5088
Date Made Active in Reports: 03/09/2015	Last EDR Contact: 07/09/2015
Number of Days to Update: 31	Next Scheduled EDR Contact: 10/28/2015
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 05/20/2015
Number of Days to Update: 25	Next Scheduled EDR Contact: 09/07/2015
	Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 05/20/2015
Number of Days to Update: 25	Next Scheduled EDR Contact: 09/07/2015
	Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/26/2015	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 07/10/2015	Telephone: 301-415-7169
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 09/03/2015
Number of Days to Update: 95	Next Scheduled EDR Contact: 12/21/2015
	Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005	Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009	Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009	Last EDR Contact: 07/13/2015
Number of Days to Update: 76	Next Scheduled EDR Contact: 10/28/2015
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/10/2014	Telephone: N/A
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 06/12/2015
Number of Days to Update: 40	Next Scheduled EDR Contact: 09/21/2015
	Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011	Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 07/31/2015
Number of Days to Update: 83	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/07/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/09/2015	Telephone: 202-343-9775
Date Made Active in Reports: 09/16/2015	Last EDR Contact: 07/09/2015
Number of Days to Update: 69	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 08/07/2012	Telephone: 202-366-4595
Date Made Active in Reports: 09/18/2012	Last EDR Contact: 08/04/2015
Number of Days to Update: 42	Next Scheduled EDR Contact: 11/16/2015
	Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2014	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 04/17/2015	Telephone: Varies
Date Made Active in Reports: 06/02/2015	Last EDR Contact: 06/22/2015
Number of Days to Update: 46	Next Scheduled EDR Contact: 10/12/2015
	Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2013	Source: EPA/NTIS
Date Data Arrived at EDR: 02/24/2015	Telephone: 800-424-9346
Date Made Active in Reports: 09/30/2015	Last EDR Contact: 08/28/2015
Number of Days to Update: 218	Next Scheduled EDR Contact: 12/07/2015
	Data Release Frequency: Biennially

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 12/08/2006	Telephone: 202-208-3710
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/14/2015
Number of Days to Update: 34	Next Scheduled EDR Contact: 10/28/2015
	Data Release Frequency: Semi-Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010	Source: Department of Energy
Date Data Arrived at EDR: 10/07/2011	Telephone: 505-845-0011
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 05/26/2015
Number of Days to Update: 146	Next Scheduled EDR Contact: 09/07/2015
	Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/26/2014	Telephone: 703-603-8787
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 07/07/2015
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust.

Date of Government Version: 04/05/2001	Source: American Journal of Public Health
Date Data Arrived at EDR: 10/27/2010	Telephone: 703-305-6451
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/02/2009
Number of Days to Update: 36	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 07/22/2015	Source: EPA
Date Data Arrived at EDR: 07/24/2015	Telephone: 202-564-2496
Date Made Active in Reports: 09/02/2015	Last EDR Contact: 06/22/2015
Number of Days to Update: 40	Next Scheduled EDR Contact: 10/05/2015
	Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 07/22/2015	Source: EPA
Date Data Arrived at EDR: 07/24/2015	Telephone: 202-564-2496
Date Made Active in Reports: 09/02/2015	Last EDR Contact: 06/22/2015
Number of Days to Update: 40	Next Scheduled EDR Contact: 10/22/2015
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/14/2015	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 06/03/2015	Telephone: 303-231-5959
Date Made Active in Reports: 09/02/2015	Last EDR Contact: 09/01/2015
Number of Days to Update: 91	Next Scheduled EDR Contact: 12/14/2015
	Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005	Source: USGS
Date Data Arrived at EDR: 02/29/2008	Telephone: 703-648-7709
Date Made Active in Reports: 04/18/2008	Last EDR Contact: 06/05/2015
Number of Days to Update: 49	Next Scheduled EDR Contact: 09/14/2015
	Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 06/05/2015
Number of Days to Update: 97	Next Scheduled EDR Contact: 09/14/2015
	Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/18/2015	Source: EPA
Date Data Arrived at EDR: 02/27/2015	Telephone: (415) 947-8000
Date Made Active in Reports: 03/25/2015	Last EDR Contact: 06/10/2015
Number of Days to Update: 26	Next Scheduled EDR Contact: 09/21/2015
	Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989	Source: Department of Health Services
Date Data Arrived at EDR: 07/27/1994	Telephone: 916-255-2118
Date Made Active in Reports: 08/02/1994	Last EDR Contact: 05/31/1994
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/24/2015
 Date Data Arrived at EDR: 06/26/2015
 Date Made Active in Reports: 07/14/2015
 Number of Days to Update: 18

Source: CAL EPA/Office of Emergency Information
 Telephone: 916-323-3400
 Last EDR Contact: 06/26/2015
 Next Scheduled EDR Contact: 10/12/2015
 Data Release Frequency: Quarterly

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/10/2015
 Date Data Arrived at EDR: 08/27/2015
 Date Made Active in Reports: 10/01/2015
 Number of Days to Update: 35

Source: Department of Toxic Substance Control
 Telephone: 916-327-4498
 Last EDR Contact: 09/03/2015
 Next Scheduled EDR Contact: 12/21/2015
 Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2012
 Date Data Arrived at EDR: 03/25/2014
 Date Made Active in Reports: 04/28/2014
 Number of Days to Update: 34

Source: California Air Resources Board
 Telephone: 916-322-2990
 Last EDR Contact: 06/25/2015
 Next Scheduled EDR Contact: 10/05/2015
 Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 08/24/2015
 Date Data Arrived at EDR: 08/26/2015
 Date Made Active in Reports: 10/01/2015
 Number of Days to Update: 36

Source: State Water Resources Control Board
 Telephone: 916-445-9379
 Last EDR Contact: 08/24/2015
 Next Scheduled EDR Contact: 11/09/2015
 Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 08/03/2015
 Date Data Arrived at EDR: 08/06/2015
 Date Made Active in Reports: 09/03/2015
 Number of Days to Update: 28

Source: Department of Toxic Substances Control
 Telephone: 916-255-3628
 Last EDR Contact: 07/24/2015
 Next Scheduled EDR Contact: 11/09/2015
 Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 08/17/2015
 Date Data Arrived at EDR: 08/18/2015
 Date Made Active in Reports: 09/03/2015
 Number of Days to Update: 16

Source: California Integrated Waste Management Board
 Telephone: 916-341-6066
 Last EDR Contact: 08/14/2015
 Next Scheduled EDR Contact: 11/30/2015
 Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2013
 Date Data Arrived at EDR: 10/15/2014
 Date Made Active in Reports: 11/19/2014
 Number of Days to Update: 35

Source: California Environmental Protection Agency
 Telephone: 916-255-1136
 Last EDR Contact: 07/17/2015
 Next Scheduled EDR Contact: 10/28/2015
 Data Release Frequency: Annually

HIST CORTESE: Hazardous Waste & Substance Site List

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

Date of Government Version: 04/01/2001
 Date Data Arrived at EDR: 01/22/2009
 Date Made Active in Reports: 04/08/2009
 Number of Days to Update: 76

Source: Department of Toxic Substances Control
 Telephone: 916-323-3400
 Last EDR Contact: 01/22/2009
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/24/2015
 Date Data Arrived at EDR: 08/26/2015
 Date Made Active in Reports: 10/01/2015
 Number of Days to Update: 36

Source: Department of Toxic Substances Control
 Telephone: 916-323-3400
 Last EDR Contact: 08/26/2015
 Next Scheduled EDR Contact: 12/07/2015
 Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/13/2015
 Date Data Arrived at EDR: 07/14/2015
 Date Made Active in Reports: 08/03/2015
 Number of Days to Update: 20

Source: Department of Toxic Substances Control
 Telephone: 916-440-7145
 Last EDR Contact: 07/14/2015
 Next Scheduled EDR Contact: 10/28/2015
 Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 09/14/2015
 Date Data Arrived at EDR: 09/15/2015
 Date Made Active in Reports: 10/14/2015
 Number of Days to Update: 29

Source: Department of Conservation
 Telephone: 916-322-1080
 Last EDR Contact: 09/15/2015
 Next Scheduled EDR Contact: 12/28/2015
 Data Release Frequency: Varies

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 09/03/2015
 Date Data Arrived at EDR: 09/09/2015
 Date Made Active in Reports: 10/12/2015
 Number of Days to Update: 33

Source: Department of Public Health
 Telephone: 916-558-1784
 Last EDR Contact: 09/09/2015
 Next Scheduled EDR Contact: 12/21/2015
 Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/17/2015
 Date Data Arrived at EDR: 08/18/2015
 Date Made Active in Reports: 09/11/2015
 Number of Days to Update: 24

Source: State Water Resources Control Board
 Telephone: 916-445-9379
 Last EDR Contact: 08/18/2015
 Next Scheduled EDR Contact: 11/30/2015
 Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 09/08/2015
 Date Data Arrived at EDR: 09/09/2015
 Date Made Active in Reports: 10/12/2015
 Number of Days to Update: 33

Source: Department of Pesticide Regulation
 Telephone: 916-445-4038
 Last EDR Contact: 09/09/2015
 Next Scheduled EDR Contact: 12/21/2015
 Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 09/14/2015
 Date Data Arrived at EDR: 09/15/2015
 Date Made Active in Reports: 10/14/2015
 Number of Days to Update: 29

Source: Department of Conservation
 Telephone: 916-323-3836
 Last EDR Contact: 09/15/2015
 Next Scheduled EDR Contact: 12/28/2015
 Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 08/04/2015
 Date Data Arrived at EDR: 08/25/2015
 Date Made Active in Reports: 10/05/2015
 Number of Days to Update: 41

Source: State Water Resources Control Board
 Telephone: 916-445-3846
 Last EDR Contact: 10/05/2015
 Next Scheduled EDR Contact: 01/04/2016
 Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 07/23/2015
 Date Data Arrived at EDR: 09/15/2015
 Date Made Active in Reports: 10/13/2015
 Number of Days to Update: 28

Source: Department of Conservation
 Telephone: 916-445-2408
 Last EDR Contact: 09/15/2015
 Next Scheduled EDR Contact: 12/28/2015
 Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water board's review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 04/15/2015
 Date Data Arrived at EDR: 04/17/2015
 Date Made Active in Reports: 06/23/2015
 Number of Days to Update: 67

Source: RWQCB, Central Valley Region
 Telephone: 559-445-5577
 Last EDR Contact: 07/13/2015
 Next Scheduled EDR Contact: 10/28/2015
 Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/19/2007
 Date Data Arrived at EDR: 06/20/2007
 Date Made Active in Reports: 06/29/2007
 Number of Days to Update: 9

Source: State Water Resources Control Board
 Telephone: 916-341-5227
 Last EDR Contact: 05/20/2015
 Next Scheduled EDR Contact: 09/07/2015
 Data Release Frequency: Quarterly

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
 Date Data Arrived at EDR: 07/21/2009
 Date Made Active in Reports: 08/03/2009
 Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
 Telephone: 213-576-6726
 Last EDR Contact: 06/22/2015
 Next Scheduled EDR Contact: 10/12/2015
 Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
 Date Data Arrived at EDR: N/A
 Date Made Active in Reports: N/A
 Number of Days to Update: N/A

Source: EDR, Inc.
 Telephone: N/A
 Last EDR Contact: N/A
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: No Update Planned

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
 Date Data Arrived at EDR: N/A
 Date Made Active in Reports: N/A
 Number of Days to Update: N/A

Source: EDR, Inc.
 Telephone: N/A
 Last EDR Contact: N/A
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
 Date Data Arrived at EDR: N/A
 Date Made Active in Reports: N/A
 Number of Days to Update: N/A

Source: EDR, Inc.
 Telephone: N/A
 Last EDR Contact: N/A
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
 Date Data Arrived at EDR: 07/01/2013
 Date Made Active in Reports: 01/13/2014
 Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
 Telephone: N/A
 Last EDR Contact: 06/01/2012
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
 Date Data Arrived at EDR: 07/01/2013
 Date Made Active in Reports: 12/30/2013
 Number of Days to Update: 182

Source: State Water Resources Control Board
 Telephone: N/A
 Last EDR Contact: 06/01/2012
 Next Scheduled EDR Contact: N/A
 Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 07/21/2015
 Date Data Arrived at EDR: 07/24/2015
 Date Made Active in Reports: 08/05/2015
 Number of Days to Update: 12

Source: Alameda County Environmental Health Services
 Telephone: 510-567-6700
 Last EDR Contact: 08/10/2015
 Next Scheduled EDR Contact: 10/28/2015
 Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 07/21/2015
 Date Data Arrived at EDR: 07/22/2015
 Date Made Active in Reports: 08/03/2015
 Number of Days to Update: 12

Source: Alameda County Environmental Health Services
 Telephone: 510-567-6700
 Last EDR Contact: 07/13/2015
 Next Scheduled EDR Contact: 10/28/2015
 Data Release Frequency: Semi-Annually

AMADOR COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

Cupa Facility List

Date of Government Version: 08/24/2015
 Date Data Arrived at EDR: 09/08/2015
 Date Made Active in Reports: 10/13/2015
 Number of Days to Update: 35

Source: Amador County Environmental Health
 Telephone: 209-223-6439
 Last EDR Contact: 09/08/2015
 Next Scheduled EDR Contact: 12/21/2015
 Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing

Cupa facility list.

Date of Government Version: 11/20/2014
 Date Data Arrived at EDR: 11/24/2014
 Date Made Active in Reports: 01/07/2015
 Number of Days to Update: 44

Source: Public Health Department
 Telephone: 530-538-7149
 Last EDR Contact: 07/13/2015
 Next Scheduled EDR Contact: 10/28/2015
 Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing

Cupa Facility Listing

Date of Government Version: 07/15/2015
 Date Data Arrived at EDR: 07/17/2015
 Date Made Active in Reports: 08/03/2015
 Number of Days to Update: 17

Source: Calveras County Environmental Health
 Telephone: 209-754-6399
 Last EDR Contact: 06/22/2015
 Next Scheduled EDR Contact: 10/12/2015
 Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 06/08/2015
 Date Data Arrived at EDR: 09/22/2015
 Date Made Active in Reports: 10/14/2015
 Number of Days to Update: 22

Source: Health & Human Services
 Telephone: 530-458-0396
 Last EDR Contact: 09/11/2015
 Next Scheduled EDR Contact: 11/23/2015
 Data Release Frequency: Varies

CONTRA COSTA COUNTY:

Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 08/24/2015
 Date Data Arrived at EDR: 08/25/2015
 Date Made Active in Reports: 10/01/2015
 Number of Days to Update: 37

Source: Contra Costa Health Services Department
 Telephone: 925-646-2286
 Last EDR Contact: 08/03/2015
 Next Scheduled EDR Contact: 11/16/2015
 Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

Cupa Facility list

Date of Government Version: 05/20/2015
 Date Data Arrived at EDR: 08/03/2015
 Date Made Active in Reports: 09/03/2015
 Number of Days to Update: 31

Source: Del Norte County Environmental Health Division
 Telephone: 707-465-0426
 Last EDR Contact: 07/31/2015
 Next Scheduled EDR Contact: 11/16/2015
 Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 09/23/2015
 Date Data Arrived at EDR: 09/25/2015
 Date Made Active in Reports: 10/15/2015
 Number of Days to Update: 20

Source: El Dorado County Environmental Management Department
 Telephone: 530-621-6623
 Last EDR Contact: 08/03/2015
 Next Scheduled EDR Contact: 11/16/2015
 Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 07/13/2015
 Date Data Arrived at EDR: 07/14/2015
 Date Made Active in Reports: 08/03/2015
 Number of Days to Update: 20

Source: Dept. of Community Health
 Telephone: 559-445-3271
 Last EDR Contact: 07/06/2015
 Next Scheduled EDR Contact: 10/19/2015
 Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 08/04/2015
 Date Data Arrived at EDR: 08/07/2015
 Date Made Active in Reports: 09/03/2015
 Number of Days to Update: 27

Source: Humboldt County Environmental Health
 Telephone: N/A
 Last EDR Contact: 08/24/2015
 Next Scheduled EDR Contact: 12/07/2015
 Data Release Frequency: Varies

IMPERIAL COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 08/11/2015
 Date Data Arrived at EDR: 08/14/2015
 Date Made Active in Reports: 09/03/2015
 Number of Days to Update: 20

Source: San Diego Border Field Office
 Telephone: 760-339-2777
 Last EDR Contact: 08/07/2015
 Next Scheduled EDR Contact: 11/09/2015
 Data Release Frequency: Varies

INYO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

Cupa facility list.

Date of Government Version: 09/10/2013
 Date Data Arrived at EDR: 09/11/2013
 Date Made Active in Reports: 10/14/2013
 Number of Days to Update: 33

Source: Inyo County Environmental Health Services
 Telephone: 760-878-0238
 Last EDR Contact: 05/21/2015
 Next Scheduled EDR Contact: 09/07/2015
 Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 05/19/2015
 Date Data Arrived at EDR: 06/18/2015
 Date Made Active in Reports: 07/22/2015
 Number of Days to Update: 34

Source: Kern County Environment Health Services Department
 Telephone: 661-862-8700
 Last EDR Contact: 08/07/2015
 Next Scheduled EDR Contact: 11/23/2015
 Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/25/2015
 Date Data Arrived at EDR: 08/27/2015
 Date Made Active in Reports: 09/30/2015
 Number of Days to Update: 34

Source: Kings County Department of Public Health
 Telephone: 559-584-1411
 Last EDR Contact: 08/24/2015
 Next Scheduled EDR Contact: 12/07/2015
 Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 08/11/2015
 Date Data Arrived at EDR: 08/14/2015
 Date Made Active in Reports: 09/03/2015
 Number of Days to Update: 20

Source: Lake County Environmental Health
 Telephone: 707-263-1164
 Last EDR Contact: 07/20/2015
 Next Scheduled EDR Contact: 11/02/2015
 Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern

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

Date of Government Version: 03/30/2009
 Date Data Arrived at EDR: 03/31/2009
 Date Made Active in Reports: 10/23/2009
 Number of Days to Update: 206

Source: EPA Region 9
 Telephone: 415-972-3178
 Last EDR Contact: 06/17/2015
 Next Scheduled EDR Contact: 10/05/2015
 Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 11/24/2014	Source: Department of Public Works
Date Data Arrived at EDR: 01/30/2015	Telephone: 626-458-3517
Date Made Active in Reports: 03/04/2015	Last EDR Contact: 07/10/2015
Number of Days to Update: 33	Next Scheduled EDR Contact: 10/28/2015
	Data Release Frequency: Semi-Annually

List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/20/2015	Source: La County Department of Public Works
Date Data Arrived at EDR: 07/21/2015	Telephone: 818-458-5185
Date Made Active in Reports: 08/03/2015	Last EDR Contact: 07/21/2015
Number of Days to Update: 13	Next Scheduled EDR Contact: 11/02/2015
	Data Release Frequency: Varies

City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2015	Source: Engineering & Construction Division
Date Data Arrived at EDR: 07/27/2015	Telephone: 213-473-7869
Date Made Active in Reports: 08/10/2015	Last EDR Contact: 07/20/2015
Number of Days to Update: 14	Next Scheduled EDR Contact: 11/02/2015
	Data Release Frequency: Varies

Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/15/2015	Source: Community Health Services
Date Data Arrived at EDR: 01/29/2015	Telephone: 323-890-7806
Date Made Active in Reports: 03/10/2015	Last EDR Contact: 07/15/2015
Number of Days to Update: 40	Next Scheduled EDR Contact: 11/02/2015
	Data Release Frequency: Annually

City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 03/30/2015	Source: City of El Segundo Fire Department
Date Data Arrived at EDR: 04/02/2015	Telephone: 310-524-2236
Date Made Active in Reports: 04/13/2015	Last EDR Contact: 07/17/2015
Number of Days to Update: 11	Next Scheduled EDR Contact: 11/02/2015
	Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/03/2015	Source: City of Long Beach Fire Department
Date Data Arrived at EDR: 05/26/2015	Telephone: 562-570-2563
Date Made Active in Reports: 06/11/2015	Last EDR Contact: 07/27/2015
Number of Days to Update: 16	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Annually

City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 06/03/2015	Source: City of Torrance Fire Department
Date Data Arrived at EDR: 06/04/2015	Telephone: 310-618-2973
Date Made Active in Reports: 07/06/2015	Last EDR Contact: 06/04/2015
Number of Days to Update: 32	Next Scheduled EDR Contact: 10/28/2015
	Data Release Frequency: Semi-Annually

MADERA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 09/15/2015	Source: Madera County Environmental Health
Date Data Arrived at EDR: 09/17/2015	Telephone: 559-675-7823
Date Made Active in Reports: 10/14/2015	Last EDR Contact: 08/24/2015
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/07/2015
	Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 10/05/2015	Source: Public Works Department Waste Management
Date Data Arrived at EDR: 10/08/2015	Telephone: 415-499-6647
Date Made Active in Reports: 10/15/2015	Last EDR Contact: 10/05/2015
Number of Days to Update: 7	Next Scheduled EDR Contact: 01/18/2016
	Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 05/22/2015	Source: Merced County Environmental Health
Date Data Arrived at EDR: 05/26/2015	Telephone: 209-381-1094
Date Made Active in Reports: 06/05/2015	Last EDR Contact: 05/22/2015
Number of Days to Update: 30	Next Scheduled EDR Contact: 09/07/2015
	Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List

CUPA Facility List

Date of Government Version: 09/02/2015	Source: Mono County Health Department
Date Data Arrived at EDR: 09/04/2015	Telephone: 760-932-5580
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 08/31/2015
Number of Days to Update: 39	Next Scheduled EDR Contact: 12/14/2015
	Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/30/2015	Source: Monterey County Health Department
Date Data Arrived at EDR: 07/07/2015	Telephone: 831-796-1297
Date Made Active in Reports: 07/16/2015	Last EDR Contact: 05/26/2015
Number of Days to Update: 9	Next Scheduled EDR Contact: 09/07/2015
	Data Release Frequency: Varies

NAPA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011	Source: Napa County Department of Environmental Management
Date Data Arrived at EDR: 12/06/2011	Telephone: 707-253-4269
Date Made Active in Reports: 02/07/2012	Last EDR Contact: 06/01/2015
Number of Days to Update: 63	Next Scheduled EDR Contact: 09/14/2015
	Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008	Source: Napa County Department of Environmental Management
Date Data Arrived at EDR: 01/16/2008	Telephone: 707-253-4269
Date Made Active in Reports: 02/08/2008	Last EDR Contact: 06/01/2015
Number of Days to Update: 23	Next Scheduled EDR Contact: 09/14/2015
	Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 06/03/2015	Source: Community Development Agency
Date Data Arrived at EDR: 06/04/2015	Telephone: 530-265-1467
Date Made Active in Reports: 07/22/2015	Last EDR Contact: 07/31/2015
Number of Days to Update: 48	Next Scheduled EDR Contact: 11/16/2015
	Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 08/01/2015	Source: Health Care Agency
Date Data Arrived at EDR: 08/10/2015	Telephone: 714-834-3446
Date Made Active in Reports: 09/03/2015	Last EDR Contact: 08/06/2015
Number of Days to Update: 24	Next Scheduled EDR Contact: 11/23/2015
	Data Release Frequency: Annually

List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/03/2015	Source: Health Care Agency
Date Data Arrived at EDR: 08/10/2015	Telephone: 714-834-3446
Date Made Active in Reports: 09/11/2015	Last EDR Contact: 05/06/2015
Number of Days to Update: 32	Next Scheduled EDR Contact: 08/24/2015
	Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 08/01/2015	Source: Health Care Agency
Date Data Arrived at EDR: 08/11/2015	Telephone: 714-834-3446
Date Made Active in Reports: 09/03/2015	Last EDR Contact: 08/11/2015
Number of Days to Update: 23	Next Scheduled EDR Contact: 11/23/2015
	Data Release Frequency: Quarterly

PLACER COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 09/08/2015	Source: Placer County Health and Human Services
Date Data Arrived at EDR: 09/08/2015	Telephone: 530-745-2363
Date Made Active in Reports: 10/14/2015	Last EDR Contact: 09/08/2015
Number of Days to Update: 36	Next Scheduled EDR Contact: 12/21/2015
	Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/15/2015	Source: Department of Environmental Health
Date Data Arrived at EDR: 07/17/2015	Telephone: 951-358-5055
Date Made Active in Reports: 08/03/2015	Last EDR Contact: 06/22/2015
Number of Days to Update: 17	Next Scheduled EDR Contact: 10/05/2015
	Data Release Frequency: Quarterly

Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 07/15/2015	Source: Department of Environmental Health
Date Data Arrived at EDR: 07/17/2015	Telephone: 951-358-5055
Date Made Active in Reports: 08/03/2015	Last EDR Contact: 06/22/2015
Number of Days to Update: 17	Next Scheduled EDR Contact: 10/05/2015
	Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 05/07/2015	Source: Sacramento County Environmental Management
Date Data Arrived at EDR: 07/24/2015	Telephone: 916-875-8406
Date Made Active in Reports: 08/03/2015	Last EDR Contact: 07/22/2015
Number of Days to Update: 10	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Quarterly

Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/07/2015	Source: Sacramento County Environmental Management
Date Data Arrived at EDR: 07/27/2015	Telephone: 916-875-8406
Date Made Active in Reports: 08/03/2015	Last EDR Contact: 07/22/2015
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/30/2015
 Date Data Arrived at EDR: 07/07/2015
 Date Made Active in Reports: 07/14/2015
 Number of Days to Update: 7

Source: San Bernardino County Fire Department Hazardous Materials Division
 Telephone: 909-387-3041
 Last EDR Contact: 08/10/2015
 Next Scheduled EDR Contact: 11/23/2015
 Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/23/2013
 Date Data Arrived at EDR: 09/24/2013
 Date Made Active in Reports: 10/17/2013
 Number of Days to Update: 23

Source: Hazardous Materials Management Division
 Telephone: 619-338-2268
 Last EDR Contact: 06/05/2015
 Next Scheduled EDR Contact: 09/21/2015
 Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2014
 Date Data Arrived at EDR: 11/21/2014
 Date Made Active in Reports: 12/29/2014
 Number of Days to Update: 38

Source: Department of Health Services
 Telephone: 619-338-2209
 Last EDR Contact: 07/22/2015
 Next Scheduled EDR Contact: 11/09/2015
 Data Release Frequency: Varies

Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
 Date Data Arrived at EDR: 06/15/2010
 Date Made Active in Reports: 07/09/2010
 Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
 Telephone: 619-338-2371
 Last EDR Contact: 06/03/2015
 Next Scheduled EDR Contact: 09/21/2015
 Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
 Date Data Arrived at EDR: 09/19/2008
 Date Made Active in Reports: 09/29/2008
 Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
 Telephone: 415-252-3920
 Last EDR Contact: 08/06/2015
 Next Scheduled EDR Contact: 11/23/2015
 Data Release Frequency: Quarterly

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
 Date Data Arrived at EDR: 03/10/2011
 Date Made Active in Reports: 03/15/2011
 Number of Days to Update: 5

Source: Department of Public Health
 Telephone: 415-252-3920
 Last EDR Contact: 08/06/2015
 Next Scheduled EDR Contact: 11/23/2015
 Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 09/23/2015
 Date Data Arrived at EDR: 09/25/2015
 Date Made Active in Reports: 10/15/2015
 Number of Days to Update: 20

Source: Environmental Health Department
 Telephone: N/A
 Last EDR Contact: 09/21/2015
 Next Scheduled EDR Contact: 01/04/2016
 Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 08/25/2015
 Date Data Arrived at EDR: 08/27/2015
 Date Made Active in Reports: 09/30/2015
 Number of Days to Update: 34

Source: San Luis Obispo County Public Health Department
 Telephone: 805-781-5596
 Last EDR Contact: 08/24/2015
 Next Scheduled EDR Contact: 12/07/2015
 Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 07/20/2015
 Date Data Arrived at EDR: 07/22/2015
 Date Made Active in Reports: 08/03/2015
 Number of Days to Update: 12

Source: San Mateo County Environmental Health Services Division
 Telephone: 650-363-1921
 Last EDR Contact: 06/15/2015
 Next Scheduled EDR Contact: 09/28/2015
 Data Release Frequency: Annually

Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 06/10/2015
 Date Data Arrived at EDR: 06/16/2015
 Date Made Active in Reports: 07/14/2015
 Number of Days to Update: 28

Source: San Mateo County Environmental Health Services Division
 Telephone: 650-363-1921
 Last EDR Contact: 06/10/2015
 Next Scheduled EDR Contact: 06/29/2015
 Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
 Date Data Arrived at EDR: 09/09/2011
 Date Made Active in Reports: 10/07/2011
 Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
 Telephone: 805-686-8167
 Last EDR Contact: 05/22/2015
 Next Scheduled EDR Contact: 09/07/2015
 Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List

Cupa facility list

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/10/2015
 Date Data Arrived at EDR: 06/16/2015
 Date Made Active in Reports: 07/10/2015
 Number of Days to Update: 24

Source: Department of Environmental Health
 Telephone: 408-918-1973
 Last EDR Contact: 06/05/2015
 Next Scheduled EDR Contact: 09/07/2015
 Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
 Date Data Arrived at EDR: 03/30/2005
 Date Made Active in Reports: 04/21/2005
 Number of Days to Update: 22

Source: Santa Clara Valley Water District
 Telephone: 408-265-2600
 Last EDR Contact: 03/23/2009
 Next Scheduled EDR Contact: 06/22/2009
 Data Release Frequency: No Update Planned

LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
 Date Data Arrived at EDR: 03/05/2014
 Date Made Active in Reports: 03/18/2014
 Number of Days to Update: 13

Source: Department of Environmental Health
 Telephone: 408-918-3417
 Last EDR Contact: 06/01/2015
 Next Scheduled EDR Contact: 09/14/2015
 Data Release Frequency: Annually

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 08/10/2015
 Date Data Arrived at EDR: 08/14/2015
 Date Made Active in Reports: 09/03/2015
 Number of Days to Update: 20

Source: City of San Jose Fire Department
 Telephone: 408-535-7694
 Last EDR Contact: 08/07/2015
 Next Scheduled EDR Contact: 11/23/2015
 Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List

CUPA facility listing.

Date of Government Version: 08/25/2015
 Date Data Arrived at EDR: 08/26/2015
 Date Made Active in Reports: 10/01/2015
 Number of Days to Update: 36

Source: Santa Cruz County Environmental Health
 Telephone: 831-464-2761
 Last EDR Contact: 08/24/2015
 Next Scheduled EDR Contact: 12/07/2015
 Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 06/12/2015
 Date Data Arrived at EDR: 06/16/2015
 Date Made Active in Reports: 07/10/2015
 Number of Days to Update: 24

Source: Shasta County Department of Resource Management
 Telephone: 530-225-5789
 Last EDR Contact: 05/26/2015
 Next Scheduled EDR Contact: 09/07/2015
 Data Release Frequency: Varies

SOLANO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/19/2015
 Date Data Arrived at EDR: 06/24/2015
 Date Made Active in Reports: 07/14/2015
 Number of Days to Update: 20

Source: Solano County Department of Environmental Management
 Telephone: 707-784-6770
 Last EDR Contact: 06/10/2015
 Next Scheduled EDR Contact: 09/28/2015
 Data Release Frequency: Quarterly

Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 09/02/2015
 Date Data Arrived at EDR: 09/18/2015
 Date Made Active in Reports: 10/15/2015
 Number of Days to Update: 27

Source: Solano County Department of Environmental Management
 Telephone: 707-784-6770
 Last EDR Contact: 09/10/2015
 Next Scheduled EDR Contact: 12/28/2015
 Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List

Cupa Facility list

Date of Government Version: 06/22/2015
 Date Data Arrived at EDR: 06/26/2015
 Date Made Active in Reports: 07/14/2015
 Number of Days to Update: 18

Source: County of Sonoma Fire & Emergency Services Department
 Telephone: 707-565-1174
 Last EDR Contact: 06/22/2015
 Next Scheduled EDR Contact: 10/12/2015
 Data Release Frequency: Varies

Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/01/2015
 Date Data Arrived at EDR: 07/07/2015
 Date Made Active in Reports: 07/14/2015
 Number of Days to Update: 7

Source: Department of Health Services
 Telephone: 707-565-6565
 Last EDR Contact: 06/22/2015
 Next Scheduled EDR Contact: 10/12/2015
 Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 06/05/2015
 Date Data Arrived at EDR: 06/09/2015
 Date Made Active in Reports: 07/06/2015
 Number of Days to Update: 27

Source: Sutter County Department of Agriculture
 Telephone: 530-822-7500
 Last EDR Contact: 06/05/2015
 Next Scheduled EDR Contact: 09/21/2015
 Data Release Frequency: Semi-Annually

TUOLUMNE COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 07/13/2015
 Date Data Arrived at EDR: 07/28/2015
 Date Made Active in Reports: 08/03/2015
 Number of Days to Update: 6

Source: Division of Environmental Health
 Telephone: 209-533-5633
 Last EDR Contact: 07/24/2015
 Next Scheduled EDR Contact: 11/09/2015
 Data Release Frequency: Varies

VENTURA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 07/27/2015	Source: Ventura County Environmental Health Division
Date Data Arrived at EDR: 08/17/2015	Telephone: 805-654-2813
Date Made Active in Reports: 09/03/2015	Last EDR Contact: 08/12/2015
Number of Days to Update: 17	Next Scheduled EDR Contact: 11/30/2015
	Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011	Source: Environmental Health Division
Date Data Arrived at EDR: 12/01/2011	Telephone: 805-654-2813
Date Made Active in Reports: 01/19/2012	Last EDR Contact: 06/26/2015
Number of Days to Update: 49	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008	Source: Environmental Health Division
Date Data Arrived at EDR: 06/24/2008	Telephone: 805-654-2813
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 08/12/2015
Number of Days to Update: 37	Next Scheduled EDR Contact: 11/30/2015
	Data Release Frequency: Quarterly

Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 07/27/2015	Source: Ventura County Resource Management Agency
Date Data Arrived at EDR: 07/29/2015	Telephone: 805-654-2813
Date Made Active in Reports: 09/03/2015	Last EDR Contact: 07/27/2015
Number of Days to Update: 36	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/26/2015	Source: Environmental Health Division
Date Data Arrived at EDR: 09/15/2015	Telephone: 805-654-2813
Date Made Active in Reports: 10/15/2015	Last EDR Contact: 09/15/2015
Number of Days to Update: 30	Next Scheduled EDR Contact: 12/28/2015
	Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 07/08/2015	Source: Yolo County Department of Health
Date Data Arrived at EDR: 07/13/2015	Telephone: 530-666-8646
Date Made Active in Reports: 07/22/2015	Last EDR Contact: 07/06/2015
Number of Days to Update: 9	Next Scheduled EDR Contact: 10/05/2015
	Data Release Frequency: Annually

YUBA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 08/04/2015
 Date Data Arrived at EDR: 08/07/2015
 Date Made Active in Reports: 09/03/2015
 Number of Days to Update: 27

Source: Yuba County Environmental Health Department
 Telephone: 530-749-7523
 Last EDR Contact: 07/31/2015
 Next Scheduled EDR Contact: 11/16/2015
 Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
 Date Data Arrived at EDR: 08/19/2013
 Date Made Active in Reports: 10/03/2013
 Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
 Telephone: 860-424-3375
 Last EDR Contact: 05/18/2015
 Next Scheduled EDR Contact: 08/31/2015
 Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2013
 Date Data Arrived at EDR: 07/17/2015
 Date Made Active in Reports: 08/12/2015
 Number of Days to Update: 26

Source: Department of Environmental Protection
 Telephone: N/A
 Last EDR Contact: 07/13/2015
 Next Scheduled EDR Contact: 10/28/2015
 Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 08/01/2015
 Date Data Arrived at EDR: 08/06/2015
 Date Made Active in Reports: 08/24/2015
 Number of Days to Update: 18

Source: Department of Environmental Conservation
 Telephone: 518-402-8651
 Last EDR Contact: 08/06/2015
 Next Scheduled EDR Contact: 11/16/2015
 Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2014
 Date Data Arrived at EDR: 07/24/2015
 Date Made Active in Reports: 08/18/2015
 Number of Days to Update: 25

Source: Department of Environmental Protection
 Telephone: 717-783-8990
 Last EDR Contact: 07/20/2015
 Next Scheduled EDR Contact: 11/02/2015
 Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2013
 Date Data Arrived at EDR: 06/19/2015
 Date Made Active in Reports: 07/15/2015
 Number of Days to Update: 26

Source: Department of Environmental Management
 Telephone: 401-222-2797
 Last EDR Contact: 05/26/2015
 Next Scheduled EDR Contact: 09/07/2015
 Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2014

Date Data Arrived at EDR: 03/19/2015

Date Made Active in Reports: 04/07/2015

Number of Days to Update: 19

Source: Department of Natural Resources

Telephone: N/A

Last EDR Contact: 06/11/2015

Next Scheduled EDR Contact: 09/28/2015

Data Release Frequency: Annually

Oil/Gas Pipelines

Source: PennWell Corporation

Telephone: 281-546-1505

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation

Telephone: 800-823-6277

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-654-9990

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM**TARGET PROPERTY ADDRESS**

209537002
101 BAYVIEW PLACE
NEWPORT BEACH, CA 92660

TARGET PROPERTY COORDINATES

Latitude (North):	33.6567 - 33° 39' 24.12"
Longitude (West):	117.8685 - 117° 52' 6.60"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	419471.7
UTM Y (Meters):	3724237.5
Elevation:	57 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5640942 TUSTIN, CA
Version Date:	2012

Northwest Map:	5640950 NEWPORT BEACH, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

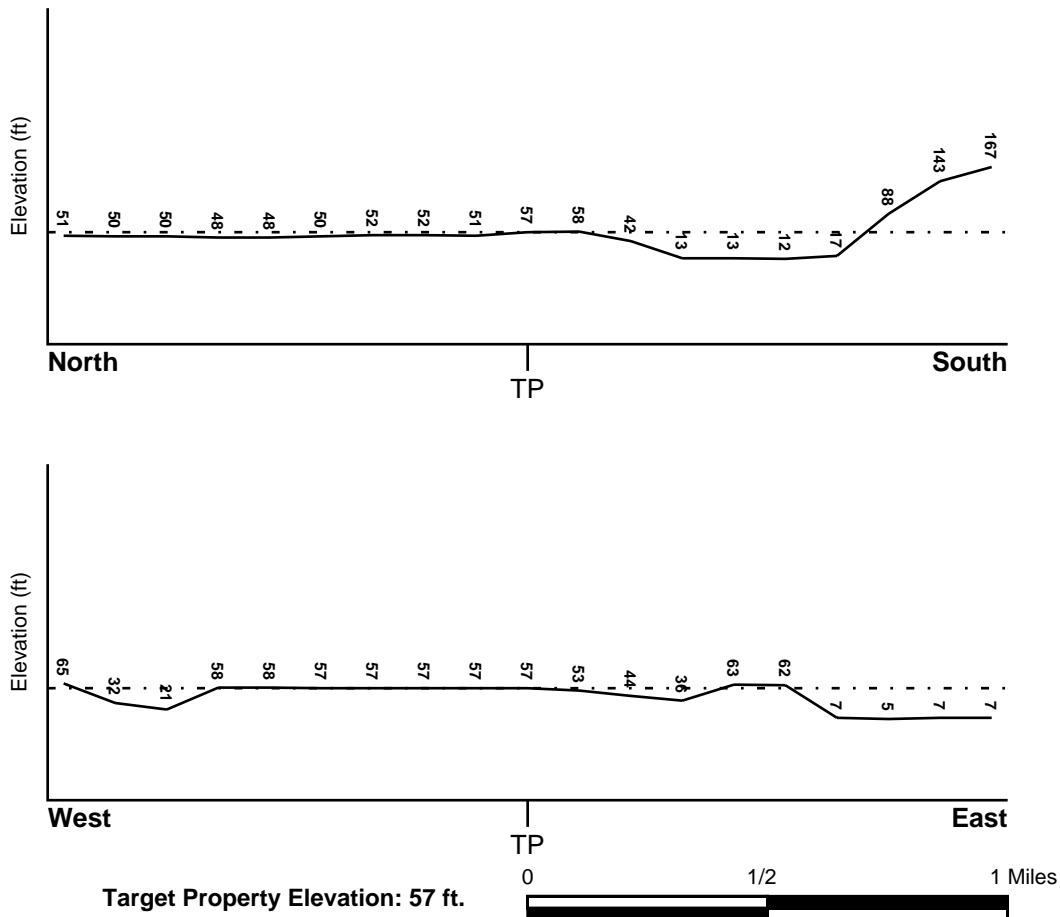
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Target Property County</u>	FEMA Flood <u>Electronic Data</u>
ORANGE, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 06059C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	NWI Electronic <u>Data Coverage</u>
TUSTIN	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
1	1/4 - 1/2 Mile NW	SSE
2	1/4 - 1/2 Mile NE	WNW
3	1/4 - 1/2 Mile NW	Not Reported
4	1/2 - 1 Mile North	W
6	1/2 - 1 Mile North	E
7	1/2 - 1 Mile NNE	WSW

For additional site information, refer to Physical Setting Source Map Findings.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

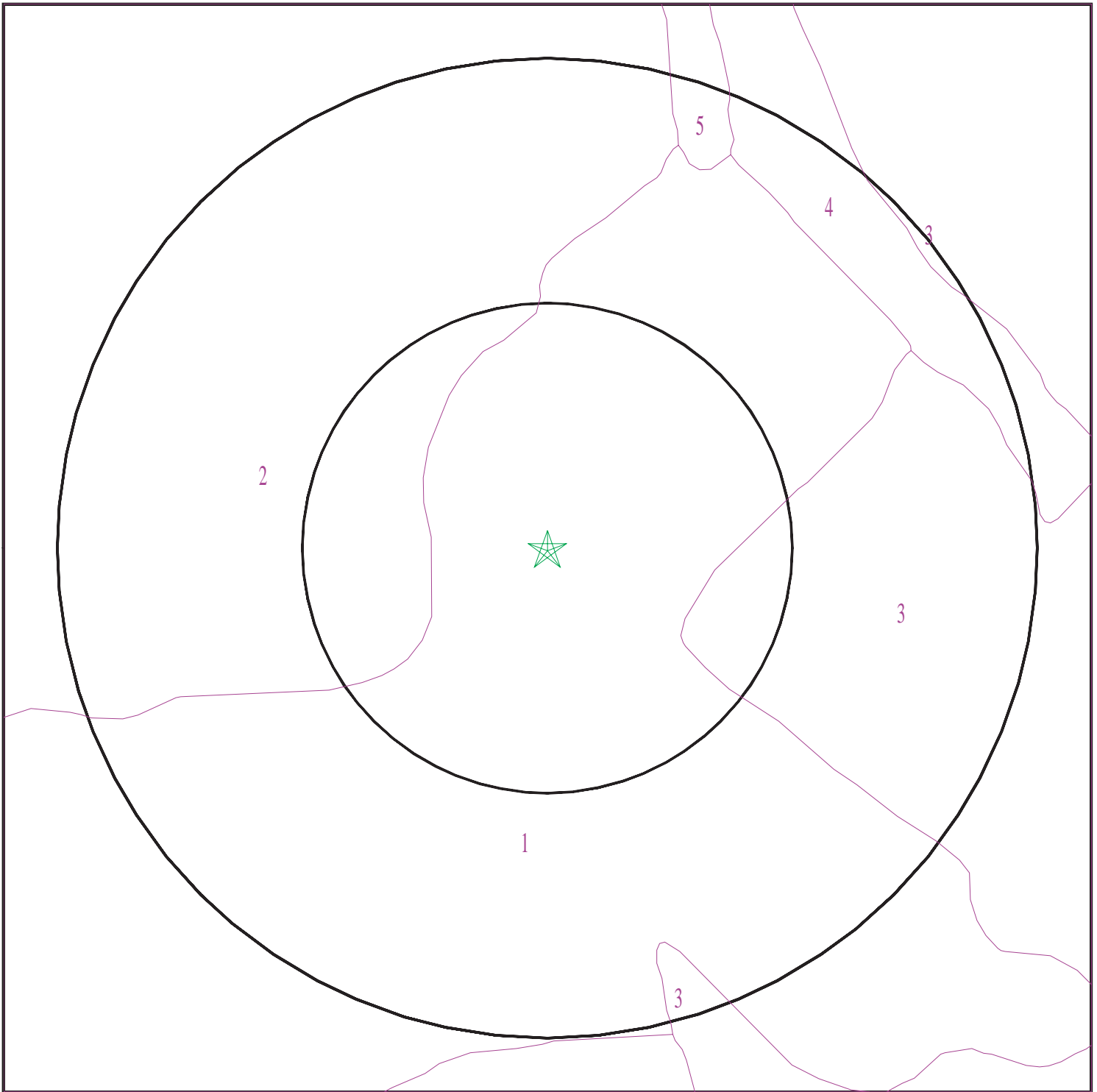
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q (<i>decoded above as Era, System & Series</i>)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 4447397.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: 209537002
ADDRESS: 101 Bayview Place
Newport Beach CA 92660
LAT/LONG: 33.6567 / 117.8685

CLIENT: Ninyo & Moore
CONTACT: Jonathan Johnson
INQUIRY #: 4447397.2s
DATE: October 26, 2015 3:46 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: ALO

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	25 inches	clay	Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.1
2	25 inches	29 inches	weathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

Soil Map ID: 2

Soil Component Name: MYFORD

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	22 inches	sandy loam	Not reported	Not reported	Max: 42 Min: 14	Max: 6 Min: 5.1
2	22 inches	27 inches	sandy clay	Not reported	Not reported	Max: 0.42 Min: 0.01	Max: 8.4 Min: 5.6
3	27 inches	38 inches	sandy clay loam	Not reported	Not reported	Max: 0.42 Min: 0.01	Max: 8.4 Min: 5.6
4	38 inches	70 inches	sandy loam	Not reported	Not reported	Max: 0.42 Min: 0.01	Max: 8.4 Min: 6.1
5	70 inches	79 inches	sandy loam	Not reported	Not reported	Max: 14 Min: 4	Max: 6.5 Min: 6.1

Soil Map ID: 3

Soil Component Name: PITS

Soil Surface Texture: extremely gravelly coarse sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class:
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	extremely gravelly coarse sand	Not reported	Not reported	Max: 141 Min: 42	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	5 inches	59 inches	extremely gravelly sand	Not reported	Not reported	Max: 141 Min: 42	Max: Min:

Soil Map ID: 4

Soil Component Name: XERALFIC ARENTS

Soil Surface Texture: variable

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	59 inches	variable	Not reported	Not reported	Max: Min:	Max: Min:

Soil Map ID: 5

Soil Component Name: MYFORD

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 6 Min: 5.1
2	11 inches	18 inches	sandy clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 0.42 Min: 0.01	Max: 8.4 Min: 5.6
3	18 inches	27 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 0.42 Min: 0.01	Max: 8.4 Min: 5.6
4	27 inches	70 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 0.42 Min: 0.01	Max: 8.4 Min: 6.1
5	70 inches	79 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
8	USGS40000136358	1/2 - 1 Mile WSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

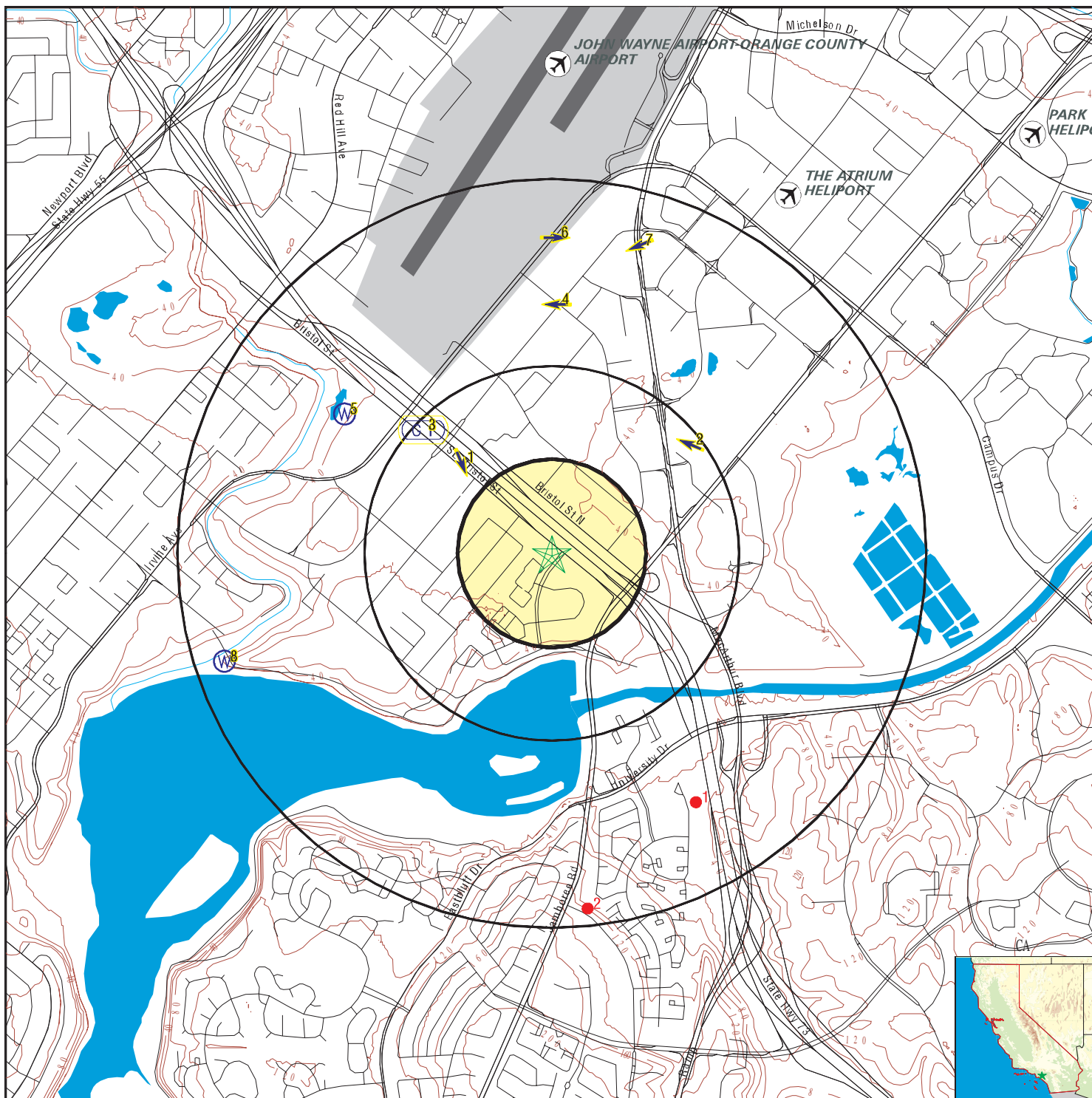
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
5	CADW60000022117	1/2 - 1 Mile NW

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CAOG11000218071	1/2 - 1 Mile SSE
2	CAOG11000218070	1/2 - 1 Mile South

PHYSICAL SETTING SOURCE MAP - 4447397.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: 209537002
 ADDRESS: 101 Bayview Place
 Newport Beach CA 92660
 LAT/LONG: 33.6567 / 117.8685

CLIENT: Ninyo & Moore
 CONTACT: Jonathan Johnson
 INQUIRY #: 4447397.2s
 DATE: October 26, 2015 3:46 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

Map ID Direction Distance Elevation		Database	EDR ID Number
1 NW 1/4 - 1/2 Mile Lower	Site ID: 083002744T Groundwater Flow: SSE Shallow Water Depth: 29.07 Deep Water Depth: 31.64 Average Water Depth: Not Reported Date: 02/24/1997	AQUIFLOW	52081
2 NE 1/4 - 1/2 Mile Lower	Site ID: 083001618T Groundwater Flow: WNW Shallow Water Depth: 20.23 Deep Water Depth: 21.57 Average Water Depth: Not Reported Date: 07/1995	AQUIFLOW	33990
3 NW 1/4 - 1/2 Mile Lower	Site ID: 083002060T Groundwater Flow: Not Reported Shallow Water Depth: 27 Deep Water Depth: 32 Average Water Depth: Not Reported Date: 06/30/1998	AQUIFLOW	38903
4 North 1/2 - 1 Mile Lower	Site ID: 083001459T Groundwater Flow: W Shallow Water Depth: 22 Deep Water Depth: 24 Average Water Depth: Not Reported Date: 12/21/1998	AQUIFLOW	34293
5 NW 1/2 - 1 Mile Lower		CA WELLS	CADW60000022117
	Objectid: 22117 Latitude: 33.6621 Longitude: -117.8781 Site code: 336621N1178781W001 State well numbe: 06S10W12L001S Local well name: " Well use id: 6 Well use descrip: Unknown County id: 30 County name: Orange Basin code: '8-1' Basin desc: Coastal Plain Of Orange County Dwr region id: 80238 Dwr region: Southern Region Office Site id: CADW60000022117		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

6	Site ID:	083000403T		
North	Groundwater Flow:	E	AQUIFLOW	66483
1/2 - 1 Mile	Shallow Water Depth:	21.9		
Lower	Deep Water Depth:	24.2		
	Average Water Depth:	Not Reported		
	Date:	12/1997		

7	Site ID:	083002982T		
NNE	Groundwater Flow:	WSW	AQUIFLOW	51934
1/2 - 1 Mile	Shallow Water Depth:	8.58		
Lower	Deep Water Depth:	8.95		
	Average Water Depth:	Not Reported		
	Date:	11/03/1997		

8			FED USGS	USGS40000136358
WSW				
1/2 - 1 Mile				
Lower				

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-333909117525801		
Monloc name:	006S010W13E001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070204	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.6525205
Longitude:	-117.8836679	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	11.40
Vert measure units:	feet	Vertacc measure val:	.10
Vert accmeasure units:	feet		
Vertcollection method:	Level or other surveying method		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19650915	Welldepth:	35
Welldepth units:	ft	Wellholedepth:	200
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 83

Date	Feet below Surface	Feet to Sealevel		Date	Feet below Surface	Feet to Sealevel
1986-08-13	10.65			1986-04-29	9.89	
1986-02-11	10.02			1985-11-04	10.80	
1985-08-07	9.63			1985-05-08	8.75	
1985-02-15	9.00			1984-10-25	9.42	
1984-09-05	8.91			1984-05-10	8.40	
1984-02-03	8.35			1983-11-01	9.39	
1983-08-10	8.96			1983-05-11	8.47	

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Ground-water levels, continued.

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1983-02-09	9.01		1982-11-03	9.54	
1982-07-29	9.10		1982-04-29	8.38	
1982-01-26	8.85		1981-11-09	9.39	
1981-07-30	8.61		1981-05-07	8.34	
1981-02-04	8.67		1980-10-29	9.26	
1980-08-26	9.17		1980-06-10	8.85	
1980-02-06	9.50		1979-11-05	10.10	
1979-08-01	9.95		1979-04-30	9.46	
1979-02-05	9.88		1978-10-25	10.73	
1978-09-29	10.76		1977-10-26	11.06	
1977-01-12	10.55		1976-10-29	10.55	
1976-05-11	9.85		1976-01-12	8.75	
1975-05-05	9.15		1975-03-14	9.15	
1975-01-09	9.35		1974-10-23	10.05	
1974-09-06	9.85		1974-07-09	9.55	
1974-05-06	9.15		1974-03-21	9.45	
1974-01-31	9.35		1973-11-05	9.95	
1973-09-13	9.75		1973-07-10	9.35	
1973-05-11	9.05		1973-03-13	8.96	
1973-01-11	9.55		1972-11-06	9.75	
1972-09-08	9.55		1972-07-12	9.15	
1972-05-05	8.85		1972-03-13	8.68	
1972-01-13	8.75		1971-11-08	8.65	
1971-09-02	8.55		1971-07-16	8.05	
1971-06-17	8.25		1971-05-06	8.35	
1971-04-16	8.35		1970-12-16	7.75	
1970-11-05	8.75		1970-10-08	8.75	
1970-09-11	9.15		1970-08-12	8.35	
1970-07-09	8.05		1970-06-04	8.15	
1970-05-05	7.95		1970-04-03	8.25	
1970-03-12	7.95		1970-02-16	7.85	
1970-01-05	8.05		1969-10-08	8.4	
1969-09-08	8.75		1969-07-07	8.35	
1969-06-12	8.05		1969-05-07	8.05	
1969-01-07	9.15				

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1**SSE****1/2 - 1 Mile****OIL_GAS****CAOG11000218071**

District nun:	1	Api number:	05901296
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Wucherer-Gray Oil Co. Consolidated		
County name:	Orange	Fieldname:	Any Field
Area name:	Any Area	Section:	18
Township:	06S	Range:	09W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000218071		

2**South****1/2 - 1 Mile****OIL_GAS****CAOG11000218070**

District nun:	1	Api number:	05901295
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Wucherer-Gray Oil Co. Consolidated		
County name:	Orange	Fieldname:	Any Field
Area name:	Any Area	Section:	19
Township:	06S	Range:	09W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000218070		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92660	57	0

Federal EPA Radon Zone for ORANGE County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for ORANGE COUNTY, CA

Number of sites tested: 30

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.763 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish & Game

Telephone: 916-654-9990

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

RADON

State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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101 Bayview Place
Newport Beach, California

November 10, 2015
Project No. 209537002

APPENDIX F
REGULATORY AGENCY DOCUMENTATION

Jonathan Johnson

From: Edwards, Mary@Waterboards <Mary.Edwards@waterboards.ca.gov> on behalf of WB-RB8-FileReview8 <FileReview8@waterboards.ca.gov>
Sent: Wednesday, October 28, 2015 3:58 PM
To: Jonathan Johnson
Subject: File Review Request

Hi Jonathan,

We just spoke on the phone. I'm sending your file review response in this email. I show no records for 101 Bayview Place, Newport Beach, CA 92660. If you have any questions you can call me at 951 782 4499.

Thanks,
Mary



Department of Toxic Substances Control



Matthew Rodriguez
Secretary for
Environmental Protection

Barbara A. Lee, Director
5796 Corporate Avenue
Cypress, California 90630

Edmund G. Brown Jr.
Governor

October 28, 2015

Jonathan Johnson
NINYO & MOORE
475 Goddard, #200
Irvine, CA 92618

101 BAYVIEW PLACE, NEWPORT BEACH, CA
PR4-102315-10

Dear Mr. Johnson:

The Department of Toxic Substances Control has received your letter to review records under the Public Records Act.

After a thorough review of our files we have found that no such records exist at this office pertaining to the site/facility referenced above.

We would like to inform you about EnviroStor, a database that provides information and documents on over 5,000 DTSC cleanup sites. EnviroStor can be accessed at: <http://www.envirostor.dtsc.ca.gov/public>. Also, a computer is available at each DTSC Regional File Room Office for use by community members to view EnviroStor.

If you have any questions or would like further information regarding your request, please contact me at (714) 484-5337.

Sincerely,

Julie Johnson
Julie Johnson
Regional Records Coordinator

RECEIVED
OCT 30 2015
NINYO & MOORE
ORANGE COUNTY OFFICE

101 Bayview Place
Newport Beach, California

November 10, 2015
Project No. 209537002

APPENDIX G
VAPOR ENCROACHMENT SCREENING

Phase I Environmental Site Assessment (ESA) Vapor Encroachment Conditions (VEC) matrix includes a (1) Search Radius Test, (2) Chemicals of Concern (COC) Test, and (3) a Critical Distance Test [1].

(1) Search Radius Test: Are there known or suspect contaminated properties in the primary area of concern within the corresponding search radii?

Yes No If **No**, then screening for a VEC is complete and no VEC *currently* exists, go to #4. If **Yes**, then:

(2) Chemicals of Concern Test: Are COCs likely to be present within the area of concern for those known or suspect contaminated sites identified based on the Search Distance Test?

Yes No If **No**, then screening for a VEC is complete and no VEC *currently* exists, go to #4. If **Yes**, then:

(3) Critical Distance Test: A plume test to determine whether or not COCs in the contaminated plume(s) may be within the critical distance.

Yes No (3a) Is information related to the contaminated plume(s) available (i.e. isoconcentration maps, site drawings, etc.)?

(3b) If **No**, then a VEC cannot be ruled out; check **Yes** in #4 below indicating it is likely a VEC exists. If **Yes**, then:

Yes No (3c) Is the site less than 100 feet to the nearest edge of a contaminated [non-petroleum hydrocarbon] plume(s)? If **Yes**, then check **Yes** in #4 below indicating it is likely a VEC exists.

Yes No (3d) Is the site less than 30 feet to the nearest edge of a dissolved petroleum hydrocarbon plume(s)? If **Yes**, then check **Yes** in #4 below indicating it is likely a VEC exists.

If the distance from the nearest edge of a contaminated plume to the nearest existing or planned structure on the site is less than 100 feet for non-petroleum hydrocarbon COC, or less than 30 feet for dissolved petroleum hydrocarbons, then it is presumed that a VEC *currently* exists beneath the site. If the distance from the nearest edge of the contaminated plume is greater than or equal to 100 feet for non-petroleum hydrocarbons, or 30 feet for dissolved petroleum hydrocarbon chemicals of concern, then it is presumed unlikely that a VEC *currently* exists beneath the site.

(4) Is it likely that a VEC *currently* exists beneath the site?

Yes No If **No**, then the VEC screening is complete and no further investigation is recommended at this time. If **Yes**, Ninyo & Moore recommends performing additional assessment, such as a Tier 2 VEC assessment according to ASTM E 2600-10.

[1] Based on guidance presented in the ASTM E 2600-10 Standard.

APPENDIX D-2

FEDERAL AVIATION ADMINISTRATION DETERMINATION



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2016-AWP-4680-OE

Issued Date: 06/08/2016

Carol Mentor McDermott
Entitlement Advisors
5000 Birch
Suite 400 East Tower
Newport Beach, CA 92660

****DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Construction Equipment Boom Lift
Location:	Newport Beach, CA
Latitude:	33-39-25.31N NAD 83
Longitude:	117-52-07.44W
Heights:	58 feet site elevation (SE) 50 feet above ground level (AGL) 108 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is (are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 L.

This determination expires on 12/08/2017 unless extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. Any changes in coordinates and/or heights will void this determination. Any future construction or alteration, including increase to heights, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of a structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Airman (NOTAM).

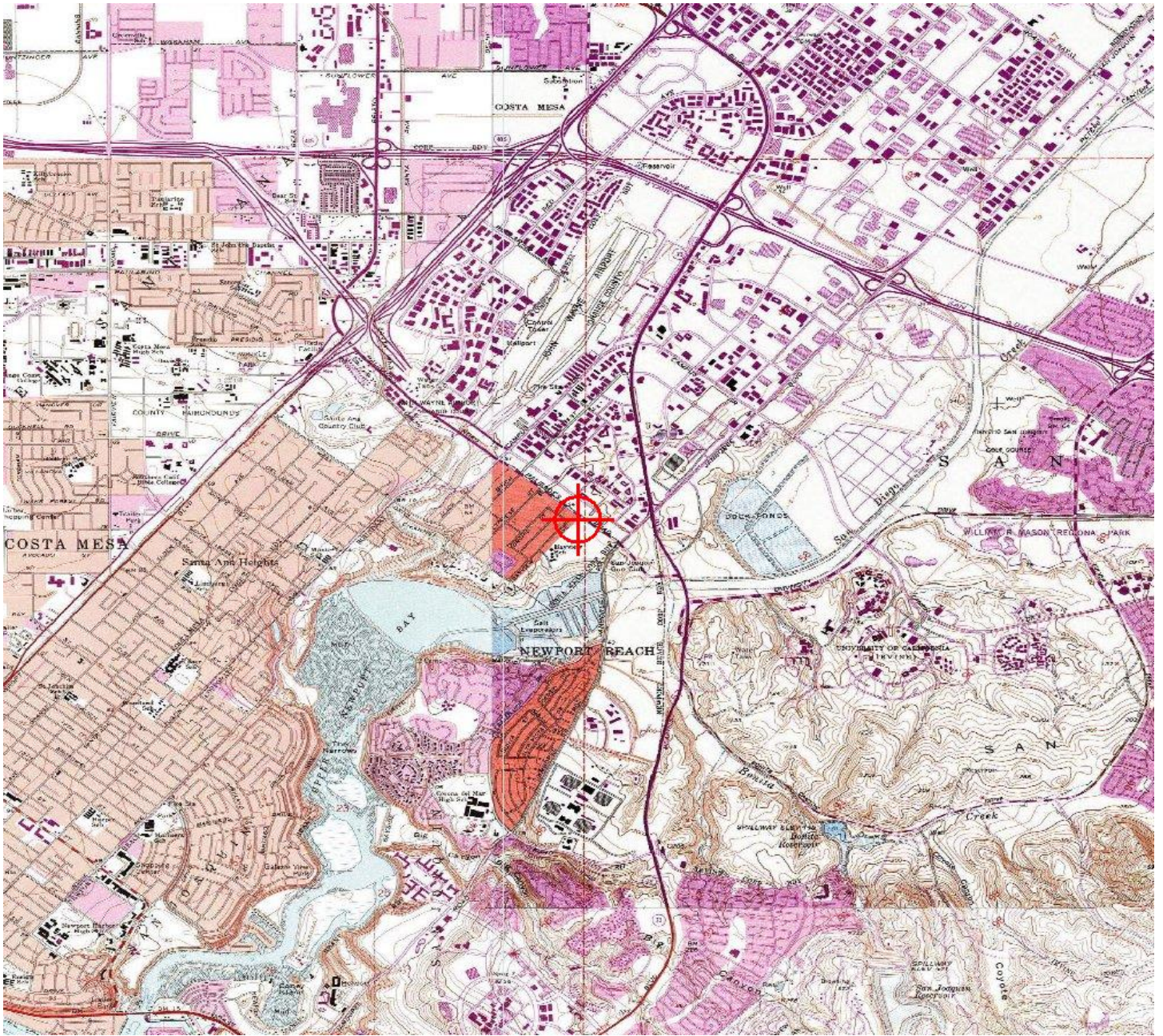
If you have any questions, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-AWP-4680-OE

Signature Control No: 292396908-294968203

(TMP)

Karen McDonald
Specialist

Attachment(s)
Map(s)





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2016-AWP-4679-OE

Issued Date: 06/08/2016

Carol Mentor McDermott
 Entitlement Advisors
 5000 Birch
 Suite 400 East Tower
 Newport Beach, CA 92660

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Harbor Poinet Senior Living Project
 Location: Newport Beach, CA
 Latitude: 33-39-25.31N NAD 83
 Longitude: 117-52-07.44W
 Heights: 58 feet site elevation (SE)
 66 feet above ground level (AGL)
 124 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 L.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 12/08/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-AWP-4679-OE.

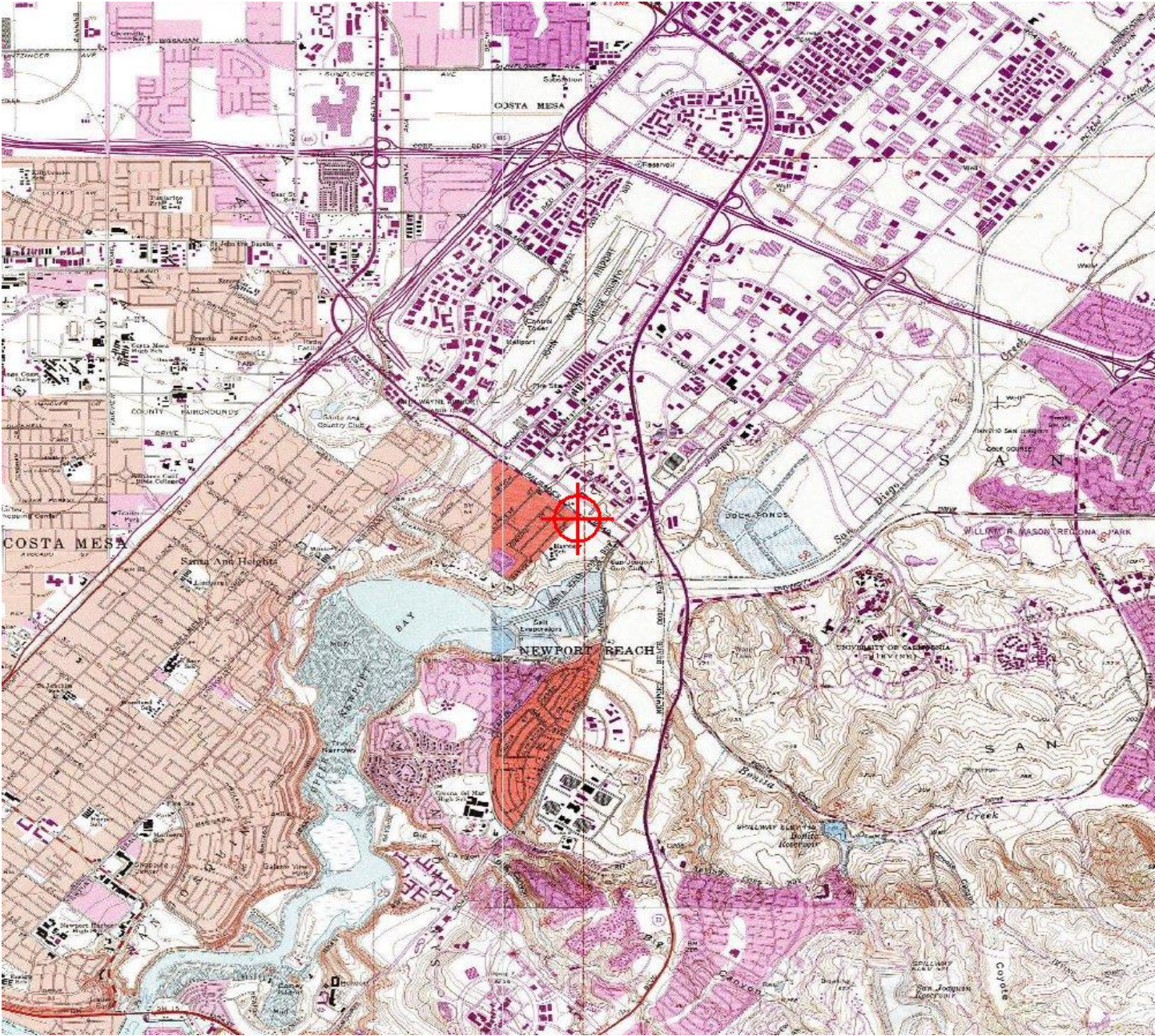
Signature Control No: 292395369-294967326

(DNE)

Karen McDonald
Specialist

Attachment(s)

Map(s)



APPENDIX E

PRELIMINARY WATER QUALITY MANAGEMENT PLAN

PRELIMINARY Water Quality Management Plan (PWQMP)

Project Name:

HARBOR POINTE SENIOR LIVING

101 BAYVIEW PLACE

NEWPORT BEACH, CA 92660

APN: 442-283-05

Prepared for:

CENTERPOINTE SENIOR LIVING

3101 WEST COAST HIGHWAY, SUITE 150A

NEWPORT BEACH, CA 92663

(720)434-4743

Prepared by:



Tait & Associates, Inc.

701 N. Parkcenter Drive

Santa Ana, CA 92705

(714)560-8200

PRIORITY PROJECT

Prepared: January 26, 2016

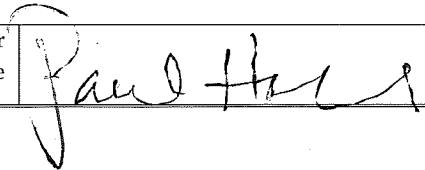
Revised: May 18, 2018

Preliminary Water Quality Management Plan (PWQMP)
 HarborPointe Senior Living

Project Owner's Certification			
Planning Application No.:	Pending	Grading Permit No.	Pending
Tract/Parcel Map and Lot(s) No.:	12528	Building Permit No.	Pending
Address of Project Site and APN:		101 Bayview Pl., Newport Beach, CA 92660 442-283-05	

This Water Quality Management Plan (WQMP) has been prepared for CenterPointe Senior Living by Tait & Associates, Inc. The WQMP is intended to comply with the requirements of the County of Orange NPDES Stormwater Program requiring the preparation of the plan.

The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this plan, including the ongoing operation and maintenance of all best management practices (BMPs), and will ensure that this plan is amended as appropriate to reflect up-to-date conditions on the site consistent with the current Orange County Drainage Area Management Plan (DAMP) and the intent of the non-point source NPDES Permit for Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the incorporated Cities of Orange County within the Santa Ana Region. Once the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement and amend the WQMP. An appropriate number of approved and signed copies of this document shall be available on the subject site in perpetuity.

Owner:	
Title	Owner
Company	CenterPointe Senior Living
Address	3101 West Coast Highway Suite 150A, Newport Beach, CA 92663
Email	PAUL@CPSLDEV.COM
Telephone #	(720)434-4743
I understand my responsibility to implement the provisions of this WQMP including the ongoing operation and maintenance of the best management practices (BMPs) described herein.	
Owner Signature	
Date	5/18/18

Preliminary Water Quality Management Plan (PWQMP)
HarborPointe Senior Living

Preparer (Engineer): Nick Nguyen			
Title	Project Manager	PE Registration #	59138
Company	Tait & Associates, Inc.		
Address	701 N. Parkcenter Drive, Santa Ana, CA 92705		
Email	nnguyen@tait.com		
Telephone #	714-560-8200		
I hereby certify that this Water Quality Management Plan is in compliance with, and meets the requirements set forth in, Order No. R8-2009-0030/NPDES No. CAS618030, of the Santa Ana Regional Water Quality Control Board.			
Preparer Signature			Date
Place Stamp Here			

Contents

Page No.

Section I	Permit(s) and Water Quality Conditions of Approval or Issuance	1
Section II	Project Description.....	3
Section III	Site Description	8
Section IV	Best Management Practices (BMPs).....	10
Section V	Inspection/Maintenance Responsibility for BMPs.....	24
Section VI	BMP Exhibit (Site Plan)	25
Section VII	Educational Materials	26

Attachments

Attachment A	Educational Materials
Attachment B	Hydrology, BMP & HCOC Calculations
Attachment C	Supporting Maps & Exhibits
Attachment D	Proprietary BMP Information and Details
Attachment E	Geotechnical Report
Attachment F	Operations & Maintenance (O&M) and Inspection Form

Section I Permit(s) and Water Quality Conditions of Approval or Issuance

Provide discretionary or grading/building permit information and water quality conditions of approval, or permit issuance, applied to the project. If conditions are unknown, please request applicable conditions from staff. Refer to Section 2.1 in the Technical Guidance Document (TGD) available on the OC Planning website (ocplanning.net).

Project Information	
Permit/Application No.	Pending Grading or Building Permit No. Pending
Address of Project Site and APN	101 Bayview Pl., Newport Beach, CA 92660 442-283-05
Water Quality Conditions of Approval or Issuance	
Discretionary Permit(s):	Pending – to be provided in Final WQMP upon issuance.
Water Quality Conditions of Approval:	Pending issuance by the City of Newport Beach. To be provided in Attachment F of the Final WQMP upon issuance.
Conceptual WQMP	
Was a Conceptual Water Quality Management Plan previously approved for this project?	No.
Watershed-Based Plan Conditions	
Provide applicable conditions from watershed - based plans including WIHMPs and TMDLS.	<p>WIHMP:Not applicable. An approved WIHMP is not available for the Newport Bay, Upper (Ecological Reserve).</p> <p>TMDLs for Newport Bay, Upper (Ecological Reserve): Chlordane, Copper, DDT, Indicator Bacteria, Metals, Nutrients, PCBs, Pesticides, Sediment Toxicity, and Sedimentation/Siltation.</p> <p>TMDLs for Newport Bay, Lower: Chlordane, DDT (Dichlorodiphenyltrichloroethane), Nutrients, PCBs (Polychlorinated biphenyls), Pesticides.</p> <p>The information provided in attachment C provides data for the level of efficiency for treatment of the pollutants of concern.</p>

Section II Project Description

II.1 Project Description

Description of Proposed Project				
Development Category (From Model WQMP, Table 7.11-2; or -3):	Category 1 (Model WQMP)			
Project Area (ft ²): 65,541 Building (ft ²): 84,517	Number of Dwelling Units: 101 units with 120 beds		SIC Code: 8361	
Project Area	Pervious		Impervious	
	Area (acres)	Percentage	Area (acres)	Percentage
Pre-Project Conditions	0.40 acres	26.4%	1.10 acres	73.6%
Post-Project Conditions	0.31 acres	21%	1.19 acres	79%

<p>Drainage Patterns/Connections</p>	<p>The current drainage consists of a south east flow. Sheet flow from the building and parking lots gather in v-gutters and exit through a culvert at curb face on Bayview Place. Sheet flow behind the building wall drain through breaks of the wall and exit through a curb face drain on Bayview Place.</p> <p>The proposed drainage will consist of three drainage areas as shown on the Preliminary WQMP Plan in Attachment C. Each drainage area will sheet flow water to a bio-retention planter for treatment. After treatment, the water is intercepted by an underground storm drain network and piped to a detention basin then pumped up to curb face to exit onto Bayview Place.</p>
<p>Narrative Project Description:</p>	<p>This project is a residential redevelopment.</p> <p>Disturbed Area: 1.50± acres</p> <p>Impervious Area: 51400 sf (78.6%)</p> <p>The project site consists of the demolition of the current building and parking lot and the construction of a 3-story building above an underground parking garage in northeast corner. The building will be constructed in the same location as the proposed demolished building. An asphalt concrete driveway edged with concrete sidewalk and curb & gutter along the back of the building are included in the improvements. Proposed BMP, location as shown on WQMP plan in Attachment C, will treat runoff for the entire site. One entrance will be constructed for ingress/egress along Bayview Place and a fire access with a lowered curb will be provided along Bristol Street.</p> <p>The new residence will consist of 101 units with 120 beds, administrative offices, dining rooms, activity rooms, a theater, a fitness center, and amenities.</p>

II.2 Potential Stormwater Pollutants

Pollutants of Concern			
Pollutant	Check One for each: E=Expected to be of concern N=Not Expected to be of concern		Additional Information and Comments
Suspended-Solid/ Sediment	E <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Landscaping is proposed on-site.
Nutrients	E <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Landscaping is proposed on-site.
Heavy Metals	E <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Roof materials undetermined for project.
Pathogens (Bacteria/Virus)	E <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Owner's land use involve animal waste products.
Pesticides	E <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Landscaping is proposed on-site.
Oil and Grease	E <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Project has dedicated outdoor parking area.
Toxic Organic Compounds	E <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Landscaping maintenance areas are proposed on-site.
Trash and Debris	E <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Trash generation is expected from the presence of residential units.

II.3 Hydrologic Conditions of Concern

Determine if streams located downstream from the project area are potentially susceptible to hydromodification impacts. *Refer to Section 2.2.3.1 in the Technical Guidance Document (TGD) for North Orange County or Section 2.2.3.2 for South Orange County.*

No - Show map

Yes - Describe applicable hydrologic conditions of concern below. *Refer to Section 2.2.3 in the Technical Guidance Document (TGD).*

TBD in post-development runoff volume for the 2-yr, 24-hr storm event exceeds the pre-development runoff volume for the 2-yr, 24-hr storm by more than 5 percent.

Shown in Supporting Maps & Exhibits in Attachment C.

II.4 Post Development Drainage Characteristics

Describe post development drainage characteristics. *Refer to Section 2.2.4 in the Technical Guidance Document (TGD).*

The proposed drainage will consist of three drainage areas as shown on the Preliminary WQMP Plan in Attachment C. Each drainage area will sheet flow water to a bio-retention planter for treatment. After treatment, the water is intercepted by an underground storm drain network and piped to a detention basin and then pumped up to curb face to exit onto Bayview Place.

II.5 Property Ownership/Management

Describe property ownership/management. *Refer to Section 2.2.5 in the Technical Guidance Document (TGD).*

Ownership: CenterPointe Senior Living

Maintenance of project site.

Section III Site Description

III.1 Physical Setting

Fill out table with relevant information. *Refer to Section 2.3.1 in the Technical Guidance Document (TGD).*

Name of Planned Community	Harbor Pointe Senior Living
Location/Address	101 Bayview Place
	Newport Beach, CA 92660
General Plan Land Use Designation	Residential
Zoning	Private Institutional Zoning in the existing Bayview Planned Community
Acreage of Project Site	1.50± Acres
Predominant Soil Type	Soils are per Geotechnical Report. The maps in the TGD also indicate that the site has soil type D. A copy of the soils group map is included in Attachment C and further information regarding the soils encountered and the soils study is included in Attachment E.

III.2 Site Characteristics

Fill out table with relevant information and include information regarding BMP sizing, suitability, and feasibility, as applicable. Refer to Section 2.3.2 in the Technical Guidance Document (TGD).

Site Characteristics	
Precipitation Zone	The rainfall zone for the site has a design capture storm depth of 0.75" based on the Rainfall Zones map in the TGD on figure XVI-1 and also included in Attachment C.
Topography	The site is relatively flat ranging from 56' to 60' above ground.
Drainage Patterns/Connections	Storm water runoff surface flows to through curb cuts to a bio-retention planter. An underground storm drain network will pipe the water to a detention basin before depositing at curb face on Bayview Place.
Soil Type, Geology, and Infiltration Properties	The soil encountered in the Geotechnical Report consisted of a dry to moist, medium dense, sandy silt, and clayey to silty sand, and firm to hard, sandy clay fill. The fill overlay an older alluvium of dry to wet, medium dense to very dense, sandy silt, clayey to silty sand, poorly graded sand, and poorly graded sand with silt, and stiff to hard, silty to sandy clay. The maps in the TGD indicate that the site has soil type D.
Hydro-geologic (Groundwater) Conditions	Groundwater was encountered at approximately 36 to 38 feet per the Geotechnical Report attached in Attachment E.
Geotechnical Conditions (relevant to infiltration)	Per the geotechnical report, the soils below the groundwater are susceptible to liquefaction during the design seismic event.
Off-Site Drainage	The project does not collect offsite drainage.
Utility and Infrastructure Information	Sheet flow gathered in the bio-retention planters is piped through a storm drain network to a detention system before exiting at curb face. An easement is provided for Southern California Edison to connect to an electrical transformer, which will be relocated per architect plan.

III.3 Watershed Description

Fill out table with relevant information and include information regarding BMP sizing, suitability, and feasibility, as applicable. Refer to Section 2.3.3 in the Technical Guidance Document (TGD).

Receiving Waters	Newport Bay, Upper (Ecological Reserve)
303(d) Listed Impairments	Chlordane, Copper, DDT, Indicator Bacteria, Malathion, Nutrients, PCBs (Polychlorinated biphenyls), Toxicity, and Sedimentation/Siltation.
Applicable TMDLs	DDT (Dichlorodiphenyltrichloroethane), Fecal Coliform, PCBs (Organochlorine Compounds), Chlordane (Organochlorine Compounds), Nutrient, Sedimentation/Siltation
Pollutants of Concern for the Project	Sediments, Nutrients, Indicator Bacteria
Environmentally Sensitive and Special Biological Significant Areas	None are known at this time.
Receiving Waters	Newport Bay, Lower
303(d) Listed Impairments	Chlordane, Copper, DDT, Indicator Bacteria, Malathion, Nutrients, PCBs (Polychlorinated biphenyls), and Toxicity
Applicable TMDLs	DDT (Dichlorodiphenyltrichloroethane), Fecal Coliform, PCBs (Organochlorine Compounds), Chlordane (Organochlorine Compounds), Nutrient.
Pollutants of Concern for the Project	Nutrients, Indicator Bacteria
Environmentally Sensitive and Special Biological Significant Areas	None are known at this time.

Section IV Best Management Practices (BMPs)

IV. 1 Project Performance Criteria

- Determine applicable hydro-modification control performance criteria. *Refer to Section 7.II-2.4.2.2 of the Model WQMP.*
- Determine applicable LID performance criteria. *Refer to Section 7.II-2.4.3 of the Model WQMP.*
- Determine applicable treatment control BMP performance criteria. *Refer to Section 7.II-3.2.2 of the Model WQMP.*
- Calculate the LID design storm capture volume for the project. *Refer to Section 7.II-2.4.3 of the Model WQMP.*

(NOC Permit Area only) Is there an approved WIHMP or equivalent for the project area that includes more stringent LID feasibility criteria or if there are opportunities identified for implementing LID on regional or sub-regional basis?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
If yes, describe WIHMP feasibility criteria or regional/sub-regional LID opportunities.	N/A		

Project Performance Criteria	
<p>If HCOC exists, list applicable hydromodification control performance criteria (Section 7.II-2.4.2.2 in MWQMP)</p>	<p>Implement on-site or regional hydro-modification controls such that the post-development runoff two-year peak flow rate is no greater than 110 percent of the pre-development runoff two-year peak flow rate.</p> <p>This project will increase the peak flow, therefore, this project is considered for Hydrologic Conditions of Concern. Calculations for pre- and post-development are included in Attachment B.</p>
<p>List applicable LID performance criteria (Section 7.II-2.4.3 from MWQMP)</p>	<p>The whole DCV site is treated through a bio-retention with under drains. Removes stormwater pollutants through physical and biological processes. Pollutants removed from stormwater include particulate organic matter, phosphorus, suspended solids, nitrogen, metals, TKN, and bacteria. Refer to the info sheet in Attachment D.</p> <p>Sheet flow from the driveway composes the majority of the runoff for Drainage Area A. Landscape grates will capture runoff from inside the wall and piped over to the planter.</p> <p>Drainage Areas B and C capture runoff from sheet flow and roof drains to the drive aisle conveyed by curb and gutter.</p> <p>An underground detention system is in place to retain the excess flow from the two-year peak flow rate after treatment.</p>
<p>List applicable treatment control BMP performance criteria (Section 7.II-3.2.2 from MWQMP)</p>	<p>Treatment control BMP's will not be utilized for this project.</p>
<p>Calculate LID design storm capture volume for Project.</p>	<p>See Attachment D for Table and Calculations.</p>

IV.2. Site Design and Drainage

Describe site design and drainage including

- A narrative of site design practices utilized or rationale for not using practices;
- A narrative of how site is designed to allow BMPs to be incorporated to the MEP
- A table of DMA characteristics and list of LID BMPs proposed in each DMA.
- Reference to the WQMP "BMP Exhibit."
- Calculation of Design Capture Volume (DCV) for each drainage area.
- A listing of GIS coordinates for LID and Treatment Control BMPs.

Refer to Section 2.4.2 in the Technical Guidance Document (TGD).

The proposed drainage will consist of three drainage management areas as shown on the Preliminary WQMP Plan in Attachment C. Each drainage area will sheet flow water through curb cuts to a bio-retention planter with a 6" under drain.

A north west sheet flow from the west drive aisle composes the majority of the runoff for Drainage Area A. Landscape grates will capture runoff from inside the wall and pipe the flow over to the planter.

A south west sheet flow from the drive aisle and roof drains, conveyed by curb and gutter, composes the capture runoff for Drainage Area B.

A south east sheet flow from the drive aisle and roof drains, conveyed by curb and gutter, composes the capture runoff for Drainage Area C.

After treatment, the water is intercepted by an underground storm drain network and piped to a detention basin and then pumped up to curb face to exit onto Bayview Place.

GIS Coordinates for the project BMPs area:

Area A: 33°39'25.7"N, 117°52'07.8"W

Area B: 33°39'24"N, 117°52'09.4"W

Area C: 33°39'22.6"N, 117°52'07.3"W

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$$DCV = 0.75 * C * Area / 12$$

$$\text{Required DCA} = DCV / (\text{Ponding Depth} + d, \text{filtered})$$

Bio-Retention Planter w/Under Drain Calculations

	<u>DMA A</u>		<u>DMA B</u>		<u>DMA C</u>		<u>OVERALL</u>	
Area (SF)	10913	SF	24141	SF	30492	SF	65546	SF
Area (AC)	0.25	AC	0.55	AC	0.70	AC	1.50	AC
Pervious	4335	SF	3727	SF	5578	SF	13640	SF
% Pervious	40%		15%		18%		21%	
% Impervious	60%		85%		82%		79%	
C	0.60		0.78		0.76		0.74	
Ponding Depth	0.75	FT	0.75	FT	0.75	FT	0.75	FT
d, filtered	0.625	FT	0.625	FT	0.625	FT	0.625	FT
DCV	411	CF	1183	CF	1454	CF	3048	CF
Required DCA	299	SF	861	SF	1057	SF	2216	SF
Provided DCA	317	SF	1117	SF	1496		2930	SF

IV.3 LID BMP Selection and Project Conformance Analysis

IV.3.1 Hydrologic Source Controls (HSCs)

The entire DCV will for the areas of work will be treated using other BMP's HSC's are not applied.

Name	Included?
Localized on-lot infiltration	<input type="checkbox"/>
Impervious area dispersion (e.g. roof top disconnection)	<input type="checkbox"/>
Street trees (canopy interception)	<input type="checkbox"/>
Residential rain barrels (not actively managed)	<input type="checkbox"/>
Green roofs/Brown roofs	<input type="checkbox"/>
Blue roofs	<input type="checkbox"/>
Impervious area reduction (e.g. permeable pavers, site design)	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>

IV.3.2 Infiltration BMPs

The entire DCV will for the areas of work will be treated using other BMP's, infiltration is not applied.

Name	Included?
Bioretention without underdrains	<input type="checkbox"/>
Rain gardens	<input type="checkbox"/>
Porous landscaping	<input type="checkbox"/>
Infiltration planters	<input type="checkbox"/>
Retention swales	<input type="checkbox"/>
Infiltration trenches	<input type="checkbox"/>
Infiltration basins	<input type="checkbox"/>
Drywells	<input type="checkbox"/>
Subsurface infiltration galleries	<input type="checkbox"/>
French drains	<input type="checkbox"/>
Permeable asphalt	<input type="checkbox"/>
Permeable concrete	<input type="checkbox"/>
Permeable concrete pavers	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>

N/A

IV.3.3 Evapotranspiration, Rainwater Harvesting BMPs

Name	Included?
All HSCs; <i>See Section IV.3.1</i>	<input type="checkbox"/>
Surface-based infiltration BMPs	<input type="checkbox"/>
Biotreatment BMPs	<input checked="" type="checkbox"/>
Above-ground cisterns and basins	<input type="checkbox"/>
Underground detention	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>

Evapotranspiration, Rainwater Harvesting BMPs are not proposed; however, the proposed Bio-filtration BMPs may result in subsequent evapotranspiration. See section IV3.4.

IV.3.4 Biotreatment BMPs

If the full Design Storm Capture Volume cannot be met with infiltration BMPs, and/or evapotranspiration and rainwater harvesting BMPs, describe bio-retention BMPs included. Include sections for selection, suitability, sizing, and infeasibility, as applicable.

Name	Included?
Bio-retention with underdrains	<input checked="" type="checkbox"/>
Stormwater planter boxes with underdrains	<input type="checkbox"/>
Rain gardens with underdrains	<input type="checkbox"/>
Constructed wetlands	<input type="checkbox"/>
Vegetated swales	<input type="checkbox"/>
Vegetated filter strips	<input type="checkbox"/>
Proprietary vegetated bio-treatment systems	<input type="checkbox"/>
Wet extended detention basin	<input type="checkbox"/>
Dry extended detention basins	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>

Show calculations below to demonstrate if the LID Design Storm Capture Volume can be met with infiltration, evapotranspiration, rainwater harvesting and/or biotreatment BMPs. If not, document how much can be met with either infiltration BMPs, evapotranspiration, rainwater harvesting BMPs, or a combination, and document why it is not feasible to meet the full volume with these BMP categories.

See Attachment D.

IV.3.5 Hydromodification Control BMPs

Describe hydromodification control BMPs. *See Section 5 of the Technical Guidance Document (TGD).* Include sections for selection, suitability, sizing, and infeasibility, as applicable. Detail compliance with Prior Conditions of Approval (if applicable).

Hydromodification Control BMPs	
BMP Name	BMP Description
Underground Detention System	An Underground detention is located at the northwest corner of the site after the bio-filtration basin designed to retain excess runoff from up to the 25 year storm in order to limit the proposed site runoff to match the existing 25 year site conditions. 2 years storms are anticipated to be fully retained by the bio-filtration basin. This system only furthers runoff detention not captured by the bio-filtration basin.

IV.3.6 Regional/Sub-Regional LID BMPs

Describe regional/sub-regional LID BMPs in which the project will participate. *Refer to Section 7.II-2.4.3.2 of the Model WQMP.*

Regional/Sub-Regional LID BMPs
Regional/Sub Regional LID BMP's are not applicable for this project.

IV.3.7 Treatment Control BMPs

The DVC will be treated with Bio-Retention BMP's; therefore, treatment control BMP's will not be utilized for the project.

Treatment Control BMPs	
BMP Name	BMP Description

IV.3.8 Non-structural Source Control BMPs

Fill out non-structural source control check box forms or provide a brief narrative explaining if non-structural source controls were not used.

Non-Structural Source Control BMPs				
Identifier	Name	Check One		If not applicable, state brief reason
		Included	Not Applicable	
N1	Education for Property Owners, Tenants and Occupants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N2	Activity Restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N3	Common Area Landscape Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N4	BMP Maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N5	Title 22 CCR Compliance (How development will comply)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N6	Local Industrial Permit Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project is not industrial.
N7	Spill Contingency Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project will not have amount of liquids for a contingency plan.
N8	Underground Storage Tank Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project does not have an underground storage tank.
N9	Hazardous Materials Disclosure Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N10	Uniform Fire Code Implementation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N11	Common Area Litter Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N12	Employee Training	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N13	Housekeeping of Loading Docks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project does not include loading docks.
N14	Common Area Catch Basin Inspection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N15	Street Sweeping Private Streets and Parking Lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N16	Retail Gasoline Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project does not have retail gasoline outlets.

IV.3.9 Structural Source Control BMPs

Fill out structural source control check box forms or provide a brief narrative explaining if structural source controls were not used.

Structural Source Control BMPs				
Identifier	Name	Check One		If not applicable, state brief reason
		Included	Not Applicable	
S1	Provide storm drain system stenciling and signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
S2	Design and construct outdoor material storage areas to reduce pollution introduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No outdoor storage is proposed for this site.
S3	Design and construct trash and waste storage areas to reduce pollution introduction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
S4	Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
S5	Protect slopes and channels and provide energy dissipation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project does not have any slopes or channels to protect.
	Incorporate requirements applicable to individual priority project categories (from SDRWQCB NPDES Permit)	<input type="checkbox"/>	<input type="checkbox"/>	
S6	Dock areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project does not have docks areas.
S7	Maintenance bays	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project does not have maintenance bays.
S8	Vehicle wash areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project does not include vehicle wash areas.
S9	Outdoor processing areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project does not include outdoor processing areas.
S10	Equipment wash areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project does not include equipment wash areas.
S11	Fueling areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project does not include fueling areas.
S12	Hillside landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project does not include hillside landscaping.
S13	Wash water control for food preparation areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
S14	Community car wash racks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project does not include car wash racks.

IV.4 Alternative Compliance Plan (If Applicable)

Describe an alternative compliance plan (if applicable). Include alternative compliance obligations (i.e., gallons, pounds) and describe proposed alternative compliance measures. *Refer to Section 7.II 3.0 in the WQMP.*

IV.4.1 Water Quality Credits

Description of Proposed Project				
Project Types that Qualify for Water Quality Credits (Select all that apply):				
<input type="checkbox"/> Redevelopment projects that reduce the overall impervious footprint of the project site.	<input type="checkbox"/> Brownfield redevelopment, meaning redevelopment, expansion, or reuse of real property which may be complicated by the presence or potential presence of hazardous substances, pollutants or contaminants, and which have the potential to contribute to adverse ground or surface WQ if not redeveloped.	<input type="checkbox"/> Higher density development projects which include two distinct categories (credits can only be taken for one category): those with more than seven units per acre of development (lower credit allowance); vertical density developments, for example, those with a Floor to Area Ratio (FAR) of 2 or those having more than 18 units per acre (greater credit allowance).		
<input type="checkbox"/> Mixed use development, such as a combination of residential, commercial, industrial, office, institutional, or other land uses which incorporate design principles that can demonstrate environmental benefits that would not be realized through single use projects (e.g. reduced vehicle trip traffic with the potential to reduce sources of water or air pollution).	<input type="checkbox"/> Transit-oriented developments, such as a mixed use residential or commercial area designed to maximize access to public transportation; similar to above criterion, but where the development center is within one half mile of a mass transit center (e.g. bus, rail, light rail or commuter train station). Such projects would not be able to take credit for both categories, but may have greater credit assigned		<input type="checkbox"/> Redevelopment projects in an established historic district, historic preservation area, or similar significant city area including core City Center areas (to be defined through mapping).	
<input type="checkbox"/> Developments with dedication of undeveloped portions to parks, preservation areas and other pervious uses.	<input type="checkbox"/> Developments in a city center area.	<input type="checkbox"/> Developments in historic districts or historic preservation areas.	<input type="checkbox"/> Live-work developments, a variety of developments designed to support residential and vocational needs together – similar to criteria to mixed use development; would not be able to take credit for both categories.	<input type="checkbox"/> In-fill projects, the conversion of empty lots and other underused spaces into more beneficially used spaces, such as residential or commercial areas.
Calculation of Water Quality Credits (if applicable)	N/A			

IV.4.2 Alternative Compliance Plan Information

Describe an alternative compliance plan (if applicable). Include alternative compliance obligations (i.e., gallons, pounds) and describe proposed alternative compliance measures. *Refer to Section 7.II 3.0 in the Model WQMP.*

N/A

Section V Inspection/Maintenance Responsibility for BMPs

Fill out information in table below. Prepare and attach an Operation and Maintenance Plan. Identify the funding mechanism through which BMPs will be maintained. Inspection and maintenance records must be kept for a minimum of five years for inspection by the regulatory agencies. *Refer to Section 7.II 4.0 in the Model WQMP.*

BMP Inspection/Maintenance			
BMP	Reponsible Party(s)	Inspection/ Maintenance Activities Required	Minimum Frequency of Activities
Bio-Retention with Under Drains	Owner	<p>Visual Inspection for trash and debris accumulation and dispose of any trash and debris accumulation.</p> <p>Inspect for standing water, and vegetation condition per the specifications included in the manual.</p> <p>When the system is not functioning (standing water, lack of infiltration), replace the bio-filtration media and inspect the condition of the gravel underdrain to ensure adequate infiltration rates through the bio-filtration system.</p>	<p>Prior and following the rainy season</p> <p>After each rain event</p>
Education for Property Owners, tenants and occupants & Employee training Food service and	Owner	The association shall prepare a training manual for existing and future employees. The manual should include information on non-point source pollution and how to use Best Management Practices. Training shall be provided upon hire and at regular intervals thereafter.	Quarterly

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Common Area Landscape Management	Owner	Ongoing maintenance is conducted to minimize erosion and over-irrigation, conserve water and reduce pesticide and fertilizer applications.	Weekly
Common Area Litter control	Owner	The Owner will be required to implement trash management and litter control procedures in the common areas aimed at reducing pollution of drainage water. The Owner may contract with their landscape maintenance firm to provide this service with regularly scheduled maintenance, which should consist of litter patrol, emptying of trash receptacles in common areas, and noting trash disposal violations and reporting the violations to the Owner for investigation. Install covers on trash enclosure to prevent additional pollution to the sewer system.	Continual
Catch Basin/ Inlet Inspection	Owner	The Owner must ensure that the on-site drain inlets, grates, and drainpipes will be periodically inspected visually. Cleaning should take place in the late summer/ early fall prior to the start of the rainy season. If necessary, clean, repair, or replace any drainage facility prior to the start of each rainy season (no later than October 15 of each year).	Monthly -Before and after predicted storm events
Street Sweeping Private Streets and Parking Lots	Owner	The Owner must sweep outdoor lots regularly (minimum monthly), and prior to the storm season (no later than October 15 each year). Sweeping shall be done with a vacuum-type sweeper. Under no circumstances are outdoor areas/lots to be rinsed or washed with water unless said rinse/ wash water is collected and disposed of properly (i.e. into the sewer)	Monthly

Section VI BMP Exhibit (Site Plan)

VI.1 BMP Exhibit (Site Plan)

Include a BMP Exhibit (Site Plan), at a size no less than 24" by 36," which includes the following minimum information:

- Insert in the title block (lower right hand corner) of BMP Exhibit: the WQMP Number (assigned by staff) and the grading/building or Planning Application permit numbers
- Project location (address, tract/lot number(s), etc.)
- Site boundary
- Land uses and land covers, as applicable
- Suitability/feasibility constraints
- Structural BMP locations
- Drainage delineations and flow information
- Delineate the area being treated by each structural BMP
- GIS coordinates for LID and Treatment Control BMPs
- Drainage connections
- BMP details
- Preparer name and stamp

Please do not include any areas outside of the project area or any information not related to drainage or water quality. The approved BMP Exhibit (Site Plan) shall be submitted as a plan sheet on all grading and building plan sets submitted for plan check review and approval. The BMP Exhibit shall be at the same size as the rest of the plan sheets in the submittal and shall have an approval stamp and signature prior to plan check submittal.

VI.2 Submittal and Recordation of Water Quality Management Plan

Following approval of the Final Project-Specific WQMP, three copies of the approved WQMP (including BMP Exhibit, Operations and Maintenance (O&M) Plan, and Appendices) shall be submitted. In addition, these documents shall be submitted in a PDF format.

Each approved WQMP (including BMP Exhibit, Operations and Maintenance (O&M) Plan, and Appendices) shall be recorded in the Orange County Clerk-Recorder's Office, prior to close-out of grading and/or building permit. Educational Materials are not required to be included.

Section VII Educational Materials

Refer to the Orange County Stormwater Program (ocwatersheds.com) and City of Newport Beach Stormwater Program (cleanwaternewport.com) for a library of materials available. Please only attach the educational materials specifically applicable to this project. Other materials specific to the project may be included as well and must be attached.

Education Materials			
Residential Material (http://www.ocwatersheds.com)	Check If Applicable	Business Material (http://www.ocwatersheds.com)	Check If Applicable
The Ocean Begins at Your Front Door	<input checked="" type="checkbox"/>	Tips for the Automotive Industry	<input type="checkbox"/>
Tips for Car Wash Fund-raisers	<input type="checkbox"/>	Tips for Using Concrete and Mortar	<input checked="" type="checkbox"/>
Tips for the Home Mechanic	<input checked="" type="checkbox"/>	Tips for the Food Service Industry	<input type="checkbox"/>
Homeowners Guide for Sustainable Water Use	<input checked="" type="checkbox"/>	Proper Maintenance Practices for Your Business	<input type="checkbox"/>
Household Tips	<input checked="" type="checkbox"/>	Other Material	Check If Attached
Proper Disposal of Household Hazardous Waste	<input checked="" type="checkbox"/>		
Recycle at Your Local Used Oil Collection Center (North County)	<input checked="" type="checkbox"/>	Building and Ground Maintenance Guidelines	<input checked="" type="checkbox"/>
Recycle at Your Local Used Oil Collection Center (Central County)	<input type="checkbox"/>	Housekeeping Practices	<input checked="" type="checkbox"/>
Recycle at Your Local Used Oil Collection Center (South County)	<input type="checkbox"/>	Plaza and Sidewalk Cleaning	<input checked="" type="checkbox"/>
Tips for Maintaining a Septic Tank System	<input type="checkbox"/>	Efficient Irrigation	<input checked="" type="checkbox"/>
Responsible Pest Control	<input checked="" type="checkbox"/>	Trash Storage Areas	<input checked="" type="checkbox"/>
Sewer Spill	<input type="checkbox"/>	Drainage System Maintenance	<input checked="" type="checkbox"/>
Tips for the Home Improvement Projects	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Tips for Horse Care	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Landscaping and Gardening	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Tips for Pet Care	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Tips for Pool Maintenance	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Residential Pool, Landscape and Hardscape Drains	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Projects Using Paint	<input checked="" type="checkbox"/>		<input type="checkbox"/>

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Education Materials			
Residential Material (http://www.cleanwaternewport)	Check If Applicable	Business Material (http://www.cleanwaternewport.com)	Check If Applicable
The Ocean Begins at Your Front Door	<input checked="" type="checkbox"/>	Tips for the Automotive Industry	<input type="checkbox"/>
Tips for Car Wash Fund-raisers	<input type="checkbox"/>	Tips for Using Concrete and Mortar	<input checked="" type="checkbox"/>
Tips for the Home Mechanic	<input checked="" type="checkbox"/>	Tips for the Food Service Industry	<input checked="" type="checkbox"/>
Homeowners Guide for Sustainable Water Use	<input checked="" type="checkbox"/>	Proper Maintenance Practices for Your Business	<input type="checkbox"/>
Household Tips	<input checked="" type="checkbox"/>	Other Material	Check If Attached
Proper Disposal of Household Hazardous Waste	<input checked="" type="checkbox"/>		
Recycle at Your Local Used Oil Collection Center (North County)	<input checked="" type="checkbox"/>	Building and Ground Maintenance Guidelines	<input checked="" type="checkbox"/>
Recycle at Your Local Used Oil Collection Center (Central County)	<input checked="" type="checkbox"/>	Housekeeping Practices	<input checked="" type="checkbox"/>
Recycle at Your Local Used Oil Collection Center (South County)	<input checked="" type="checkbox"/>	Plaza and Sidewalk Cleaning	<input checked="" type="checkbox"/>
Tips for Maintaining a Septic Tank System	<input checked="" type="checkbox"/>	Efficient Irrigation	<input checked="" type="checkbox"/>
Responsible Pest Control	<input checked="" type="checkbox"/>	Trash Storage Areas	<input checked="" type="checkbox"/>
Sewer Spill	<input checked="" type="checkbox"/>	Drainage System Maintenance	<input checked="" type="checkbox"/>
Tips for the Home Improvement Projects	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Tips for Horse Care	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Tips for Landscaping and Gardening	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Tips for Pet Care	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Tips for Pool Maintenance	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Tips for Residential Pool, Landscape and Hardscape Drains	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Tips for Projects Using Paint	<input checked="" type="checkbox"/>		<input type="checkbox"/>

Attachment A

Educational Materials

Commercial & Industrial runoff

All non-stormwater discharges are prohibited from entering a storm drain system.

The following list contains examples of prohibited discharges that are **not allowed** to enter a storm drain:

- Wash water from concrete, plaster, sand or any waste water from cleaning tools
- Jobsite sediment
- Trash and debris around dumpsters, leakage from dumpsters
- Cleaning and rinsing of mop water in a drain other than the sewer
- Wash water from the commercial washing of vehicles. Reclaim the contaminated water, don't let it enter the gutter
- Over-irrigation where sediment and pollutants enter the storm drain
- Washing out paint and paint equipment
- High pressure washing of buildings, driveways, and parking areas
- Swimming pool discharges (unless chlorine is reduced to non-detectable levels)
- Fluids leaking from equipment/vehicles
- Runoff from mobile animal grooming, carpet cleaning and pressure washing

Construction runoff

All construction projects regardless of size are required, at a minimum, to implement an effective combination of erosion and sediment controls and waste and materials management.

Dry Season Requirements (May – September)

- Dust Control
- Sediment control
- Off-site tracking

Construction runoff - continued

- Materials pollution control
- Waste management and pollutant control
- Install permanent sediment control devices on completed slopes
- Employ a “weather triggered” action plan within 48hrs of predicted storm

Wet Season Requirements (October – April)

- Sediment control should be in place along perimeter of job site
- Physical or vegetative (temporary or permanent) erosion control should be established
- Have sufficient materials needed to install and replace sediment controls

For a comprehensive understanding of sediment controls please visit www.ocwatersheds.com

Webresources

Newport Beach

www.cleanwaternewport.com
www.city.newport-beach.ca.us

Orange County

www.ocwatersheds.com
www.cabmphandbooks.com
www.erasethewaste.com
www.ocbeachinfo.com
www.ocpfrd.com
www.swrcb.ca.gov
www.bewaterwise.com

Environmental Groups

www.coastkeeper.org
www.surfrider.org
www.earthresource.org
www.trails4all.org

How to Protect Our Bay and Ocean

... at your home
... at your business
... around town



PROJECT
Pollution
PREVENTION



Office of the City Manager

Code and Water Quality
Enforcement Division

949.644.3215

www.cleanwaternewport.com

Recycling Center

714.834.6752

Residential runoff

A new Stormwater law, issued by the Regional Water Quality Control Board has gone into effect. This law mandates that the City of Newport Beach along with other Orange County region jurisdictions control the amount of pollutants flowing into our storm drains into creeks and ultimately to our bay and ocean.

Help us improve the quality of our water and quality of life.

There are ways to prevent storm water pollution:

- Do not use a hose to wash off yard debris and sand. It helps to conserve our water and reduces runoff.
- Don't dump waste in storm drains.
- Inspect and maintain your car regularly to prevent oil and antifreeze leaks.
- Take motor oil, antifreeze, pesticides, fertilizers, weed killers and paints to a recycling center.
- Use kitty litter to clean up leaks and spills.
- Never hose spills into the gutter. Sweep driveways clean.
- Dispose of household chemicals properly.
- Take unused oil-based paint, paint thinner, varnishes and solvents to a recycling center. (714.834.6752)
- Clean water-based paint brushes in the sink.
- Buy household and garden products that are environmentally safe (phosphate free). Buy only the amount you will use.
- Apply all household and garden products sparingly and follow instructions. Do not apply lawn or garden products when rain is imminent.
- Shovel and bag pet waste and it throw away in the garbage.

Quickfacts

A sewer system and a storm drain system are not the same.

These two systems are different. The water that goes down a sink or toilet flows to a wastewater treatment plant where it is treated and filtered. Water that flows down driveways into streets and the gutter flows directly to our bay or the ocean. This water may pick up pollutants along the way and is not treated.

There are many pollutants that enter storm drains.

Some common contaminants include: cigarette butts, yard debris, motor oil, pesticides, brake dust, pet waste, paint and household chemicals. Rain takes oil and grit left by cars and sprinklers wash pesticides, fertilizers and weed killers from our gardens and lawns into the stormdrain. Detergents, oils and grease from washing the car can make runoff dirty.

The effects of pollutants on our water can be harmful.

This polluted runoff can have harmful effects on drinking water supplies, recreational use and wildlife. Our beaches and bay have been closed occasionally because of contaminated storm water. It is important to keep runoff free from pollutants.

Urban runoff flows into storm drains located in the streets. In most cases, it goes directly to our bay and ocean.



Urban runoff Myths

- **Storm drains lead to the sewer.** *They don't.* Storm drains lead straight to bodies of water. Keep gutters clean by sweeping rather than using the hose.
- **Biodegradable soap is safe.** *It's not.* Some have phosphates allowing the algae population to explode, leading to the death of aquatic plants and starving fish of oxygen. Degreasers strip fish of oils causing scales to break apart.
- **Pet waste is natural to the environment.** *It's not.* Pet waste contains nitrates and bacteria, if leached into surface water it reduces oxygen and changes nutrient levels endangering aquatic life.
- **Yard clippings are natural and degrade in water.** *Not true.* Contamination from pesticides and nitrates on the clippings can contaminate rivers, and beaches. Pipes become clogged and can cause local flooding.
- **Cigarette butts biodegrade.** *They don't.* Cigarette butts are not biodegradable. They harm our ecosystem and contain over 165 chemicals. On November 15, 2003 in a two hour period an estimated 10,000 cigarette butts were collected on the beaches of Newport.

Citation issuance

Any discharge into the storm drain (curb, gutter, catch basins and pipes) is illegal, with a few exceptions. The City of Newport Beach will issue citations if it is warranted at the time of the illegal discharge



The Ocean Begins at Your Front Door



Never allow pollutants to enter the street, gutter or storm drain!

Even if you live miles from the Pacific Ocean, you may be unknowingly polluting it.

Dumping one quart of motor oil into a storm drain can contaminate 250,000 gallons of water.

Did You Know?

- Most people believe that the largest source of water pollution in urban areas comes from specific sources such as factories and sewage treatment plants. In fact, the largest source of water pollution comes from city streets, neighborhoods, construction sites and parking lots. This type of pollution is sometimes called “non-point source” pollution.
- There are two types of non-point source pollution: stormwater and urban runoff pollution.
- Stormwater runoff results from rainfall. When rainstorms cause large volumes of water to rinse the urban landscape, picking up pollutants along the way.
- Urban runoff can happen any time of the year when excessive water use from irrigation, vehicle washing and other sources carries trash, lawn clippings and other urban pollutants into storm drains.

Where Does It Go?

- Anything we use outside homes, vehicles and businesses – like motor oil, paint, pesticides, fertilizers and cleaners – can be blown or washed into storm drains.
- A little water from a garden hose or rain can also send materials into storm drains.
- Storm drains are separate from our sanitary sewer systems; unlike water in sanitary sewers (from sinks or toilets), water in storm drains is not treated before entering our waterways.

Sources of Non-Point Source Pollution

- Automotive leaks and spills.
- Improper disposal of used oil and other engine fluids.
- Metals found in vehicle exhaust, weathered paint, rust, metal plating and tires.
- Pesticides and fertilizers from lawns, gardens and farms.
- Improper disposal of cleaners, paint and paint removers.
- Soil erosion and dust debris from landscape and construction activities.
- Litter, lawn clippings, animal waste, and other organic matter.
- Oil stains on parking lots and paved surfaces.



The Effect on the Ocean



Non-point source pollution can have a serious impact on water quality in Orange County. Pollutants from the storm drain system can harm marine life

as well as coastal and wetland habitats. They can also degrade recreation areas such as beaches, harbors and bays.

Stormwater quality management programs have been developed throughout Orange County to educate and encourage the public to protect water quality, monitor runoff in the storm drain system, investigate illegal dumping and maintain storm drains.

Support from Orange County residents and businesses is needed to improve water quality and reduce urban runoff pollution. Proper use and disposal of materials will help stop pollution before it reaches the storm drain and the ocean.



Follow these simple steps to help reduce water pollution:

Household Activities

- Do not rinse spills with water. Use dry cleanup methods such as applying cat litter or another absorbent material, sweep and dispose of in the trash. Take items such as used or excess batteries, oven cleaners, automotive fluids, painting products and cathode ray tubes, like TVs and computer monitors, to a Household Hazardous Waste Collection Center (HHWCC).
- For a HHWCC near you call (714) 834-6752 or visit www.oilandfills.com.
- Do not hose down your driveway, sidewalk or patio to the street, gutter or storm drain. Sweep up debris and dispose of it in the trash.

Automotive

- Take your vehicle to a commercial car wash whenever possible. If you wash your vehicle at home, choose soaps, cleaners, or detergents labeled non-toxic, phosphate-free or biodegradable. Vegetable and citrus-based products are typically safest for the environment.
- Do not allow washwater from vehicle washing to drain into the street, gutter or storm drain. Excess washwater should be disposed of in the sanitary sewer (through a sink or toilet) or onto an absorbent surface like your lawn.
- Monitor your vehicles for leaks and place a pan under leaks. Keep your vehicles well maintained to stop and prevent leaks.
- Never pour oil or antifreeze in the street, gutter or storm drain. Recycle these substances at a service station, a waste oil collection center or used oil recycling center. For the nearest Used Oil Collection Center call 1-800-CLEANUP or visit www.1800cleanup.org.

Pool Maintenance

- Pool and spa water must be dechlorinated and free of excess acid, alkali or color to be allowed in the street, gutter or storm drain.
- When it is not raining, drain dechlorinated pool and spa water directly into the sanitary sewer.
- Some cities may have ordinances that do not allow pool water to be disposed of in the storm drain. Check with your city.

Landscape and Gardening

- Do not over-water. Water your lawn and garden by hand to control the amount of water you use or set irrigation systems to reflect seasonal water needs. If water flows off your yard onto your driveway or sidewalk, your system is over-watering. Periodically inspect and fix leaks and misdirected sprinklers.
- Do not rake or blow leaves, clippings or pruning waste into the street, gutter or storm drain. Instead, dispose of waste by composting, hauling it to a permitted landfill, or as green waste through your city's recycling program.
- Follow directions on pesticides and fertilizer, (measure, do not estimate amounts) and do not use if rain is predicted within 48 hours.
- Take unwanted pesticides to a HHWCC to be recycled. For locations and hours of HHWCC, call (714) 834-6752 or visit www.oilandfills.com.

Trash

- Place trash and litter that cannot be recycled in securely covered trash cans.
- Whenever possible, buy recycled products.
- Remember: Reduce, Reuse, Recycle.

Pet Care

- Always pick up after your pet. Flush waste down the toilet or dispose of it in the trash. Pet waste, if left outdoors, can wash into the street, gutter or storm drain.
- If possible, bathe your pets indoors. If you must bathe your pet outside, wash it on your lawn or another absorbent/permeable surface to keep the washwater from entering the street, gutter or storm drain.
- Follow directions for use of pet care products and dispose of any unused products at a HHWCC.

Common Pollutants

Home Maintenance

- Detergents, cleaners and solvents
- Oil and latex paint
- Swimming pool chemicals
- Outdoor trash and litter

Lawn and Garden

- Pet and animal waste
- Pesticides
- Clippings, leaves and soil
- Fertilizer

Automobile

- Oil and grease
- Radiator fluids and antifreeze
- Cleaning chemicals
- Brake pad dust

For More Information

Orange County Stormwater Program

The Ocean Begins at Your Front Door

California Environmental Protection Agency

www.calepa.ca.gov

- **Air Resources Board**
www.arb.ca.gov
- **Department of Pesticide Regulation**
www.cdpr.ca.gov
- **Department of Toxic Substances Control**
www.dtsc.ca.gov
- **Integrated Waste Management Board**
www.ciwmb.ca.gov
- **Office of Environmental Health Hazard Assessment**
www.oehha.ca.gov
- **State Water Resources Control Board**
www.waterboards.ca.gov

Earth 911 - Community-Specific Environmental Information 1-800-cleanup or visit www.1800cleanup.org

Health Care Agency's Ocean and Bay Water Closure and Posting Hotline
(714) 433-6400 or visit www.ocbeachinfo.com

Integrated Waste Management Dept. of Orange County (714) 834-6752 or visit www.oclandfills.com for information on household hazardous waste collection centers, recycling centers and solid waste collection

O.C. Agriculture Commissioner
(714) 447-7100 or visit www.ocagcomm.com

Stormwater Best Management Practice Handbook
Visit www.cabmphandbooks.com

UC Master Gardener Hotline
(714) 708-1646 or visit www.uccemg.com

The Orange County Stormwater Program has created and moderates an electronic mailing list to facilitate communications, take questions and exchange ideas among its users about issues and topics related to stormwater and urban runoff and the implementation of program elements. To join the list, please send an email to ocstormwaterinfo-join@list.ocwatersheds.com

Aliso Viejo	(949)	425-2535
Anaheim Public Works Operations	(714)	765-6860
Brea Engineering	(714)	990-7666
Buena Park Public Works	(714)	562-3655
Costa Mesa Public Services	(714)	754-5323
Cypress Public Works	(714)	229-6740
Dana Point Public Works	(949)	248-3584
Fountain Valley Public Works	(714)	593-4441
Fullerton Engineering Dept.	(714)	738-6853
Garden Grove Public Works	(714)	741-5956
Huntington Beach Public Works	(714)	536-5431
Irvine Public Works	(949)	724-6315
La Habra Public Services	(562)	905-9792
La Palma Public Works	(714)	690-3310
Laguna Beach Water Quality	(949)	497-0378
Laguna Hills Public Services	(949)	707-2650
Laguna Niguel Public Works	(949)	362-4337
Laguna Woods Public Works	(949)	639-0500
Lake Forest Public Works	(949)	461-3480
Los Alamitos Community Dev.	(562)	431-3538
Mission Viejo Public Works	(949)	470-3056
Newport Beach, Code & Water Quality Enforcement	(949)	644-3215
Orange Public Works	(714)	532-6480
Placentia Public Works	(714)	993-8245
Rancho Santa Margarita	(949)	635-1800
San Clemente Environmental Programs	(949)	361-6143
San Juan Capistrano Engineering	(949)	234-4413
Santa Ana Public Works	(714)	647-3380
Seal Beach Engineering	(562)	431-2527 x317
Stanton Public Works	(714)	379-9222 x204
Tustin Public Works/Engineering	(714)	573-3150
Villa Park Engineering	(714)	998-1500
Westminster Public Works/Engineering	(714)	898-3311 x446
Yorba Linda Engineering	(714)	961-7138
Orange County Stormwater Program	(877)	897-7455
Orange County 24-Hour Water Pollution Problem Reporting Hotline		1-877-89-SPILL (1-877-897-7455)

On-line Water Pollution Problem Reporting Form

www.ocwatersheds.com



Printed on Recycled Paper



Help Prevent Ocean Pollution:

Tips for the Home Mechanic



Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, not properly disposing of used oil is illegal and can lead to fines. If you pour or drain oil onto driveways, sidewalks or streets, it can be washed into the storm drain.

Help prevent water pollution by taking your used oil and oil filters to a used oil collection center. Most major automotive maintenance centers will accept up to five gallons of used motor oil at no cost. For a list of locations, please visit www.cleanup.org.



For more information, please call the **Orange County Stormwater Program** at **1-877-89-SPILL (1-877-897-7455)** or visit www.ocwatersheds.com.

For information about the proper disposal of household hazardous waste, call the **Household Waste Hotline** at **1-877-89-SPILL (1-877-897-7455)** or visit www.oilandfills.com.

For additional information about the nearest oil recycling center, call the **Used Oil Program** at **1-800-CLEANUP** or visit www.cleanup.org.



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The Ocean Begins at Your Front Door

Tips for the Home Mechanic

WORK SITE

- Locate the storm drains on or near your property. Do not allow used oil or any materials to flow into these drains.
- Examine your home for sources of pollution.
- Perform automotive projects under cover and in a controlled area to prevent stormwater runoff.
- Sweep or vacuum your automotive workspace regularly
- Use a damp mop to clean work areas. Never hose down surfaces into the street, gutter or storm drain.
- Pour mop water into a sink or toilet. Never dispose of water in a parking lot, street, gutter or storm drain.



PREVENT LEAKS AND SPILLS

- Keep absorbent materials such as rags and/or cat litter in the work area
- Empty drip pans into a labeled, seal container before they are full
- Wipe up any spills or repair leaks as they happen. Don't let them sit.
- Place large pans under any wrecked cars until all fluids are drained.
- Promptly dispose of collected fluids into a hazardous waste drum or deliver them to an oil recycling center. Used oil recycling locations can be found at <http://www.ochealthinfo.com/regulatory/usedoil.htm>

CLEANING SPILLS

- Clean up spills immediately by using absorbent material such as rags, cat litter or sand. If the material spilled is hazardous, dispose of the rag, litter or sand in the same manner as hazardous waste. If the material spill is non-hazardous, dispose of it in the trash.
- Immediately report spills that have entered the street, gutter or storm



drain to the County's 24-Hour Water Pollution Problem Reporting Hotline at 1-877-89-SPILL (1-877-897-7455) or visit www.ocwatersheds.com to fill out an incident report.

- Report emergencies to 911.

VEHICLE FLUID MANAGEMENT

- Vehicle fluids are hazardous waste and must be stored and disposed of in accordance with all local, state and federal laws.
- Designate an area to drain vehicle fluids away from storm drains and sanitary drains.
- When possible, drain vehicle fluids indoors or within covered areas, and only over floors that are constructed of a non-porous material such as concrete. Asphalt and dirt floors absorb spilled or leaked fluids, making the cleanup extremely difficult.





Homeowners Guide for Sustainable Water Use

Low Impact Development, Water Conservation
& Pollution Prevention



The Ocean Begins at Your Front Door



The Pollution Solution

Several residential activities can result in water pollution. Among these activities are car washing and hosing off driveways and sidewalks. Both activities can waste water and result in excess runoff. Water conservation methods described in this pamphlet can prevent considerable amounts of runoff and conserve water. By taking your car to a commercial car wash and by sweeping driveways and sidewalks, you can further prevent the transport of pollutants to Orange County waterways. Here are some of the common pollutants for which you can be part of the solution:

1 Pesticides and Fertilizer

- **Pollution:** The same pesticides that are designed to be toxic to pests can have an equally lethal impact on our marine life. The same fertilizer that promotes plant growth in lawns and gardens can also create nuisance algae blooms, which remove oxygen from the water and clog waterways when it decomposes.



- **Solution:** Never use pesticides or fertilizer within 48 hours of an anticipated rainstorm. Use only as much as is directed on the label and keep it off driveways and sidewalks.

2 Dirt and Sediment

- **Pollution:** Dirt or sediment can impede the flow of the stormwater and negatively impact stream habitat as it travels through waterways and deposits downstream. Pollutants can attach to sediment, which can then be transported through our waterways.
- **Solution:** Protect dirt stockpiles by covering them with tarps or secure plastic sheets to prevent wind or rain from allowing dirt or sediment to enter the storm drain system.

3 Metals

- **Pollution:** Metals and other toxins present in car wash water can harm important plankton, which forms the base of the aquatic food chain.
- **Solution:** Take your car to a commercial car wash where the wash water is captured and treated at a local wastewater treatment plant.

DID YOU KNOW?

Did you know that most of the pollution found in our waterways is not from a single source, but from a "non-point" source meaning the accumulation of pollution from residents and businesses throughout the community

4 Pet Waste

- **Pollution:** Pet waste carries bacteria through our watersheds and eventually will be washed out to the ocean. This can pose a health risk to swimmers and surfers.
- **Solution:** Pick up after your pets!

5 Trash and Debris

- **Pollution:** Trash and debris can enter waterways by wind, littering and careless maintenance of trash receptacles. Street sweeping collects some of this trash; however, much of what isn't captured ends up in our storm drain system where it flows untreated out to the ocean.
- **Solution:** Don't litter and make sure trash containers are properly covered. It is far more expensive to clean up the litter and trash that ends up in our waterways than it is to prevent it in the first place. Come out to one of Orange County's many locations for Coastal and Inner-Coastal Cleanup Day, which is held in September.



6 Motor Oil / Vehicle Fluids

- **Pollution:** Oil and petroleum products from our vehicles are toxic to people, wildlife and plants.
- **Solution:** Fix any leaks from your vehicle and keep the maintenance up on your car. Use absorbent material such as cat litter on oil spills, then sweep it up and dispose of it in the trash. Recycle used motor oil at a local Household Hazardous Waste Collection Center.





A TEAM EFFORT

The Orange County Stormwater Program has teamed with the Municipal Water District of Orange County (MWDOC) and the University of California Cooperative Extension Program (UCCE) to develop this pamphlet.

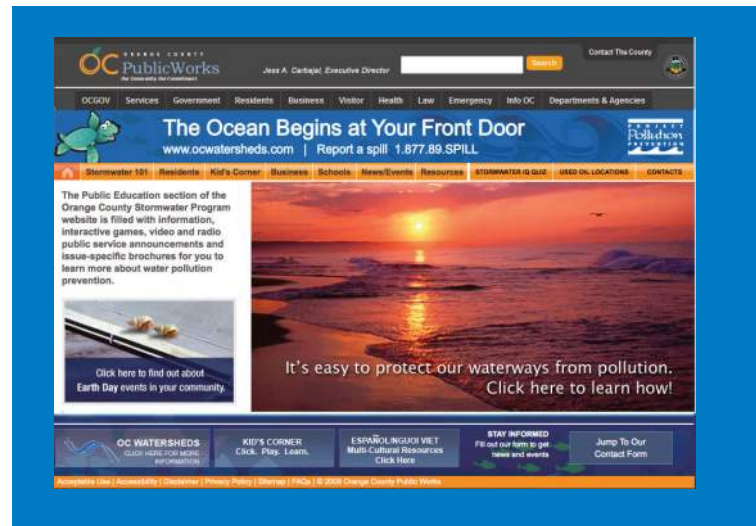
Low Impact Development (LID) and sustainable water use prevents water pollution and conserves water for drinking and reuse. Reducing your water use and the amount of water flowing from your home protects the environment and saves you money.

Thank you for making water protection a priority!

For more information, please visit www.ocwatersheds.com/publiced/

www.mwdoc.com

www.uccemg.com



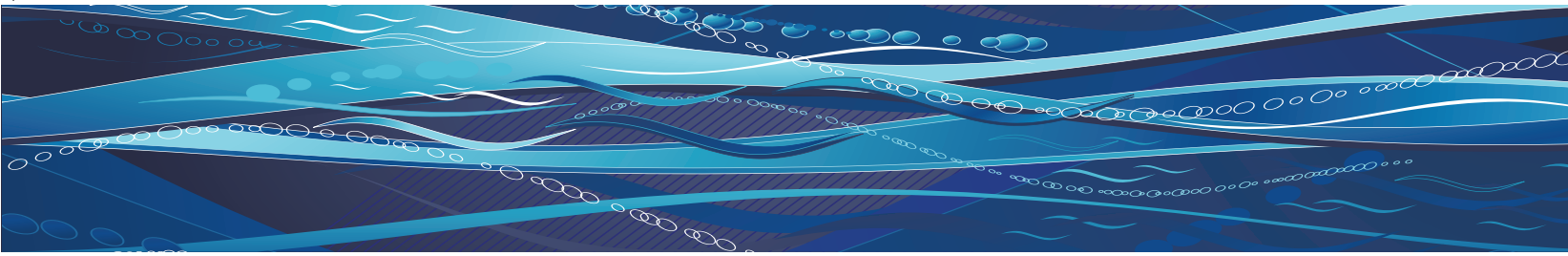
To report a spill, call the Orange County 24-Hour Water Pollution Prevention Reporting Hotline at 1-877-89-SPILL \ (1-877-897-7455)

Special Thanks to

The City of Los Angeles Stormwater Program for the use of its artwork

The Metropolitan Water District of Southern California for the use of the California-Friendly Plant and Native Habitat photos





RUNOFF, RAINWATER AND REUSE

Where Does Water Runoff Go?

Stormwater, or water from rainfall events, and runoff from outdoor water use such as sprinklers and hoses flows from homes directly into catch basins and the storm drain system. After entering the storm drain, the water flows untreated into streams, rivers, bays and ultimately the Pacific Ocean. Runoff can come from lawns, gardens, driveways, sidewalks and roofs. As it flows over hard, impervious surfaces, it picks up pollutants. Some pollutants carried by the water runoff include trash, pet waste, pesticides, fertilizer, motor oil and more.

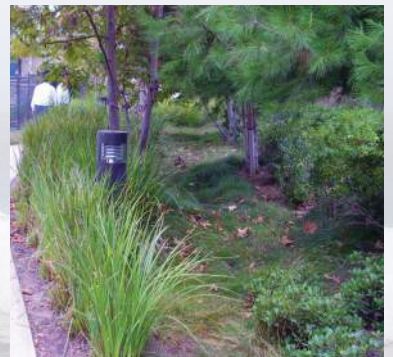


Water Conservation

Pollution not only impairs the water quality for habitat and recreation, it can also reduce the water available for reuse. Runoff allowed to soak into the ground is cleaned as it percolates through the soil, replenishing depleted groundwater supplies. Groundwater provides at least 50% of the total water for drinking and other indoor household activities in north and central Orange County. When land is covered with roads, parking lots, homes, etc., there is less land to take in the water and more hard surfaces over which the water can flow.



In Orange County, 60-70% of water used by residents and businesses goes to irrigation and other outdoor uses. Reusing rainwater to irrigate our lawn not only reduces the impact of water pollution from runoff, but it also is a great way to conserve our precious water resources and replenish our groundwater basin.



What is Low Impact Development (LID)?

Low Impact Development (LID) is a method of development that seeks to maintain the natural hydrologic character of an area. LID provides a more sustainable and pollution-preventative approach to water management.

New water quality regulations require implementation of LID in larger new developments and encourage implementation of LID and other sustainable practices in existing residential areas. Implementing modifications to your lawn or garden can reduce pollution in our environment, conserve water and reduce your water bill.



Permeable pavement allows water runoff to infiltrate through the soil and prevents most pollutants from reaching the storm drain system.

OPTIONS FOR RAINWATER HARVESTING AND REUSE



Rainwater harvesting is a great way to save money, prevent pollution and reduce potable water use. To harvest your rainwater, simply redirect the runoff from roofs and downspouts to rain barrels. Rain gardens are another option; these reduce runoff as well as encourage infiltration.

Downspout Disconnection/Redirection

Disconnecting downspouts from pipes running to the gutter prevents runoff from transporting pollutants to the storm drain. Once disconnected, downspouts can be redirected to rain gardens or other vegetated areas, or be connected to a rain barrel.

Rain Barrels

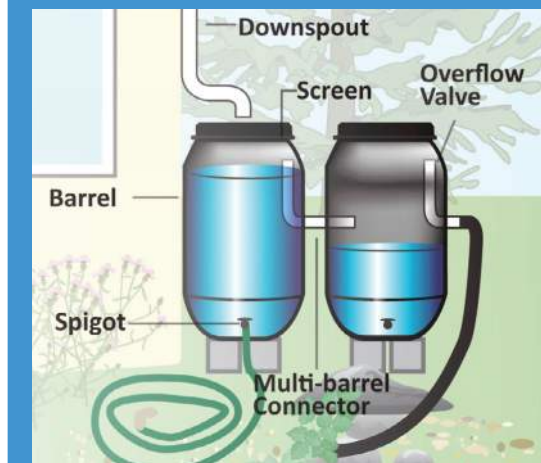
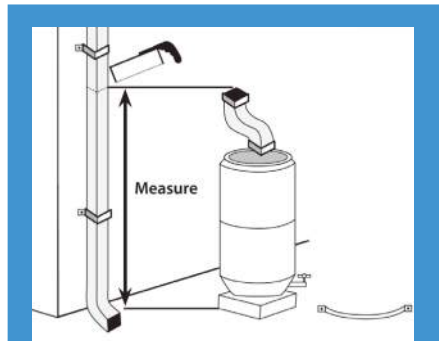
Rain barrels capture rainwater flow from roofs for reuse in landscape irrigation. Capacity of rain barrels needed for your home will depend on the amount of roof area and rainfall received. When purchasing your rain barrel, make sure it includes a screen, a spigot to siphon water for use, an overflow tube to allow for excess water to run out and a connector if you wish to connect multiple barrels to add capacity of water storage.

Mosquito growth prevention is very important when installing a rain barrel. The best way to prevent mosquito breeding is to eliminate entry points by ensuring all openings are sealed tightly. If these methods are unsuccessful, products are available to kill mosquito larvae, but that are harmless to animals and humans. Regular application of these products is essential. Please visit the Orange County Vector Control website for more information at www.ocvcd.org/mosquitoes3.php.

Rain Gardens

Rain gardens allow runoff to be directed from your roof downspout into a landscaped area. Vegetation and rocks in the garden will slow the flow of water to allow for infiltration into the soil. Plants and soil particles will absorb pollutants from the roof runoff. By utilizing a native plant palette, rain gardens can be maintained all year with minimal additional irrigation. These plants are adapted to the semi-arid climate of Southern California, require less water and can reduce your water bill.

Before modifying your yard to install a rain garden, please consult your local building and/or planning departments to ensure your garden plan follows pertinent building codes and ordinances. Besides codes and ordinances, some home owner associations also have guidelines for yard modifications. If your property is in hill areas or includes engineered slopes, please seek professional advice before proceeding with changes.



For information on how to disconnect a downspout or to install and maintain a rain barrel or rain garden at your home, please see the Los Angeles Rainwater Harvesting Program, A Homeowner's "How-To" Guide, November 2009 at www.larainwaterharvesting.org/



OTHER WATER CONSERVATION AND POLLUTION PREVENTION TECHNIQUES

Native Vegetation and Maintenance

“California Friendly” plants or native vegetation can significantly reduce water use. These plants often require far less fertilizers and pesticides, which are two significant pollutants found in Orange County waterways. Replacing water “thirsty” plants and grass types with water efficient natives is a great way to save water and reduce the need for potentially harmful pesticides and fertilizer.

Please see the California Friendly Garden Guide produced by the Metropolitan Water District of Southern California and associated Southern California Water Agencies for a catalog of California friendly plants and other garden resources at www.bewaterwise.com/Gardensoft.

Weed Free Yards

Weeds are water thieves. They often reproduce quickly and rob your yard of both water and nutrients. Weed your yard by hand if possible. If you use herbicides to control the weeds, use only the amount recommended on the label and never use it if rain is forecast within the next 48 hours.



Soil Amendments

Soil amendments such as green waste (e.g. grass clippings, compost, etc.) can be a significant source of nutrients and can help keep the soil near the roots of plants moist. However, they can cause algal booms if they get into our waterways, which reduces the amount of oxygen in the water and impacts most aquatic organisms. It is important to apply soil amendments more than 48 hours prior to predicted rainfall.

IRRIGATE EFFICIENTLY

Smart Irrigation Controllers

Smart Irrigation Controllers have internal clocks as well as sensors that will turn off the sprinklers in response to environmental changes. If it is raining, too windy or too cold, the smart irrigation control sprinklers will automatically shut off.

Water runoff from sprinklers left on too long will carry pollutants into our waterways.

Check with your local water agency for available rebates on irrigation controllers and smart timers.

- Aim your sprinklers at your lawn, not the sidewalk – By simply adjusting the direction of your sprinklers you can save water, prevent water pollution from runoff, keep your lawn healthy and save money.
- **Set a timer for your sprinklers** – lawns absorb the water they need to stay healthy within a few minutes of turning on the sprinklers. Time your sprinklers; when water begins running off your lawn, you can turn them off. Your timer can be set to water your lawn for this duration every time.
- **Water at Sunrise** – Watering early in the morning will reduce water loss due to evaporation. Additionally, winds tend to die down in the early morning so the water will get to the lawn as intended.
- **Water by hand** – Instead of using sprinklers, consider watering your yard by hand. Hand-watering ensures that all plants get the proper amount of water and you will prevent any water runoff, which wastes water and carries pollutants into our waterways.
- **Fix leaks** - Nationwide, households waste one trillion gallons of water a year to leaks – that is enough water to serve the entire state of Texas for a year. If your garden hose is leaking, replace the nylon or rubber hose washer and ensure a tight connection. Fix broken sprinklers immediately.



Help Prevent Ocean Pollution:

Do your part to prevent water pollution in our creeks, rivers, bays and ocean.

Clean beaches and healthy creeks, rivers, bays, and ocean are important to Orange County. However, many common household activities can lead to water pollution if you're not careful.

Litter, oil, chemicals and other substances that are left on your yard or driveway can be blown or washed into storm drains that flow to the ocean. Over-watering your lawn and washing your car can also flush materials into the storm

**REMEMBER THE
WATER IN YOUR
STORM DRAIN
IS NOT TREATED
BEFORE
IT ENTERS OUR
WATERWAYS**

drains. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated.

You would never pour soap, fertilizers or oil into the ocean, so don't let them enter streets, gutters or storm drains. Follow the easy tips in this brochure to help prevent water pollution.

For more information,
please call the
Orange County Stormwater Program
at **1-877-89-SPILL** (1-877-897-7455)
or visit
www.ocwatersheds.com

To report a spill,
call the
**Orange County 24-Hour
Water Pollution Problem
Reporting Hotline**
1-877-89-SPILL (1-877-897-7455).

For emergencies, dial 911.

The tips contained in this brochure provide useful information to help prevent water pollution while performing everyday household activities. If you have other suggestions, please contact your city's stormwater representatives or call the Orange County Stormwater Program.



Household Tips



The Ocean Begins at Your Front Door

PROJECT
Pollution
PREVENTION

Pollution Prevention

Household Activities

- **Do not rinse spills with water!** Sweep outdoor spills and dispose of in the trash. For wet spills like oil, apply cat litter or another absorbent material, then sweep and bring to a household hazardous waste collection center (HHWCC).
- Securely cover trash cans.
- Take household hazardous waste to a household hazardous waste collection center.
- Store household hazardous waste in closed, labeled containers inside or under a cover.
- Do not hose down your driveway, sidewalk or patio. Sweep up debris and dispose of in trash.
- Always pick up after your pet. Flush waste down the toilet or dispose of in the trash.
- Bathe pets indoors or have them professionally groomed.

Household Hazardous Wastes include:

- ▲ Batteries
- ▲ Paint thinners, paint strippers and removers
- ▲ Adhesives
- ▲ Drain openers
- ▲ Oven cleaners
- ▲ Wood and metal cleaners and polishes
- ▲ Herbicides and pesticides
- ▲ Fungicides/wood preservatives
- ▲ Automotive fluids and products
- ▲ Grease and rust solvents
- ▲ Thermometers and other products containing mercury
- ▲ Fluorescent lamps
- ▲ Cathode ray tubes, e.g. TVs, computer monitors
- ▲ Pool and spa chemicals

Gardening Activities

- Follow directions on pesticides and fertilizers, (measure, do not estimate amounts) and do not use if rain is predicted within 48 hours.
- Water your lawn and garden by hand to control the amount of water you use. Set irrigation systems to reflect seasonal water needs. If water flows off your yard and onto your driveway or sidewalk, your system is over-watering.
- Mulch clippings or leave them on the lawn. If necessary, dispose in a green waste container.
- Cultivate your garden often to control weeds.

Washing and Maintaining Your Car

- Take your car to a commercial car wash whenever possible.
- Choose soaps, cleaners, or detergents labeled “non-toxic,” “phosphate free” or “biodegradable.” Vegetable and citrus-based products are typically safest for the environment, **but even these should not be allowed into the storm drain.**
- Shake floor mats into a trash can or vacuum to clean.

- Do not use acid-based wheel cleaners and “hose off” engine degreasers at home. They can be used at a commercial facility, which can properly process the washwater.
- **Do not dump washwater onto your driveway, sidewalk, street, gutter or storm drain.** Excess washwater should be disposed of in the sanitary sewers (through a sink, or toilet) or onto an absorbent surface like your lawn.
- Use a nozzle to turn off water when not actively washing down automobile.
- Monitor vehicles for leaks and place pans under leaks. Keep your car well maintained to stop and prevent leaks.
- Use cat litter or other absorbents and sweep to remove any materials deposited by vehicles. Contain sweepings and dispose of at a HHWCC.
- Perform automobile repair and maintenance under a covered area and use drip pans or plastic sheeting to keep spills and waste material from reaching storm drains.
- **Never pour oil or antifreeze in the street, gutter or storm drains.** Recycle these substances at a service station, HHWCC, or used oil recycling center. For the nearest Used Oil Collection Center call 1-800-CLEANUP or visit www.ciwmb.ca.gov/UsedOil.

For locations and hours of Household Hazardous Waste Collection Centers in Anaheim, Huntington Beach, Irvine and San Juan Capistrano, call (714)834-6752 or visit www.oilandfills.com.



Do your part to prevent water pollution in our creeks, rivers, bays and ocean.

Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, not properly disposing of household hazardous waste can lead to water pollution. Batteries, electronics, paint, oil, gardening chemicals, cleaners and other hazardous materials cannot be thrown in the trash. They also must never be poured or thrown into yards, sidewalks, driveways, gutters or streets. Rain or other water could wash the materials into the storm drain and eventually into our waterways and the ocean. In addition, hazardous waste must not be poured in the sanitary sewers (sinks and toilets).

***NEVER DISPOSE
OF HOUSEHOLD
HAZARDOUS
WASTE IN THE
TRASH, STREET,
GUTTER,
STORM DRAIN
OR SEWER.***

For more information,
please call the
Orange County Stormwater Program
at **1-877-89-SPILL** (1-877-897-7455)
or visit
www.ocwatersheds.com

**To Report Illegal Dumping of
Household Hazardous Waste
call 1-800-69-TOXIC**

To report a spill,
call the
**Orange County 24-Hour
Water Pollution Problem
Reporting Hotline**
1-877-89-SPILL (1-877-897-7455).

For emergencies, dial 911.



RECYCLE
USED OIL



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Help Prevent Ocean Pollution:

Proper Disposal of Household Hazardous Waste



**The Ocean Begins at
Your Front Door**

**P R O J E C T
Pollution
P R E V E N T I O N**

ORANGE COUNTY

Pollution Prevention

Leftover household products that contain corrosive, toxic, ignitable, or reactive ingredients are considered to be “household hazardous waste” or “HHW.” HHW can be found throughout your home, including the bathroom, kitchen, laundry room and garage.

*WHEN POSSIBLE,
USE
NON-HAZARDOUS
OR
LESS-HAZARDOUS
PRODUCTS.*

Disposal of HHW down the drain, on the ground, into storm drains, or in the trash is illegal and unsafe.

Proper disposal of HHW is actually easy. Simply drop them off at a Household Hazardous Waste Collection Center (HHWCC) for free disposal and recycling. Many materials including anti-freeze, latex-based paint, motor oil and batteries can be recycled. Some centers have a “Stop & Swap” program that lets you take partially used home, garden, and automobile products free of charge. There are four HHWCCs in Orange County:

- Anaheim:**.....1071 N. Blue Gum St
- Huntington Beach:** 17121 Nichols St
- Irvine:**..... 6411 Oak Canyon
- San Juan Capistrano:**.... 32250 La Pata Ave

Centers are open Tuesday-Saturday, 9 a.m.-3 p.m. Centers are closed on rainy days and major holidays. For more information, call (714) 834-6752 or visit www.oclandfills.com.

Common household hazardous wastes

- Batteries
- Paint and paint products
- Adhesives
- Drain openers
- Household cleaning products
- Wood and metal cleaners and polishes
- Pesticides
- Fungicides/wood preservatives
- Automotive products (antifreeze, motor oil, fluids)
- Grease and rust solvents
- Fluorescent lamps
- Mercury (thermometers & thermostats)
- All forms of electronic waste including computers and microwaves
- Pool & spa chemicals
- Cleaners
- Medications
- Propane (camping & BBQ)
- Mercury-containing lamps

- Television & monitors (CRTs, flatscreens)

Tips for household hazardous waste

- Never dispose of HHW in the trash, street, gutter, storm drain or sewer.
- Keep these materials in closed, labeled containers and store materials indoors or under a cover.
- When possible, use non-hazardous products.
- Reuse products whenever possible or share with family and friends.
- Purchase only as much of a product as you’ll need. Empty containers may be disposed of in the trash.
- HHW can be harmful to humans, pets and the environment. Report emergencies to 911.





Did you know that just one quart of oil can pollute 250,000 gallons of water?

A clean ocean and healthy creeks, rivers, bays and beaches are important to Orange County. However, not properly disposing of used oil can lead to water pollution. If you pour or drain oil onto driveways, sidewalks or streets, it can be washed into the storm drain. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering the ocean. Help prevent water pollution by taking your used oil to a used oil collection center.

Included in this brochure is a list of locations that will accept up to five gallons of used motor oil at no cost. Many also accept used oil filters. Please contact the facility before delivering your used oil. This listing of companies is for your reference and does not constitute a recommendation or endorsement of the company.

Please note that used oil filters may not be disposed of with regular household trash. They must be taken to a household hazardous waste collection or recycling center in Anaheim, Huntington Beach, Irvine or San Juan Capistrano. For information about these centers, visit www.oilandfills.com.

Please do not mix your oil with other substances!

For more information, please call the Orange County Stormwater Program at 1-877-89-SPILL (1-877-897-7455) or visit www.watersheds.com.

For information about the proper disposal of household hazardous waste, call the Household Waste Hotline at (714) 834-6752 or visit www.oilandfills.com.



For additional information about the nearest oil recycling center, call the Used Oil Program at 1-800-CLEANUP or visit www.cleanup.org.

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Help Prevent Ocean Pollution:

Recycle at Your Local Used Oil Collection Center



The Ocean Begins at Your Front Door



NORTH COUNTY

Used Oil Collection Centers

Anaheim

All Seasons Tire and Auto Center, Inc.
817 S Brookhurst St., Anaheim, CA 92804
(714)772-6090()
CIWMB#: 30-C-03177

AutoZone #3317
423 N Anaheim Blvd., Anaheim, CA 92805
(714)776-0787()
CIWMB#: 30-C-05263

AutoZone #5226
2145 W Lincoln Ave., Anaheim, CA 92801
(714)533-6599()
CIWMB#: 30-C-04604

Bedard Automotive
3601 E Miraloma Ave., Anaheim, CA 92806
(714)528-1380()
CIWMB#: 30-C-02205

Classic Chevrolet
1001 Weir Canyon Rd., Anaheim, CA 92807
(714)283-5400()
CIWMB#: 30-C-05223

Econo Lube N' Tune #4
3201 W Lincoln Ave., Anaheim, CA 92801
(714)821-0128()
CIWMB#: 30-C-01485

EZ Lube Inc - Savi Ranch #43
985 N Weir Canyon Rd., Anaheim, CA 92807
(714)556-1312()
CIWMB#: 30-C-06011

Firestone Store #71C7
1200 S Magnolia Ave., Anaheim, CA 92804
(949)598-5520()
CIWMB#: 30-C-05743

Great Western Lube Express
125 N Brookhurst St., Anaheim, CA 92801
(714)254-1300()
CIWMB#: 30-C-05542

HR Pro Auto Service Center
3180 W Lincoln Ave., Anaheim, CA 92801
(714)761-4343()
CIWMB#: 30-C-05927

Ira Newman Automotive Services
1507 N State College Blvd., Anaheim, CA 92806
(714)635-2392()
CIWMB#: 30-C-01482

Jiffy Lube #1028
2400 W Ball Rd., Anaheim, CA 92804
(714)761-5211()
CIWMB#: 30-C-00870

Jiffy Lube #1903
2505 E Lincoln Ave., Anaheim, CA 92806
(714)772-4000()
CIWMB#: 30-C-05511

Jiffy Lube #2340
2181 W Lincoln Ave., Anaheim, CA 92801
(714)533-1000()
CIWMB#: 30-C-04647

Kragen Auto Parts #1303
1088 N State College Blvd., Anaheim, CA 92806
(714)956-7351()
CIWMB#: 30-C-03438

Kragen Auto Parts #1399
2245 W Ball Rd., Anaheim, CA 92804
(714)490-1274()
CIWMB#: 30-C-04094

Kragen Auto Parts #1565
2072 Lincoln Ave., Anaheim, CA 92806
(714)502-6992()
CIWMB#: 30-C-04078

Kragen Auto Parts #1582
3420 W Lincoln Ave., Anaheim, CA 92801
(714)828-7977()
CIWMB#: 30-C-04103

Pep Boys #613
10912 Katella Ave., Anaheim, CA 92804
(714)638-0863()
CIWMB#: 30-C-01756

Pep Boys #663
3030 W Lincoln Anaheim, CA 92801
(714)826-4810()
CIWMB#: 30-C-03417

Pep Boys #809
8205 E Santa Ana Cyn Rd., Anaheim, CA 92808
(714)974-0105()
CIWMB#: 30-C-03443

Pick Your Part
1235 S Beach Blvd., Anaheim, CA 92804
(714)527-1645()
CIWMB#: 30-C-03744

PK Auto Performance
3106 W. Lincoln Ave., Anaheim, CA 92801
(714)826-2141()
CIWMB#: 30-C-05628

Quick Change Lube and Oil
2731 W Lincoln Ave., Anaheim, CA 92801
(714)821-4464()
CIWMB#: 30-C-04363

Saturn of Anaheim
1380 S Auto Center Dr., Anaheim, CA 92806
(714)648-2444()
CIWMB#: 30-C-06332

Sun Tech Auto Service
105 S State College Blvd., Anaheim, CA 92806
(714)956-1389()
CIWMB#: 30-C-06455

Uonic Truck Services
515 S Rose St., Anaheim, CA 92805
(714)533-3333()
CIWMB#: 30-C-01142

Anaheim Hills
Anaheim Hills Car Wash & Lube
5810 E La Palma Ave., Anaheim Hills, CA 92807
(714)777-6605()
CIWMB#: 30-C-01387

Brea
Firestone Store #27A9
891 E Imperial Hwy., Brea, CA 92821
(714)529-8404()
CIWMB#: 30-C-01221

Oil Can Henry's
230 N Brea Blvd., Brea, CA 92821
(714)990-1900()
CIWMB#: 30-C-04273

Buena Park
Firestone Store #71F7
6011 Orangetherpe Buena Park, CA 90620
(714)670-7912()
CIWMB#: 30-C-01218

Firestone Store #71T8
8600 Beach Blvd., Buena Park, CA 90620
(714)827-5300()
CIWMB#: 30-C-02121

Kragen Auto Parts #1204
5303 Beach Blvd., Buena Park, CA 90621
(714)994-1320()
CIWMB#: 30-C-02623

Cypress

AutoZone #5521
5471 Lincoln Ave., Cypress, CA 90630
(714)995-4644()
CIWMB#: 30-C-00836

Big O Tires
6052 Cerritos Ave., Cypress, CA 90630
(714)826-6334()
CIWMB#: 30-C-04245

Econo Lube N' Tune #213
5497 Cerritos Ave., Cypress, CA 90630
(714)761-0456()
CIWMB#: 30-C-06240

Jiffy Lube #851
4942 Lincoln Ave., Cypress, CA 90630
(626)965-9689()
CIWMB#: 30-C-06182

M & N Coastline Auto & Tire Service
4005 Ball Rd., Cypress, CA 90630
(714)826-1001()
CIWMB#: 30-C-04387

Masterlube #103
5904 Lincoln Cypress, CA 90630
(714)826-2323()
CIWMB#: 30-C-01071

Masterlube #104
5971 Ball Rd., Cypress, CA 90630
(714)220-1555()
CIWMB#: 30-C-04682

Metric Motors of Cypress
6042 Cerritos Ave., Cypress, CA 90630
(714)821-4702()
CIWMB#: 30-C-05157

Fullerton
AutoZone #2898
146 N. Raymond Ave., Fullerton, CA 92831
(714)870-9772()
CIWMB#: 30-C-04488

AutoZone #5522
1801 Orangetherpe W. Fullerton, CA 92833
(714)870-8286()
CIWMB#: 30-C-06062

AutoZone #5523
102 N Euclid Fullerton, CA 92832
(714)870-8286()
CIWMB#: 30-C-04755

EZ Lube #17
4002 N Harbor Blvd., Fullerton, CA 92835
(714)871-9980()
CIWMB#: 30-C-03741

Firestone Store #27EH
1933 N Placentia Ave., Fullerton, CA 92831
(714)993-7100()
CIWMB#: 30-C-02122

Fox Service Center
1018 W Orangetherpe Fullerton, CA 92833
(714)879-1430()
CIWMB#: 30-C-02318

Fullerton College Automotive Technology
321 E Chapman Ave., Fullerton, CA 92832
(714)992-7275()
CIWMB#: 30-C-03165

Kragen Auto Parts #0731
2978 Yorba Linda Fullerton, CA 92831
(714)996-4780()
CIWMB#: 30-C-02628

Kragen Auto Parts #4133
904 W Orangetherpe Ave., Fullerton, CA 92832
(714)526-3570()
CIWMB#: 30-C-06256

Pep Boys #642
1530 S Harbor Blvd., Fullerton, CA 92832
(714)870-0700()
CIWMB#: 30-C-01755

Sunnyside 76 Car Care Center
2701 N Brea Blvd., Fullerton, CA 92835
(714)256-0773()
CIWMB#: 30-C-01381

Garden Grove
76 Pro Lube Plus
9001 Trask Ave., Garden Grove, CA 92844
(714)393-0590()
CIWMB#: 30-C-05276

AutoZone #5527
13190 Harbor Blvd., Garden Grove, CA 92843
(714)636-5665()
CIWMB#: 30-C-04760

David Murray Shell
12571 Vly View St., Garden Grove, CA 92845
(714)898-0170()
CIWMB#: 30-C-00547

Express Lube & Wash
8100 Lampson Ave., Garden Grove, CA 92841
(909)316-8261()
CIWMB#: 30-C-06544

Firestone Store #7180
10081 Chapman Ave., Garden Grove, CA 92840
(714)530-4630()
CIWMB#: 30-C-01224

Firestone Store #71W3
13961 Brookhurst St., Garden Grove, CA 92843
(714)590-2741()
CIWMB#: 30-C-03690

Jiffy Lube #1991
13970 Harbor Blvd., Garden Grove, CA 92843
(714)554-0610()
CIWMB#: 30-C-05400

Kragen Auto Parts #1251
13933 N Harbor Blvd., Garden Grove, CA 92843
(714)554-3780()
CIWMB#: 30-C-02663

Kragen Auto Parts #1555
9851 Chapman Ave., Garden Grove, CA 92841
(714)741-8030()
CIWMB#: 30-C-04079

Nissan of Garden Grove
9670 Trask Ave., Garden Grove, CA 92884
(714)537-0900()
CIWMB#: 30-C-06553

Toyota of Garden Grove
9444 Trask Ave., Garden Grove, CA 92844
(714)895-5595()
CIWMB#: 30-C-06555

La Habra
AutoZone #5532
1200 W Imperial Hwy., La Habra, CA 90631
(562)694-5337()
CIWMB#: 30-C-04784

Burch Ford
201 N Harbor Blvd., La Habra, CA 90631
(562)691-3225()
CIWMB#: 30-C-05179

Firestone Store #2736
1071 S Beach Blvd., La Habra, CA 90631
(562)691-1731()
CIWMB#: 30-C-01169

Kragen Auto Parts #1569
1621 W Whittier Blvd., La Habra, CA 90631
(562)905-2538()
CIWMB#: 30-C-04076

Pep Boys #997
125 W Imperial Hwy., La Habra, CA 90631
(714)447-0601()
CIWMB#: 30-C-04026

SpeedDee Oil Change & Tune-Up
1580 W Imperial Hwy., La Habra, CA 90631
(562)697-3513()

Los Alamitos
Jiffy Lube #1740
3311 Katella Ave., Los Alamitos, CA 90720
(562)596-1827()
CIWMB#: 30-C-03529

Midway City
Bolsa Transmission
8331 Bolsa Ave., Midway City, CA 92655
(714)799-6158()
CIWMB#: 30-C-05768

Placentia
Advanced Auto & Diesel
144 S Bradford Placentia, CA 92870
(714)996-8222()
CIWMB#: 30-C-06242

Castner's Auto Service
214 S. Bradford Ave., Placentia, CA 92870
(714)528-1311()
CIWMB#: 30-C-06452

Econo Lube N' Tune
100 W Chapman Ave., Placentia, CA 92870
(714)524-0424()
CIWMB#: 30-C-06454

Fairway Ford
1350 E Yorba Linda Blvd., Placentia, CA 92870
(714)524-1200()
CIWMB#: 30-C-01863

Seal Beach
M & N Coastline Auto & Tire Service
12239 Seal Beach Blvd., Seal Beach, CA 90740
(714)826-1001()
CIWMB#: 30-C-04433

Seal Beach Chevron
12541 Seal Beach Blvd., Seal Beach, CA 90740
(949)495-0774(14)
CIWMB#: 30-C-06425

Stanton
AutoZone #2806
11320 Beach Blvd., Stanton, CA 90680
(714)895-7665()
CIWMB#: 30-C-04563

Joe's Auto Clinic
11763 Beach Blvd., Stanton, CA 90680
(714)891-7715()
CIWMB#: 30-C-03253

Kragen Auto Parts #1742
11951 Beach Blvd., Stanton, CA 90680
(714)799-7574()
CIWMB#: 30-C-05231

Scher Tire #20
7000 Katella Ave., Stanton, CA 90680
(714)892-9924()
CIWMB#: 30-C-05907

USA 10 Minute Oil Change
8100 Lampson Ave., Stanton, CA 92841
(714)373-4432()
CIWMB#: 30-C-05909

Westminster
AutoZone #5543
6611 Westminster Blvd., Westminster, CA 92683
(714)893-2898()
CIWMB#: 30-C-04964

AutoZone #5544
8481 Westminster Blvd., Westminster, CA 92683
(714)891-3511()
CIWMB#: 30-C-04966

City of Westminster Corporate Yard
14381 Olive St., Westminster, CA 92683
(714)895-2876(292)
CIWMB#: 30-C-02008

Honda World
13600 Beach Blvd., Westminster, CA 92683
(714)890-8900()
CIWMB#: 30-C-03639

Jiffy Lube #1579
6011 Westminster Blvd., Westminster, CA 92683
(714)899-2727()
CIWMB#: 30-C-02745

John's Brake & Auto Repair
13050 Hoover St., Westminster, CA 92683
(714)379-2088()
CIWMB#: 30-C-05617

Kragen Auto Parts #0762
6562 Westminster Blvd., Westminster, CA 92683
(714)898-0810()
CIWMB#: 30-C-02590

Midway City Sanitary District
14451 Cedarwood St., Westminster, CA 92683
(714)893-3553()
CIWMB#: 30-C-01626

Pep Boys #653
15221 Beach Blvd., Westminster, CA 92683
(714)893-8544()
CIWMB#: 30-C-03415

Yorba Linda
AutoZone #5545
18528 Yorba Linda Blvd., Yorba Linda, CA 92886
(714)970-8933()
CIWMB#: 30-C-04971

Econo Lube N' Tune
22270 La Palma Ave., Yorba Linda, CA 92887
(714)692-8394()
CIWMB#: 30-C-06513

EZ Lube Inc. #41
17511 Yorba Linda Blvd., Yorba Linda, CA 92886
(714)556-1312()
CIWMB#: 30-C-05739

Firestone Store #27T3
18500 Yorba Linda Blvd., Yorba Linda, CA 92886
(714)779-1966()
CIWMB#: 30-C-01222

Jiffy Lube #1532
16751 Yorba Linda Blvd., Yorba Linda, CA 92886
(714)528-2800()
CIWMB#: 30-C-03777

Mike Schultz Import Service
4832 Eureka Ave., Yorba Linda, CA 92886
(714)528-4411()
CIWMB#: 30-C-04313

This information was provided by the County of Orange Integrated Waste Management Department and the California Integrated Waste Management Board (CIWMB).



Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, many common activities such as pest control can lead to water pollution if you're not careful. Pesticide treatments must be planned and applied properly to ensure that pesticides do not enter the street, gutter or storm drain. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never dump pesticides into the ocean, so don't let it enter the storm drains. Pesticides can cause significant damage to our environment if used improperly. If you are thinking of using a pesticide to control a pest, there are some important things to consider.

For more information,
please call
University of California Cooperative
Extension Master Gardeners at
(714) 708-1646
or visit these Web sites:
www.uccemg.org
www.ipm.ucdavis.edu

For instructions on collecting a specimen
sample visit the Orange County
Agriculture Commissioner's website at:
http://www.ocagcomm.com/ser_lab.asp

To report a spill, call the
**Orange County 24-Hour
Water Pollution Problem
Reporting Hotline**
at 1-877-89-SPILL (1-877-897-7455).

For emergencies, dial 911.

Information From:
Cheryl Wilen, Area IPM Advisor; Darren Haver,
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Help Prevent Ocean Pollution:

Responsible Pest Control



The Ocean Begins
at Your Front Door



Tips for Pest Control

Key Steps to Follow:

Step 1: Correctly identify the pest (insect, weed, rodent, or disease) and verify that it is actually causing the problem.



This is important because beneficial insects are often mistaken for pests and sprayed with pesticides needlessly.

Consult with a Certified Nursery Professional at a local nursery or garden center or send a sample of the pest to the Orange County Agricultural Commissioner's Office.

Determine if the pest is still present – even though you see damage, the pest may have left.

Step 2: Determine how many pests are present and causing damage.



Small pest populations may be controlled more safely using non-pesticide techniques. These include removing food sources, washing off leaves with a strong stream of water, blocking entry into the home using caulking and replacing problem plants with ones less susceptible to pests.

Integrated Pest Management (IPM) usually combines several least toxic pest control methods for long-term prevention and management of pest problems without harming you, your family, or the environment.



Step 3: If a pesticide must be used, choose the least toxic chemical.

Obtain information on the least toxic pesticides that are effective at controlling the target pest from the UC Statewide Integrated Pest Management (IPM) Program's Web site at www.ipm.ucdavis.edu.

Seek out the assistance of a Certified Nursery Professional at a local nursery or garden center when selecting a pesticide. Purchase the smallest amount of pesticide available.

Apply the pesticide to the pest during its most vulnerable life stage. This information can be found on the pesticide label.

Step 4: Wear appropriate protective clothing.

Follow pesticide labels regarding specific types of protective equipment you should wear. Protective clothing should always be washed separately from other clothing.

Step 5: Continuously monitor external conditions when applying pesticides such as weather, irrigation, and the presence of children and animals.

Never apply pesticides when rain is predicted within the next 48 hours. Also, do not water after applying pesticides unless the directions say it is necessary.

Apply pesticides when the air is still; breezy conditions may cause the spray or dust to drift away from your targeted area.

In case of an emergency call 911 and/or the regional poison control number at (714) 634-5988 or (800) 544-4404 (CA only).

For general questions you may also visit www.calpoison.org.

Step 6: In the event of accidental spills, sweep up or use an absorbent agent to remove any excess pesticides. Avoid the use of water.

Be prepared. Have a broom, dust pan, or dry absorbent material, such as cat litter, newspapers or paper towels, ready to assist in cleaning up spills.

Contain and clean up the spill right away. Place contaminated materials in a doubled plastic bag. All materials used to clean up the spill should be properly disposed of according to your local Household Hazardous Waste Disposal site.

Step 7: Properly store and dispose of unused pesticides.

Purchase Ready-To-Use (RTU) products to avoid storing large concentrated quantities of pesticides.



Store unused chemicals in a locked cabinet.

Unused pesticide chemicals may be disposed of at a Household Hazardous Waste Collection Center.

Empty pesticide containers should be triple rinsed prior to disposing of them in the trash.

Household Hazardous Waste
Collection Center
(714) 834-6752
www.oilandfills.com





Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, many common activities can lead to water pollution if you're not careful. Home improvement projects and work sites must be maintained to ensure that building materials do not enter the street, gutter or storm drain. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never dump building materials into the ocean, so don't let them enter the storm drains. Follow these tips to help prevent water pollution.

For more information, please call the **Orange County Stormwater Program** at **1-877-89-SPILL** (1-877-897-7455) or visit www.ocwatersheds.com

To report a spill, call the **Orange County 24-Hour Water Pollution Problem Reporting Hotline** at **1-877-89-SPILL** (1-877-897-7455).

For emergencies, dial 911.

The tips contained in this brochure provide useful information to help prevent water pollution while performing home improvement projects. If you have other suggestions, please contact your city's stormwater representatives or call the Orange County Stormwater Program.



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Help Prevent Ocean Pollution: Tips for Home Improvement Projects



**The Ocean Begins
at Your Front Door**

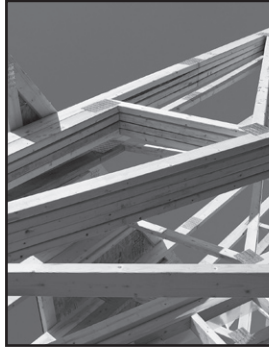
**P R O J E C T
P o l l u t i o n
P R E V E N T I O N**

Tips for Home Improvement Projects

Home improvement projects can cause significant damage to the environment. Whether you hire a contractor or work on the house yourself, it is important to follow these simple tips while renovating, remodeling or improving your home:

General Construction

- Schedule projects for dry weather.
- Keep all construction debris away from the street, gutter and storm drain.
- Store materials under cover with temporary roofs or plastic sheets to eliminate or reduce the possibility that rainfall, runoff or wind will carry materials from the project site to the street, storm drain or adjacent properties.

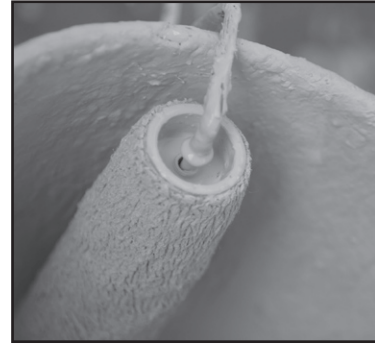


Building Materials

- Never hose materials into a street, gutter or storm drain.
- Exposed piles of construction material should not be stored on the street or sidewalk.
- Minimize waste by ordering only the amount of materials needed to complete the job.
- Do not mix more fresh concrete than is needed for each project.
- Wash concrete mixers and equipment in a designated washout area where the water can flow into a containment area or onto dirt.
- Dispose of small amounts of dry excess materials in the trash. Powdery waste, such as dry concrete, must be properly contained within a box or bag prior to disposal. Call your local trash hauler for weight and size limits.

Paint

- Measure the room or object to be painted, then buy only the amount needed.
- Place the lid on firmly and store the paint can upside-down in a dry location away from the elements.
- Tools such as brushes, buckets and rags should never be washed where excess water can drain into the street, gutter or storm drain. All tools should be rinsed in a sink connected to the sanitary sewer.
- When disposing of paint, never put wet paint in the trash.
- Dispose of water-based paint by removing the lid and letting it dry in the can. Large amounts must be taken to a Household Hazardous Waste Collection Center (HHWCC).
- Oil-based paint is a household hazardous waste. All leftover paint should be taken to a HHWCC.
- For HHWCC locations and hours, call (714) 834-6752 or visit www.oilandfills.com.



Erosion Control

- Schedule grading and excavation projects for dry weather.
- When temporarily removing soil, pile it in a contained, covered area where it cannot spill into the street, or obtain the required temporary encroachment or street closure permit and follow the conditions instructed by the permit.

- When permanently removing large quantities of soil, a disposal location must be found prior to excavation. Numerous businesses are available to handle disposal needs. For disposal options, visit www.ciwmb.ca.gov/SWIS.
- Prevent erosion by planting fast-growing annual and perennial grasses. They will shield and bind the soil.

Recycle

- Use a construction and demolition recycling company to recycle lumber, paper, cardboard, metals, masonry (bricks, concrete, etc.), carpet, plastic, pipes (plastic, metal and clay), drywall, rocks, dirt and green waste.
- For a listing of construction and demolition recycling locations in your area, visit www.ciwmb.ca.gov/recycle.



Spills

- Clean up spills immediately by using an absorbent material such as cat litter, then sweep it up and dispose of it in the trash.
- Immediately report spills that have entered the street, gutter or storm drain to the County's 24-Hour Water Pollution Problem Reporting Hotline at (714) 567-6363 or visit www.ocwatersheds.com to fill out an incident reporting form.



Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, many common activities can lead to water pollution if you're not careful. Fertilizers, pesticides and other chemicals that are left on yards or driveways can be blown or washed into storm drains that flow to the ocean. Overwatering lawns can also send materials into storm drains. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never pour gardening products into the ocean, so don't let them enter the storm drains. Follow these easy tips to help prevent water pollution.

For more information, please call the **Orange County Stormwater Program** at **1-877-89-SPILL** (1-877-897-7455) or visit www.ocwatersheds.com

UCCE Master Gardener Hotline:
(714) 708-1646

To report a spill, call the **Orange County 24-Hour Water Pollution Problem Reporting Hotline** **1-877-89-SPILL** (1-877-897-7455).

For emergencies, dial 911.

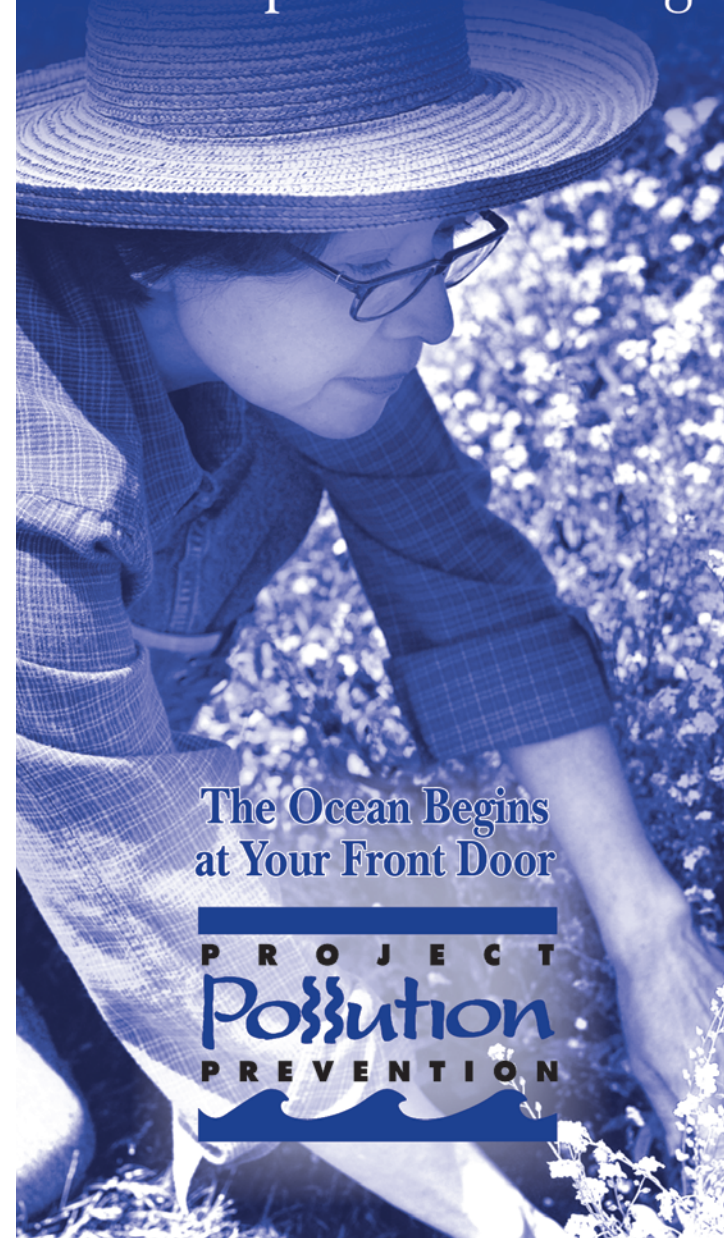
The tips contained in this brochure provide useful information to help prevent water pollution while landscaping or gardening. If you have other suggestions, please contact your city's stormwater representatives or call the Orange County Stormwater Program.



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Help Prevent Ocean Pollution:

Tips for Landscape & Gardening



The Ocean Begins
at Your Front Door



Tips for Landscape & Gardening

Never allow gardening products or polluted water to enter the street, gutter or storm drain.

General Landscaping Tips

- Protect stockpiles and materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Prevent erosion of slopes by planting fast-growing, dense ground covering plants. These will shield and bind the soil.
- Plant native vegetation to reduce the amount of water, fertilizers, and pesticide applied to the landscape.



- Never apply pesticides or fertilizers when rain is predicted within the next 48 hours.

Garden & Lawn Maintenance

- Do not overwater. Use irrigation practices such as drip irrigation, soaker hoses or micro spray systems. Periodically inspect and fix leaks and misdirected sprinklers.

- Do not rake or blow leaves, clippings or pruning waste into the street, gutter or storm drain. Instead, dispose of green waste by composting, hauling it to a permitted landfill, or recycling it through your city's program.



- Use slow-release fertilizers to minimize leaching, and use organic fertilizers.
- Read labels and use only as directed. Do not over-apply pesticides or fertilizers. Apply to spots as needed, rather than blanketing an entire area.
- Store pesticides, fertilizers and other chemicals in a dry covered area to prevent exposure that may result in the deterioration of containers and packaging.



- Rinse empty pesticide containers and re-use rinse water as you would use the

product. Do not dump rinse water down storm drains. Dispose of empty containers in the trash.

- When available, use non-toxic alternatives to traditional pesticides, and use pesticides specifically designed to control the pest you are targeting. For more information, visit www.ipm.ucdavis.edu.
- If fertilizer is spilled, sweep up the spill before irrigating. If the spill is liquid, apply an absorbent material such as cat litter, and then sweep it up and dispose of it in the trash.
- Take unwanted pesticides to a Household Hazardous Waste Collection Center to be recycled. Locations are provided below.

Household Hazardous Waste Collection Centers

Anaheim:	1071 N. Blue Gum St.
Huntington Beach:	17121 Nichols St.
Irvine:	6411 Oak Canyon
San Juan Capistrano:	32250 La Pata Ave.

For more information, call (714) 834-6752 or visit www.oilandfills.com



Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, many common activities can lead to water pollution if you're not careful. Pet waste and pet care products can be washed into the storm drains that flow to the ocean. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never put pet waste or pet care products into the ocean, so don't let them enter the storm drains. Follow these easy tips to help prevent water pollution.

For more information, please call the **Orange County Stormwater Program** at **1-877-89-SPILL** (1-877-897-7455) or visit **www.ocwatersheds.com**

To report a spill, call the **Orange County 24-Hour Water Pollution Problem Reporting Hotline** **1-877-89-SPILL** (1-877-897-7455).

For emergencies, dial 911.

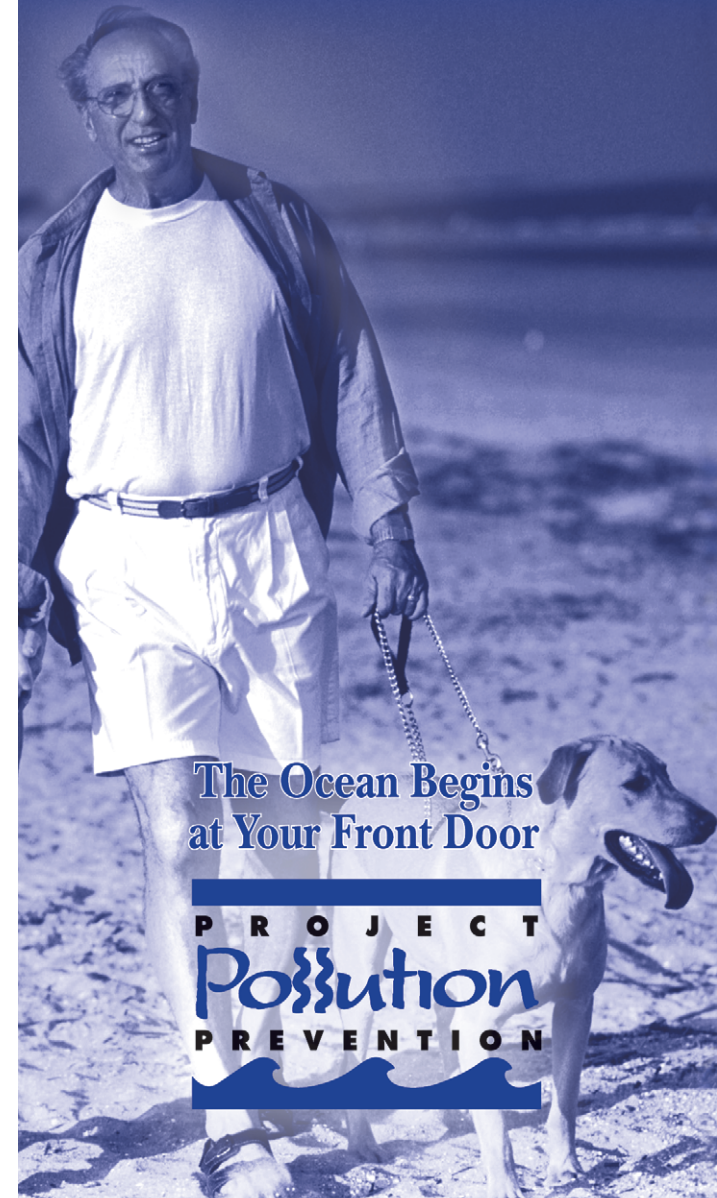
The tips contained in this brochure provide useful information to help prevent water pollution while caring for your pet. If you have other suggestions, please contact your city's stormwater representatives or call the Orange County Stormwater Program.



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Help Prevent Ocean Pollution:

Tips for Pet Care



Tips for Pet Care

Never let any pet care products or washwater run off your yard and into the street, gutter or storm drain.

Washing Your Pets

Even biodegradable soaps and shampoos can be harmful to marine life and the environment.

- If possible, bathe your pets indoors using less-toxic shampoos or have your pet professionally groomed. Follow instructions on the products and clean up spills.
- If you bathe your pet outside, wash it on your lawn or another absorbent/permeable surface to keep the washwater from running into the street, gutter or storm drain.



Flea Control

- Consider using oral or topical flea control products.
- If you use flea control products such as shampoos, sprays or collars, make sure to dispose of any unused products at a Household Hazardous Waste Collection Center. For location information, call (714) 834-6752.



Why You Should Pick Up After Your Pet

It's the law! Every city has an ordinance requiring you to pick up after your pet. Besides being a nuisance, pet



waste can lead to water pollution, even if you live inland. During rainfall, pet waste left outdoors can wash into storm drains. This waste flows directly into our waterways and the ocean where it can harm human health, marine life and the environment.

As it decomposes, pet waste demands a high level of oxygen from water. This decomposition can contribute to killing marine life by reducing the amount of dissolved oxygen available to them.

Have fun with your pets, but please be a responsible pet owner by taking care of them and the environment.

- Take a bag with you on walks to pick up after your pet.
- Dispose of the waste in the trash or in a toilet.





Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, many common activities such as painting can lead to water pollution if you're not careful. Paint must be used, stored and disposed of properly to ensure that it does not enter the street, gutter or storm drain. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never dump paint into the ocean, so don't let it enter the storm drains. Follow these easy tips to help prevent water pollution.

For more information, please call the **Orange County Stormwater Program** at **1-877-89-SPILL** (1-877-897-7455) or visit www.ocwatersheds.com

To report a spill, call the **Orange County 24-Hour Water Pollution Problem Reporting Hotline** at **1-877-89-SPILL** (1-877-897-7455).

For emergencies, dial 911.

The tips contained in this brochure provide useful information to help prevent water pollution while using, storing and disposing of paint. If you have other suggestions, please contact your city's stormwater representatives or call the Orange County Stormwater Program.



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Help Prevent Ocean Pollution:

Tips for Projects Using Paint



The Ocean Begins at Your Front Door

PROJECT
Pollution
PREVENTION

Tips for Projects Using Paint

Paint can cause significant damage to our environment. Whether you hire a contractor or do it yourself, it is important to follow these simple tips when purchasing, using, cleaning, storing and disposing of paint.

Purchasing Paint

- Measure the room or object to be painted, then buy only the amount needed.
- Whenever possible, use water-based paint since it usually does not require hazardous solvents such as paint thinner for cleanup.

Painting

- Use only one brush or roller per color of paint to reduce the amount of water needed for cleaning.
- Place open paint containers or trays on a stable surface and in a position that is unlikely to spill.
- Always use a tarp under the area or object being painted to collect paint drips and contain spills.

Cleaning

- Never clean brushes or rinse paint containers in the street, gutter or storm drain.
- For oil-based products, use as much of the paint on the brushes as possible. Clean brushes with thinner. To reuse thinner, pour it through a fine filter (e.g. nylon, metal gauze or filter paper) to remove solids such as leftover traces of paint.
- For water-based products, use as much of the paint on the brushes as possible, then rinse in the sink.
- Collect all paint chips and dust. Chips and dust from marine paints or paints containing lead, mercury or tributyl tin are hazardous waste. Sweep up and dispose of at a Household Hazardous Waste Collection Center (HHWCC).

Storing Paint

- Store paint in a dry location away from the elements.
- Store leftover water-based paint, oil-based paint and solvents separately in original or clearly marked containers.
- Avoid storing paint cans directly on cement floors. The bottom of the can will rust much faster on cement.
- Place the lid on firmly and store the paint can upside-down to prevent air from entering. This will keep the paint usable longer. Oil-based paint is usable for up to 15 years. Water-based paint remains usable for up to 10 years.

Alternatives to Disposal

- Use excess paint to apply another coat, for touch-ups, or to paint a closet, garage, basement or attic.
- Give extra paint to friends or family. Extra paint can also be donated to a local theatre group, low-income housing program or school.
- Take extra paint to an exchange program such as the “**Stop & Swap**” that allows you to drop off or pick up partially used home care products free of charge. “**Stop & Swap**” programs are available at most HHWCCs.
- For HHWCC locations and hours, call (714) 834-6752 or visit www.oclandfills.com.



Disposing of Paint

- Never put wet paint in the trash.

For water-based paint:

- If possible, brush the leftover paint on cardboard or newspaper. Otherwise, allow the paint to dry in the can with the lid off in a well-ventilated area protected from the elements, children and pets. Stirring the paint every few days will speed up the drying.
- Large quantities of extra paint should be taken to a HHWCC.
- Once dried, paint and painted surfaces may be disposed of in the trash. When setting a dried paint can out for trash collection, leave the lid off so the collector will see that the paint has dried.

For oil-based paint:

- Oil-based paint is a household hazardous waste. All leftover paint should be taken to a HHWCC.

Aerosol paint:

- Dispose of aerosol paint cans at a HHWCC.

Spills

- Never hose down pavement or other impermeable surfaces where paint has spilled.
- Clean up spills immediately by using an absorbent material such as cat litter. Cat litter used to clean water-based paint spills can be disposed of in the trash. When cleaning oil-based paint spills with cat litter, it must be taken to a HHWCC.
- Immediately report spills that have entered the street, gutter or storm drain to the County's 24-Hour Water Pollution Problem Reporting Hotline at (714) 567-6363 or visit www.ocwatersheds.com to fill out an incident reporting form.



Clean beaches and healthy creeks, rivers, bays, and ocean are important to Orange County. However, many common activities can lead to water pollution if you're not careful. Materials and excess concrete or mortar can be blown or washed into the storm drains that flow to the ocean. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never throw building materials into the ocean, so don't let them enter the storm drains. Follow these easy tips to help prevent water pollution.

For more information, please call the **Orange County Stormwater Program** at **1-877-89-SPILL** (1-877-897-7455) or visit www.ocwatersheds.com.

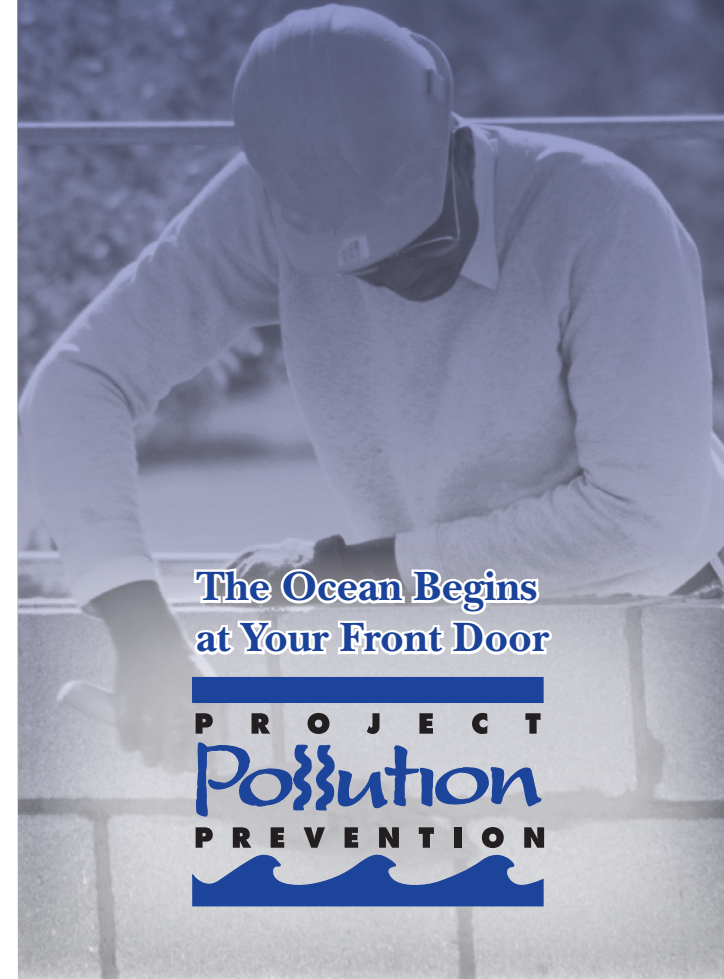
To report a spill, call the **Orange County 24-Hour Water Pollution Reporting Hotline** at **1-877-89-SPILL** (1-877-897-7455).

For emergencies, dial 911.

The Tips contained in this brochure provide useful information about how you can keep materials and washwater from entering the storm drain system. If you have other suggestions for how water and materials may be contained, please contact your city's stormwater representative or call the Orange County Stormwater Program.



Tips for Using Concrete and Mortar



The Ocean Begins at Your Front Door

P R O J E C T
Pollution
P R E V E N T I O N

Tips for Using Concrete and Mortar

Never allow materials or washwater to enter the street or storm drain.

Before the Project

- Schedule projects for dry weather.
- Store materials under cover, with temporary roofs or plastic sheets, to eliminate or reduce the possibility that the materials can be carried from the project site to streets, storm drains or adjacent properties via rainfall, runoff or wind.
- Minimize waste by ordering only the amount of materials needed to complete the job.
- Take measures to block nearby storm drain inlets.

During the Project

- Set up and operate small mixers on tarps or heavy drop cloths.
- Do not mix more fresh concrete or cement than is needed for the job.



- When breaking up pavement, pick up all chunks and pieces and recycle them at a local construction and demolition recycling company. (See information to the right)
- When making saw cuts in pavement, protect nearby storm drain inlets during the saw-cutting operation and contain the slurry. Collect the slurry residue from the pavement or gutter and remove from the site.



Clean-Up

- Dispose of small amounts of dry concrete, grout or mortar in the trash.
- Never hose materials from exposed aggregate concrete, asphalt or similar treatments into a street, gutter, parking lot, or storm drain.
- Wash concrete mixers and equipment in designated washout areas where the water can flow into a containment area or onto dirt. Small amounts of dried material can be disposed of in the trash. Large amounts



should be recycled at a local construction and demolition recycling company. (See information below)

- Recycle cement wash water by pumping it back into cement mixers for reuse.

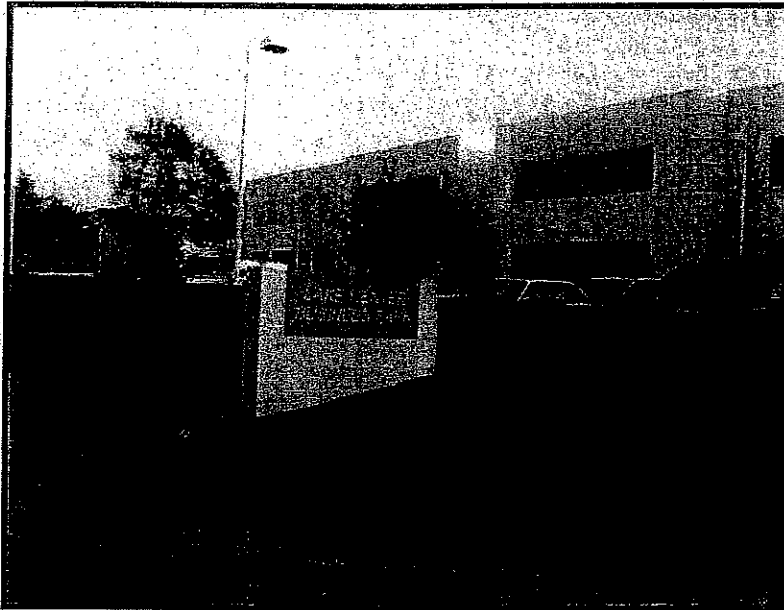
Spills

- Never hose down pavement or impermeable surfaces where fluids have spilled. Use an absorbent material such as cat litter to soak up a spill, then sweep and dispose in the trash.
- Clean spills on dirt areas by digging up and properly disposing of contaminated dry soil in trash.
- Immediately report significant spills to the County's 24-Hour Water Pollution Problem Reporting Hotline at 714-567-6363 or log onto the County's website at www.ocwatersheds.com and fill out an incident reporting form.

For a list of construction and demolition recycling locations in your area visit www.ciwmb.ca.gov/Recycle/.

For additional information on how to control, prevent, remove, and reduce pollution refer to the Stormwater Best Management Practice Handbook, available on-line at www.cabmphandbooks.com.

Building & Grounds Maintenance SC-41



Objectives

- Cover
- Contain.
- Educate
- Reduce/Minimize
- Product Substitution

Description

Stormwater runoff from building and grounds maintenance activities can be contaminated with toxic hydrocarbons in solvents, fertilizers and pesticides, suspended solids, heavy metals, abnormal pH, and oils and greases. Utilizing the protocols in this fact sheet will prevent or reduce the discharge of pollutants to stormwater from building and grounds maintenance activities by washing and cleaning up with as little water as possible, following good landscape management practices, preventing and cleaning up spills immediately, keeping debris from entering the storm drains, and maintaining the stormwater collection system.

Approach

Reduce potential for pollutant discharge through source control pollution prevention and BMP implementation. Successful implementation depends on effective training of employees on applicable BMPs and general pollution prevention strategies and objectives.

Pollution Prevention

- Switch to non-toxic chemicals for maintenance when possible.
- Choose cleaning agents that can be recycled.
- Encourage proper lawn management and landscaping, including use of native vegetation.

Targeted Constituents

Sediment	✓
Nutrients	✓
Trash	
Metals	✓
Bacteria	✓
Oil and Grease	
Organics	



SC-41 Building & Grounds Maintenance

- Encourage use of Integrated Pest Management techniques for pest control.
- Encourage proper onsite recycling of yard trimmings.
- Recycle residual paints, solvents, lumber, and other material as much as possible.

Suggested Protocols

Pressure Washing of Buildings, Rooftops, and Other Large Objects

- In situations where soaps or detergents are used and the surrounding area is paved, pressure washers must use a water collection device that enables collection of wash water and associated solids. A sump pump, wet vacuum or similarly effective device must be used to collect the runoff and loose materials. The collected runoff and solids must be disposed of properly.
- If soaps or detergents are not used, and the surrounding area is paved, wash runoff does not have to be collected but must be screened. Pressure washers must use filter fabric or some other type of screen on the ground and/or in the catch basin to trap the particles in wash water runoff.
- If you are pressure washing on a grassed area (with or without soap), runoff must be dispersed as sheet flow as much as possible, rather than as a concentrated stream. The wash runoff must remain on the grass and not drain to pavement.

Landscaping Activities

- Dispose of grass clippings, leaves, sticks, or other collected vegetation as garbage, or by composting. Do not dispose of collected vegetation into waterways or storm drainage systems.
- Use mulch or other erosion control measures on exposed soils.

Building Repair, Remodeling, and Construction

- Do not dump any toxic substance or liquid waste on the pavement, the ground, or toward a storm drain.
- Use ground or drop cloths underneath outdoor painting, scraping, and sandblasting work, and properly dispose of collected material daily.
- Use a ground cloth or oversized tub for activities such as paint mixing and tool cleaning.
- Clean paintbrushes and tools covered with water-based paints in sinks connected to sanitary sewers or in portable containers that can be dumped into a sanitary sewer drain. Brushes and tools covered with non-water-based paints, finishes, or other materials must be cleaned in a manner that enables collection of used solvents (e.g., paint thinner, turpentine, etc.) for recycling or proper disposal.
- Use a storm drain cover, filter fabric, or similarly effective runoff control mechanism if dust, grit, wash water, or other pollutants may escape the work area and enter a catch basin. This is particularly necessary on rainy days. The containment device(s) must be in place at the beginning of the work day, and accumulated dirty runoff and solids must be collected and disposed of before removing the containment device(s) at the end of the work day.

Building & Grounds Maintenance SC-41

- If you need to de-water an excavation site, you may need to filter the water before discharging to a catch basin or off-site. If directed off-site, you should direct the water through hay bales and filter fabric or use other sediment filters or traps.
- Store toxic material under cover during precipitation events and when not in use. A cover would include tarps or other temporary cover material.

Mowing, Trimming, and Planting

- Dispose of leaves, sticks, or other collected vegetation as garbage, by composting or at a permitted landfill. Do not dispose of collected vegetation into waterways or storm drainage systems.
- Use mulch or other erosion control measures when soils are exposed.
- Place temporarily stockpiled material away from watercourses and drain inlets, and berm or cover stockpiles to prevent material releases to the storm drain system.
- Consider an alternative approach when bailing out muddy water: do not put it in the storm drain; pour over landscaped areas.
- Use hand weeding where practical.

Fertilizer and Pesticide Management

- Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of fertilizers and pesticides and training of applicators and pest control advisors.
- Use less toxic pesticides that will do the job when applicable. Avoid use of copper-based pesticides if possible.
- Do not use pesticides if rain is expected.
- Do not mix or prepare pesticides for application near storm drains.
- Use the minimum amount needed for the job.
- Calibrate fertilizer distributors to avoid excessive application.
- Employ techniques to minimize off-target application (e.g., spray drift) of pesticides, including consideration of alternative application techniques.
- Apply pesticides only when wind speeds are low.
- Fertilizers should be worked into the soil rather than dumped or broadcast onto the surface.
- Irrigate slowly to prevent runoff and then only as much as is needed.
- Clean pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.
- Dispose of empty pesticide containers according to the instructions on the container label.

SC-41 Building & Grounds Maintenance

- Use up the pesticides. Rinse containers, and use rinse water as product. Dispose of unused pesticide as hazardous waste.
- Implement storage requirements for pesticide products with guidance from the local fire department and County Agricultural Commissioner. Provide secondary containment for pesticides.

Inspection

- Inspect irrigation system periodically to ensure that the right amount of water is being applied and that excessive runoff is not occurring. Minimize excess watering and repair leaks in the irrigation system as soon as they are observed.

Training

- Educate and train employees on pesticide use and in pesticide application techniques to prevent pollution.
- Train employees and contractors in proper techniques for spill containment and cleanup.
- Be sure the frequency of training takes into account the complexity of the operations and the nature of the staff.

Spill Response and Prevention

- Keep your Spill Prevention Control and Countermeasure (SPCC) Plan up-to-date.
- Place a stockpile of spill cleanup materials, such as brooms, dustpans, and vacuum sweepers (if desired) near the storage area where it will be readily accessible.
- Have employees trained in spill containment and cleanup present during the loading/unloading of dangerous wastes, liquid chemicals, or other materials.
- Familiarize employees with the Spill Prevention Control and Countermeasure Plan.
- Clean up spills immediately.

Other Considerations

Alternative pest/weed controls may not be available, suitable, or effective in many cases.

Requirements

Costs

- Cost will vary depending on the type and size of facility.
- Overall costs should be low in comparison to other BMPs.

Maintenance

Sweep paved areas regularly to collect loose particles. Wipe up spills with rags and other absorbent material immediately, do not hose down the area to a storm drain.

Supplemental Information

Further Detail of the BMP

Fire Sprinkler Line Flushing

Building fire sprinkler line flushing may be a source of non-stormwater runoff pollution. The water entering the system is usually potable water, though in some areas it may be non-potable reclaimed wastewater. There are subsequent factors that may drastically reduce the quality of the water in such systems. Black iron pipe is usually used since it is cheaper than potable piping, but it is subject to rusting and results in lower quality water. Initially, the black iron pipe has an oil coating to protect it from rusting between manufacture and installation; this will contaminate the water from the first flush but not from subsequent flushes. Nitrates, polyphosphates and other corrosion inhibitors, as well as fire suppressants and antifreeze may be added to the sprinkler water system. Water generally remains in the sprinkler system a long time (typically a year) and between flushes may accumulate iron, manganese, lead, copper, nickel, and zinc. The water generally becomes anoxic and contains living and dead bacteria and breakdown products from chlorination. This may result in a significant BOD problem and the water often smells. Consequently dispose fire sprinkler line flush water into the sanitary sewer. Do not allow discharge to storm drain or infiltration due to potential high levels of pollutants in fire sprinkler line water.

References and Resources

California's Nonpoint Source Program Plan <http://www.swrcb.ca.gov/nps/index.html>

Clark County Storm Water Pollution Control Manual
<http://www.co.clark.wa.us/pubworks/bmpman.pdf>

King County Storm Water Pollution Control Manual <http://dnr.metrokc.gov/wlr/dss/spcm.htm>

Mobile Cleaners Pilot Program: Final Report. 1997. Bay Area Stormwater Management Agencies Association (BASMAA). <http://www.basmaa.org/>

Pollution from Surface Cleaning Folder. 1996. Bay Area Stormwater Management Agencies Association (BASMAA). <http://www.basmaa.org/>

Santa Clara Valley Urban Runoff Pollution Prevention Program <http://www.scvurppp.org>

The Storm Water Managers Resource Center <http://www.stormwatercenter.net/>

Description

Promote efficient and safe housekeeping practices (storage, use, and cleanup) when handling potentially harmful materials such as fertilizers, pesticides, cleaning solutions, paint products, automotive products, and swimming pool chemicals. Related information is provided in BMP fact sheets SC-11 Spill Prevention, Control & Cleanup and SC-34 Waste Handling & Disposal.

Approach

Pollution Prevention

- Purchase only the amount of material that will be needed for foreseeable use. In most cases this will result in cost savings in both purchasing and disposal. See SC-61 Safer Alternative Products for additional information.
- Be aware of new products that may do the same job with less environmental risk and for less or the equivalent cost. Total cost must be used here; this includes purchase price, transportation costs, storage costs, use related costs, clean up costs and disposal costs.

Suggested Protocols

General

- Keep work sites clean and orderly. Remove debris in a timely fashion. Sweep the area.
- Dispose of wash water, sweepings, and sediments, properly.
- Recycle or dispose of fluids properly.
- Establish a daily checklist of office, yard and plant areas to confirm cleanliness and adherence to proper storage and security. Specific employees should be assigned specific inspection responsibilities and given the authority to remedy any problems found.
- Post waste disposal charts in appropriate locations detailing for each waste its hazardous nature (poison, corrosive, flammable), prohibitions on its disposal (dumpster, drain, sewer) and the recommended disposal method (recycle, sewer, burn, storage, landfill).
- Summarize the chosen BMPs applicable to your operation and post them in appropriate conspicuous places.

Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	<input checked="" type="checkbox"/>
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>
Oxygen Demanding	<input checked="" type="checkbox"/>



- Require a signed checklist from every user of any hazardous material detailing amount taken, amount used, amount returned and disposal of spent material.
- Do a before audit of your site to establish baseline conditions and regular subsequent audits to note any changes and whether conditions are improving or deteriorating.
- Keep records of water, air and solid waste quantities and quality tests and their disposition.
- Maintain a mass balance of incoming, outgoing and on hand materials so you know when there are unknown losses that need to be tracked down and accounted for.
- Use and reward employee suggestions related to BMPs, hazards, pollution reduction, work place safety, cost reduction, alternative materials and procedures, recycling and disposal.
- Have, and review regularly, a contingency plan for spills, leaks, weather extremes etc. Make sure all employees know about it and what their role is so that it comes into force automatically.

Training

- Train all employees, management, office, yard, manufacturing, field and clerical in BMPs and pollution prevention and make them accountable.
- Train municipal employees who handle potentially harmful materials in good housekeeping practices.
- Train personnel who use pesticides in the proper use of the pesticides. The California Department of Pesticide Regulation license pesticide dealers, certify pesticide applicators and conduct onsite inspections.
- Train employees and contractors in proper techniques for spill containment and cleanup. The employee should have the tools and knowledge to immediately begin cleaning up a spill if one should occur.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup.
- Keep your Spill Prevention Control and Countermeasure (SPCC) plan up-to-date, and implement accordingly.
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- There are no major limitations to this best management practice.
- There are no regulatory requirements to this BMP. Existing regulations already require municipalities to properly store, use, and dispose of hazardous materials

Requirements

Costs

- Minimal cost associated with this BMP. Implementation of good housekeeping practices may result in cost savings as these procedures may reduce the need for more costly BMPs.

Maintenance

- Ongoing maintenance required to keep a clean site. Level of effort is a function of site size and type of activities.

Supplemental Information

Further Detail of the BMP

- The California Integrated Waste Management Board's Recycling Hotline, 1-800-553-2962, provides information on household hazardous waste collection programs and facilities.

Examples

There are a number of communities with effective programs. The most pro-active include Santa Clara County and the City of Palo Alto, the City and County of San Francisco, and the Municipality of Metropolitan Seattle (Metro).

References and Resources

British Columbia Lake Stewardship Society. Best Management Practices to Protect Water Quality from Non-Point Source Pollution. March 2000.

<http://www.nalms.org/bclss/bmphome.html#bmp>

King County Stormwater Pollution Control Manual - <http://dnr.metrokc.gov/wlr/dss/spcm.htm>

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities, Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality Control Board. July, 1998, Revised by California Coastal Commission, February 2002.

Orange County Stormwater Program

http://www.ocwatersheds.com/stormwater/swp_introduction.asp

San Mateo STOPPP - (<http://stoppp.tripod.com/bmp.html>)



Description

Pollutants on sidewalks and other pedestrian traffic areas and plazas are typically due to littering and vehicle use. This fact sheet describes good housekeeping practices that can be incorporated into the municipality's existing cleaning and maintenance program.

Approach

Pollution Prevention

- Use dry cleaning methods whenever practical for surface cleaning activities.
- Use the least toxic materials available (e.g. water based paints, gels or sprays for graffiti removal).

Suggested Protocols

Surface Cleaning

- Regularly broom (dry) sweep sidewalk, plaza and parking lot areas to minimize cleaning with water.
- Dry cleanup first (sweep, collect, and dispose of debris and trash) when cleaning sidewalks or plazas, then wash with or without soap.
- Block the storm drain or contain runoff when cleaning with water. Discharge wash water to landscaping or collect water and pump to a tank or discharge to sanitary sewer if allowed. (Permission may be required from local sanitation district.)

Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	<input checked="" type="checkbox"/>
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>
Oxygen Demanding	<input checked="" type="checkbox"/>



- Block the storm drain or contain runoff when washing parking areas, driveways or drive-throughs. Use absorbents to pick up oil; then dry sweep. Clean with or without soap. Collect water and pump to a tank or discharge to sanitary sewer if allowed. Street Repair and Maintenance.

Graffiti Removal

- Avoid graffiti abatement activities during rain events.
- Implement the procedures under Painting and Paint Removal in SC-70 Roads, Streets, and Highway Operation and Maintenance fact sheet when graffiti is removed by painting over.
- Direct runoff from sand blasting and high pressure washing (with no cleaning agents) into a dirt or landscaped area after treating with an appropriate filtering device.
- Plug nearby storm drain inlets and vacuum/pump wash water to the sanitary sewer if authorized to do so if a graffiti abatement method generates wash water containing a cleaning compound (such as high pressure washing with a cleaning compound). Ensure that a non-hazardous cleaning compound is used or dispose as hazardous waste, as appropriate.

Surface Removal and Repair

- Schedule surface removal activities for dry weather if possible.
- Avoid creating excess dust when breaking asphalt or concrete.
- Take measures to protect nearby storm drain inlets prior to breaking up asphalt or concrete (e.g. place hay bales or sand bags around inlets). Clean afterwards by sweeping up as much material as possible.
- Designate an area for clean up and proper disposal of excess materials.
- Remove and recycle as much of the broken pavement as possible to avoid contact with rainfall and stormwater runoff.
- When making saw cuts in pavement, use as little water as possible. Cover each storm drain inlet completely with filter fabric during the sawing operation and contain the slurry by placing straw bales, sandbags, or gravel dams around the inlets. After the liquid drains or evaporates, shovel or vacuum the slurry residue from the pavement or gutter and remove from site.
- Always dry sweep first to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquid in storm drains. Once dry sweeping is complete, the area may be hosed down if needed. Wash water should be directed to landscaping or collected and pumped to the sanitary sewer if allowed.

Concrete Installation and Repair

- Schedule asphalt and concrete activities for dry weather.

- Take measures to protect any nearby storm drain inlets and adjacent watercourses, prior to breaking up asphalt or concrete (e.g. place sand bags around inlets or work areas).
- Limit the amount of fresh concrete or cement mortar mixed, mix only what is needed for the job.
- Store concrete materials under cover, away from drainage areas. Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Return leftover materials to the transit mixer. Dispose of small amounts of hardened excess concrete, grout, and mortar in the trash.
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile, or dispose in the trash.
- Protect applications of fresh concrete from rainfall and runoff until the material has dried.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- Wash concrete trucks off site or in designated areas on site designed to preclude discharge of wash water to drainage system.

Controlling Litter

- Post "No Littering" signs and enforce anti-litter laws.
- Provide litter receptacles in busy, high pedestrian traffic areas of the community, at recreational facilities, and at community events.
- Cover litter receptacles and clean out frequently to prevent leaking/spillage or overflow.
- Clean parking lots on a regular basis with a street sweeper.

Training

- Provide regular training to field employees and/or contractors regarding surface cleaning and proper operation of equipment.
- Train employee and contractors in proper techniques for spill containment and cleanup.
- Use a training log or similar method to document training.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup.
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- Limitations related to sweeping activities at large parking facilities may include current sweeper technology to remove oil and grease.
- Surface cleaning activities that require discharges to the local sewerage agency will require coordination with the agency.
- Arrangements for disposal of the swept material collected must be made, as well as accurate tracking of the areas swept and the frequency of sweeping.

Requirements***Costs***

- The largest expenditures for sweeping and cleaning of sidewalks, plazas, and parking lots are in staffing and equipment. Sweeping of these areas should be incorporated into street sweeping programs to reduce costs.

Maintenance

Not applicable

Supplemental Information***Further Detail of the BMP***

Community education, such as informing residents about their options for recycling and waste disposal, as well as the consequences of littering, can instill a sense of citizen responsibility and potentially reduce the amount of maintenance required by the municipality.

Additional BMPs that should be considered for parking lot areas include:

- Allow sheet runoff to flow into biofilters (vegetated strip and swale) and infiltration devices.
- Utilize sand filters or oleophilic collectors for oily waste in low concentrations.
- Arrange rooftop drains to prevent drainage directly onto paved surfaces.
- Design lot to include semi-permeable hardscape.
- Structural BMPs such as storm drain inlet filters can be very effective in reducing the amount of pollutants discharged from parking facilities during periods of rain.

References and Resources

Bay Area Stormwater Management Agencies Association (BASMAA). 1996. Pollution From Surface Cleaning Folder <http://www.basmaa.org>

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities. Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality Control Board. July 1998.

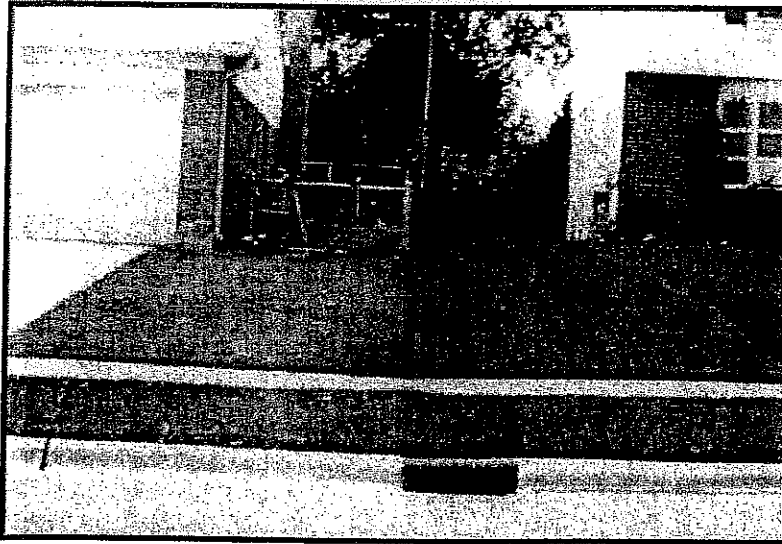
Oregon Association of Clean Water Agencies. Oregon Municipal Stormwater Toolbox for Maintenance Practices. June 1998.

Orange County Stormwater Program
http://www.ocwatersheds.com/stormwater/swp_introduction.asp

Santa Clara Valley Urban Runoff Pollution Prevention Program. 1997 Urban Runoff Management Plan. September 1997, updated October 2000.

Santa Clara Valley Urban Runoff Pollution Prevention Program. Maintenance Best Management Practices for the Construction Industry. Brochures: Landscaping, Gardening, and Pool; Roadwork and Paving; and Fresh Concrete and Mortar Application. June 2001.

San Diego Stormwater Co-permittees Jurisdictional Urban Runoff Management Plan. 2001. Municipal Activities Model Program Guidance. November.



Design Objectives

- Maximize Infiltration
- Provide Retention
- Slow Runoff
- Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- Contain Pollutants
- Collect and Convey

Description

Irrigation water provided to landscaped areas may result in excess irrigation water being conveyed into stormwater drainage systems.

Approach

Project plan designs for development and redevelopment should include application methods of irrigation water that minimize runoff of excess irrigation water into the stormwater conveyance system.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment. (Detached residential single-family homes are typically excluded from this requirement.)

Design Considerations

Designing New Installations

The following methods to reduce excessive irrigation runoff should be considered, and incorporated and implemented where determined applicable and feasible by the Permittee:

- Employ rain-triggered shutoff devices to prevent irrigation after precipitation.
- Design irrigation systems to each landscape area's specific water requirements.
- Include design featuring flow reducers or shutoff valves triggered by a pressure drop to control water loss in the event of broken sprinkler heads or lines.
- Implement landscape plans consistent with County or City water conservation resolutions, which may include provision of water sensors, programmable irrigation times (for short cycles), etc.



- Design timing and application methods of irrigation water to minimize the runoff of excess irrigation water into the storm water drainage system.
- Group plants with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration. Choose plants with low irrigation requirements (for example, native or drought tolerant species). Consider design features such as:
 - Using mulches (such as wood chips or bar) in planter areas without ground cover to minimize sediment in runoff
 - Installing appropriate plant materials for the location, in accordance with amount of sunlight and climate, and use native plant materials where possible and/or as recommended by the landscape architect
 - Leaving a vegetative barrier along the property boundary and interior watercourses, to act as a pollutant filter, where appropriate and feasible
 - Choosing plants that minimize or eliminate the use of fertilizer or pesticides to sustain growth
- Employ other comparable, equally effective methods to reduce irrigation water runoff.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of "redevelopment" must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under "designing new installations" above should be followed.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Description

Trash storage areas are areas where a trash receptacle (s) are located for use as a repository for solid wastes. Stormwater runoff from areas where trash is stored or disposed of can be polluted. In addition, loose trash and debris can be easily transported by water or wind into nearby storm drain inlets, channels, and/or creeks. Waste handling operations that may be sources of stormwater pollution include dumpsters, litter control, and waste piles.

Approach

This fact sheet contains details on the specific measures required to prevent or reduce pollutants in stormwater runoff associated with trash storage and handling. Preventative measures including enclosures, containment structures, and impervious pavements to mitigate spills, should be used to reduce the likelihood of contamination.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment. (Detached residential single-family homes are typically excluded from this requirement.)

Design Considerations

Design requirements for waste handling areas are governed by Building and Fire Codes, and by current local agency ordinances and zoning requirements. The design criteria described in this fact sheet are meant to enhance and be consistent with these code and ordinance requirements. Hazardous waste should be handled in accordance with legal requirements established in Title 22, California Code of Regulation.

Wastes from commercial and industrial sites are typically hauled by either public or commercial carriers that may have design or access requirements for waste storage areas. The design criteria in this fact sheet are recommendations and are not intended to be in conflict with requirements established by the waste hauler. The waste hauler should be contacted prior to the design of your site trash collection areas. Conflicts or issues should be discussed with the local agency.

Designing New Installations

Trash storage areas should be designed to consider the following structural or treatment control BMPs:

- Design trash container areas so that drainage from adjoining roofs and pavement is diverted around the area(s) to avoid run-on. This might include berming or grading the waste handling area to prevent run-on of stormwater.
- Make sure trash container areas are screened or walled to prevent off-site transport of trash.

Design Objectives

Maximize Infiltration
Provide Retention
Slow Runoff
Minimize Impervious Land Coverage
Prohibit Dumping of Improper Materials

- Contain Pollutants
- Collect and Convey



- Use lined bins or dumpsters to reduce leaking of liquid waste.
- Provide roofs, awnings, or attached lids on all trash containers to minimize direct precipitation and prevent rainfall from entering containers.
- Pave trash storage areas with an impervious surface to mitigate spills.
- Do not locate storm drains in immediate vicinity of the trash storage area.
- Post signs on all dumpsters informing users that hazardous materials are not to be disposed of therein.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of "redevelopment" must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under "designing new installations" above should be followed.

Additional Information***Maintenance Considerations***

The integrity of structural elements that are subject to damage (i.e., screens, covers, and signs) must be maintained by the owner/operator. Maintenance agreements between the local agency and the owner/operator may be required. Some agencies will require maintenance deed restrictions to be recorded of the property title. If required by the local agency, maintenance agreements or deed restrictions must be executed by the owner/operator before improvement plans are approved.

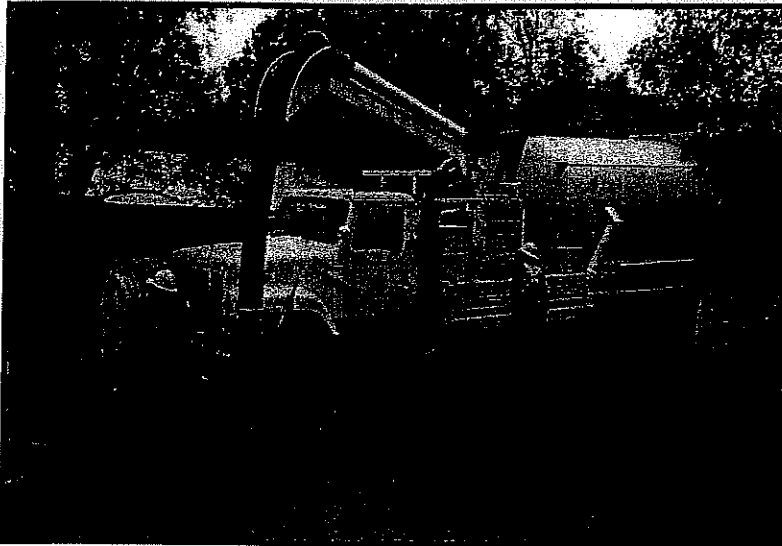
Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.



Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize

Description

As a consequence of its function, the stormwater conveyance system collects and transports urban runoff and stormwater that may contain certain pollutants. The protocols in this fact sheet are intended to reduce pollutants reaching receiving waters through proper conveyance system operation and maintenance.

Approach

Pollution Prevention

Maintain catch basins, stormwater inlets, and other stormwater conveyance structures on a regular basis to remove pollutants, reduce high pollutant concentrations during the first flush of storms, prevent clogging of the downstream conveyance system, restore catch basins' sediment trapping capacity, and ensure the system functions properly hydraulically to avoid flooding.

Suggested Protocols

Catch Basins/Inlet Structures

- Staff should regularly inspect facilities to ensure compliance with the following:
 - Immediate repair of any deterioration threatening structural integrity.
 - Cleaning before the sump is 40% full. Catch basins should be cleaned as frequently as needed to meet this standard.
 - Stenciling of catch basins and inlets (see SC34 Waste Handling and Disposal).

Targeted Constituents

Sediment	✓
Nutrients	
Trash	✓
Metals	
Bacteria	✓
Oil and Grease	
Organics	



- Clean catch basins, storm drain inlets, and other conveyance structures before the wet season to remove sediments and debris accumulated during the summer.
- Conduct inspections more frequently during the wet season for problem areas where sediment or trash accumulates more often. Clean and repair as needed.
- Keep accurate logs of the number of catch basins cleaned.
- Store wastes collected from cleaning activities of the drainage system in appropriate containers or temporary storage sites in a manner that prevents discharge to the storm drain.
- Dewater the wastes if necessary with outflow into the sanitary sewer if permitted. Water should be treated with an appropriate filtering device prior to discharge to the sanitary sewer. If discharge to the sanitary sewer is not allowed, water should be pumped or vacuumed to a tank and properly disposed. Do not dewater near a storm drain or stream.

Storm Drain Conveyance System

- Locate reaches of storm drain with deposit problems and develop a flushing schedule that keeps the pipe clear of excessive buildup.
- Collect and pump flushed effluent to the sanitary sewer for treatment whenever possible.

Pump Stations

- Clean all storm drain pump stations prior to the wet season to remove silt and trash.
- Do not allow discharge to reach the storm drain system when cleaning a storm drain pump station or other facility.
- Conduct routine maintenance at each pump station.
- Inspect, clean, and repair as necessary all outlet structures prior to the wet season.

Open Channel

- Modify storm channel characteristics to improve channel hydraulics, increase pollutant removals, and enhance channel/creek aesthetic and habitat value.
- Conduct channel modification/improvement in accordance with existing laws. Any person, government agency, or public utility proposing an activity that will change the natural (emphasis added) state of any river, stream, or lake in California, must enter into a Stream or Lake Alteration Agreement with the Department of Fish and Game. The developer-applicant should also contact local governments (city, county, special districts), other state agencies (SWRCB, RWQCB, Department of Forestry, Department of Water Resources), and Federal Corps of Engineers and USFWS.

Illicit Connections and Discharges

- Look for evidence of illegal discharges or illicit connections during routine maintenance of conveyance system and drainage structures:
 - Is there evidence of spills such as paints, discoloring, etc?

- Are there any odors associated with the drainage system?
- Record locations of apparent illegal discharges/illicit connections?
- Track flows back to potential dischargers and conduct aboveground inspections. This can be done through visual inspection of upgradient manholes or alternate techniques including zinc chloride smoke testing, fluorometric dye testing, physical inspection testing, or television camera inspection.
- Eliminate the discharge once the origin of flow is established.
- Stencil or demarcate storm drains, where applicable, to prevent illegal disposal of pollutants. Storm drain inlets should have messages such as "Dump No Waste Drains to Stream" stenciled next to them to warn against ignorant or intentional dumping of pollutants into the storm drainage system.
- Refer to fact sheet SC-10 Non-Stormwater Discharges.

Illegal Dumping

- Inspect and clean up hot spots and other storm drainage areas regularly where illegal dumping and disposal occurs.
- Establish a system for tracking incidents. The system should be designed to identify the following:
 - Illegal dumping hot spots
 - Types and quantities (in some cases) of wastes
 - Patterns in time of occurrence (time of day/night, month, or year)
 - Mode of dumping (abandoned containers, "midnight dumping" from moving vehicles, direct dumping of materials, accidents/spills)
 - Responsible parties
- Post "No Dumping" signs in problem areas with a phone number for reporting dumping and disposal. Signs should also indicate fines and penalties for illegal dumping.
- Refer to fact sheet SC-10 Non-Stormwater Discharges.

Training

- Train crews in proper maintenance activities, including record keeping and disposal.
- Allow only properly trained individuals to handle hazardous materials/wastes.
- Have staff involved in detection and removal of illicit connections trained in the following:
 - OSHA-required Health and Safety Training (29 CFR 1910.120) plus annual refresher training (as needed).

- OSHA Confined Space Entry training (Cal-OSHA Confined Space, Title 8 and Federal OSHA 29 CFR 1910.146).
- Procedural training (field screening, sampling, smoke/dye testing, TV inspection).

Spill Response and Prevention

- Investigate all reports of spills, leaks, and/or illegal dumping promptly.
- Clean up all spills and leaks using “dry” methods (with absorbent materials and/or rags) or dig up, remove, and properly dispose of contaminated soil.
- Refer to fact sheet SC-11 Spill Prevention, Control, and Cleanup.

Other Considerations (Limitations and Regulations)

- Clean-up activities may create a slight disturbance for local aquatic species. Access to items and material on private property may be limited. Trade-offs may exist between channel hydraulics and water quality/riparian habitat. If storm channels or basins are recognized as wetlands, many activities, including maintenance, may be subject to regulation and permitting.
- Storm drain flushing is most effective in small diameter pipes (36-inch diameter pipe or less, depending on water supply and sediment collection capacity). Other considerations associated with storm drain flushing may include the availability of a water source, finding a downstream area to collect sediments, liquid/sediment disposal, and prohibition against disposal of flushed effluent to sanitary sewer in some areas.
- Regulations may include adoption of substantial penalties for illegal dumping and disposal.
- Local municipal codes may include sections prohibiting discharge of soil, debris, refuse, hazardous wastes, and other pollutants into the storm drain system.

Requirements***Costs***

- An aggressive catch basin cleaning program could require a significant capital and O&M budget.
- The elimination of illegal dumping is dependent on the availability, convenience, and cost of alternative means of disposal. The primary cost is for staff time. Cost depends on how aggressively a program is implemented. Other cost considerations for an illegal dumping program include:
 - Purchase and installation of signs.
 - Rental of vehicle(s) to haul illegally-disposed items and material to landfills.
 - Rental of heavy equipment to remove larger items (e.g., car bodies) from channels.
 - Purchase of landfill space to dispose of illegally-dumped items and material.

- Methods used for illicit connection detection (smoke testing, dye testing, visual inspection, and flow monitoring) can be costly and time-consuming. Site-specific factors, such as the level of impervious area, the density and ages of buildings, and type of land use will determine the level of investigation necessary.

Maintenance

- Two-person teams may be required to clean catch basins with vacuum trucks.
- Teams of at least two people plus administrative personnel are required to identify illicit discharges, depending on the complexity of the storm sewer system.
- Arrangements must be made for proper disposal of collected wastes.
- Technical staff are required to detect and investigate illegal dumping violations.

Supplemental Information

Further Detail of the BMP

Storm Drain Flushing

Flushing is a common maintenance activity used to improve pipe hydraulics and to remove pollutants in storm drainage systems. Flushing may be designed to hydraulically convey accumulated material to strategic locations, such as an open channel, another point where flushing will be initiated, or the sanitary sewer and the treatment facilities, thus preventing resuspension and overflow of a portion of the solids during storm events. Flushing prevents “plug flow” discharges of concentrated pollutant loadings and sediments. Deposits can hinder the designed conveyance capacity of the storm drain system and potentially cause backwater conditions in severe cases of clogging.

Storm drain flushing usually takes place along segments of pipe with grades that are too flat to maintain adequate velocity to keep particles in suspension. An upstream manhole is selected to place an inflatable device that temporarily plugs the pipe. Further upstream, water is pumped into the line to create a flushing wave. When the upstream reach of pipe is sufficiently full to cause a flushing wave, the inflated device is rapidly deflated with the assistance of a vacuum pump, thereby releasing the backed up water and resulting in the cleaning of the storm drain segment.

To further reduce impacts of stormwater pollution, a second inflatable device placed well downstream may be used to recollect the water after the force of the flushing wave has dissipated. A pump may then be used to transfer the water and accumulated material to the sanitary sewer for treatment. In some cases, an interceptor structure may be more practical or required to recollect the flushed waters.

It has been found that cleansing efficiency of periodic flush waves is dependent upon flush volume, flush discharge rate, sewer slope, sewer length, sewer flow rate, sewer diameter, and population density. As a rule of thumb, the length of line to be flushed should not exceed 700 feet. At this maximum recommended length, the percent removal efficiency ranges between 65-75% for organics and 55-65% for dry weather grit/inorganic material. The percent removal efficiency drops rapidly beyond that. Water is commonly supplied by a water truck, but fire hydrants can also supply water. To make the best use of water, it is recommended that reclaimed water be used or that fire hydrant line flushing coincide with storm sewer flushing.

References and Resources

California's Nonpoint Source Program Plan <http://www.swrcb.ca.gov/nps/index.html>

Clark County Storm Water Pollution Control Manual
<http://www.co.clark.wa.us/pubworks/bmpman.pdf>

Ferguson, B.K. 1991. Urban Stream Reclamation, p. 324-322, Journal of Soil and Water Conservation.

King County Storm Water Pollution Control Manual <http://dnr.metrokc.gov/wlr/dss/spcm.htm>

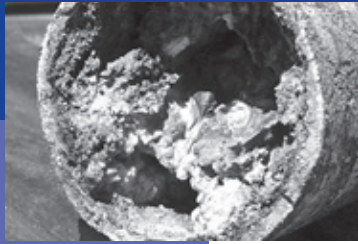
Oregon Association of Clean Water Agencies. Oregon Municipal Stormwater Toolbox for Maintenance Practices. June 1998.

Santa Clara Valley Urban Runoff Pollution Prevention Program <http://www.scvurppp.org>

The Storm Water Managers Resource Center <http://www.stormwatercenter.net>

United States Environmental Protection Agency (USEPA). 2002. Pollution Prevention/Good Housekeeping for Municipal Operations Storm Drain System Cleaning. On line:
http://www.epa.gov/npdes/menuofbmps/poll_16.htm

Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. Fats, oils and grease from restaurants and food service facilities can cause sewer line blockages that may result in sewage overflow into your facility and into storm drains. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways and should never contain washwater, trash, grease or other materials.



You would never dump oil and trash into the ocean, so don't let it enter the storm drains. Follow these tips to help prevent water pollution.

For more information,
please call the
Orange County Stormwater Program
at **1-877-89-SPILL** (1-877-897-7455)
or visit
www.ocwatersheds.com

Report sewage spills and discharges that are not contained to your site to the
Orange County 24-Hour Water Pollution Problem Reporting Hotline
at **1-877-89-SPILL** (1-877-897-7455)

For emergencies, dial 911.



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Help Prevent Ocean Pollution:

Tips for the Food Service Industry



The Ocean Begins
at Your Front Door



Best Kitchen Practices

Food Waste Disposal

- Scrape food waste off of plates, utensils, pots, food preparation and cooking areas and dispose of it in the trash.
- Never put food waste down the drain. Food scraps often contain grease, which can clog sewer pipes and result in sewage backups and overflows.

Grease & Oil Disposal

- Never put oil or grease down the drain. Contain grease and oil by using covered grease storage containers or installing a grease interceptor.
- Never overfill your grease storage container or transport it without a cover.
- Grease control devices must be emptied and cleaned by permitted companies.
- Keep maintenance records on site.



- For a list of oil/grease recycling companies, contact the CIWMB at www.ciwmb.ca.gov/foodwaste/render.htm or contact your local sanitation district.

Minor Spill Cleanup

- Always use dry cleanup methods, such as a rag, damp mop or broom.
- Never hose a spill into the street, gutter or storm drain.



Major Spill Cleanup

- Have spill containment and clean-up kits readily available, and train all employees on how to use them.
- Immediately contain and clean the spill using dry methods.
- If the spill leaves your site, call (714) 567-6363.

Dumpster Cleanup

- Pick up all debris around the dumpster.
- Always keep the lid on the dumpster closed.
- Never pour liquids into the dumpster or hose it out.



Floor Mat Cleaning

- Sweep the floor mats regularly, discarding the debris into the trash.
- Hose off the mats in a mop sink, at a floor drain, or in an outdoor area that can contain the water.
- Never hose the mats in an area where the wastewater can flow to the street, gutter or storm drain.



Washwater Disposal

- Dispose of washwater in a mop sink or an area with a floor drain.
- Never dispose of washwater in the street, gutter or storm drain.

Attachment B

Hydrology, BMP & HCOC Backup Calculations

Bio-Retention Planter w/Under Drain Calculations								
	DMA A		DMA B		DMA C		OVERALL	
Area (SF)	10913	SF	24141	SF	30492	SF	65546	SF
Area (AC)	0.25	AC	0.55	AC	0.70	AC	1.50	AC
Pervious	4335	SF	3727	SF	5578	SF	13640	SF
% Pervious	40%		15%		18%		21%	
% Impervious	60%		85%		82%		79%	
C	0.60		0.78		0.76		0.74	
Ponding Depth	0.75	FT	0.75	FT	0.75	FT	0.75	FT
d, filtered	0.625	FT	0.625	FT	0.625	FT	0.625	FT
DCV	411	CF	1183	CF	1454	CF	3048	CF
Required DCA	299	SF	861	SF	1057	SF	2216	SF
Provided DCA	317	SF	1117	SF	1496		2930	SF

Attachment C

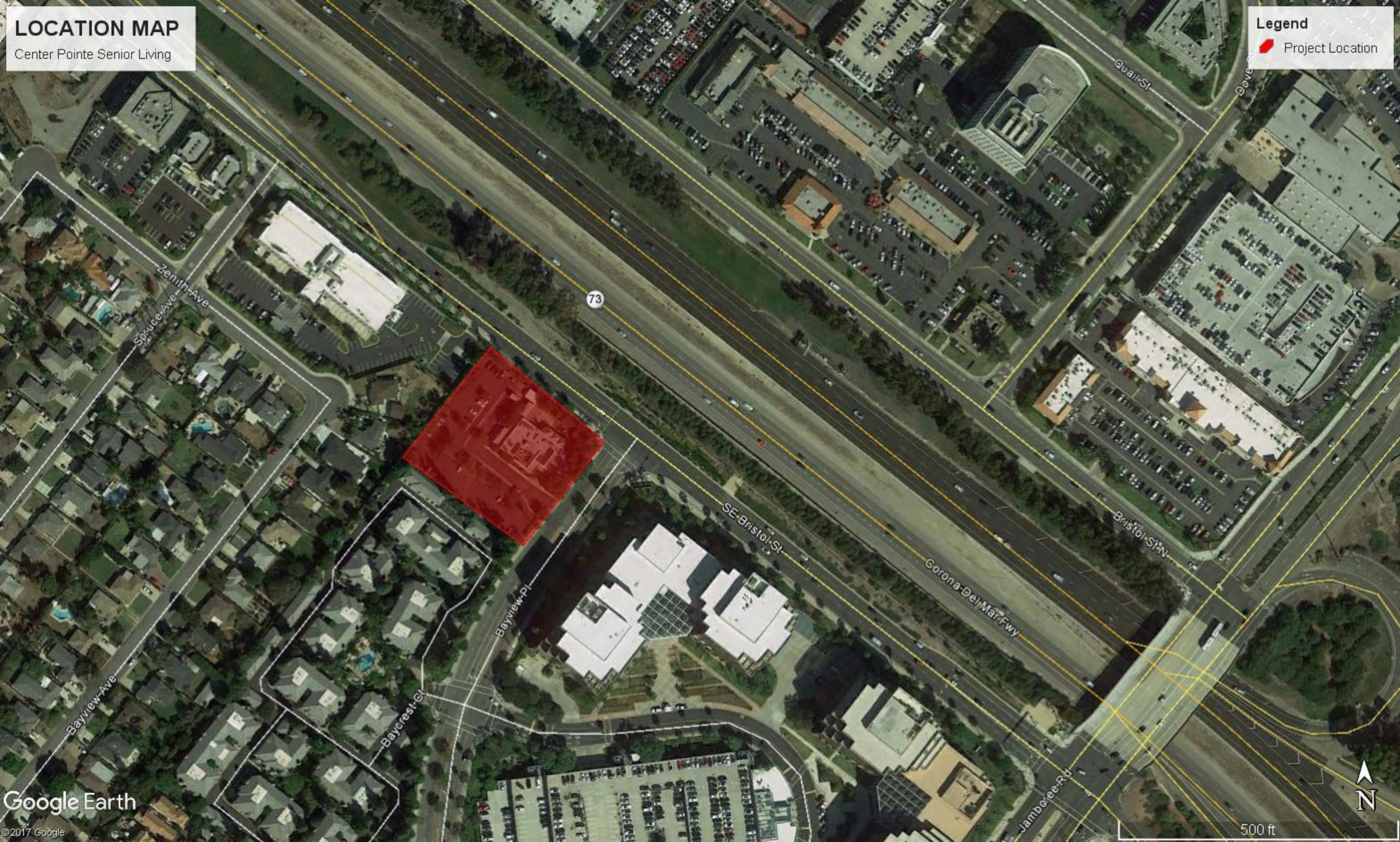
Supporting Maps & Exhibits

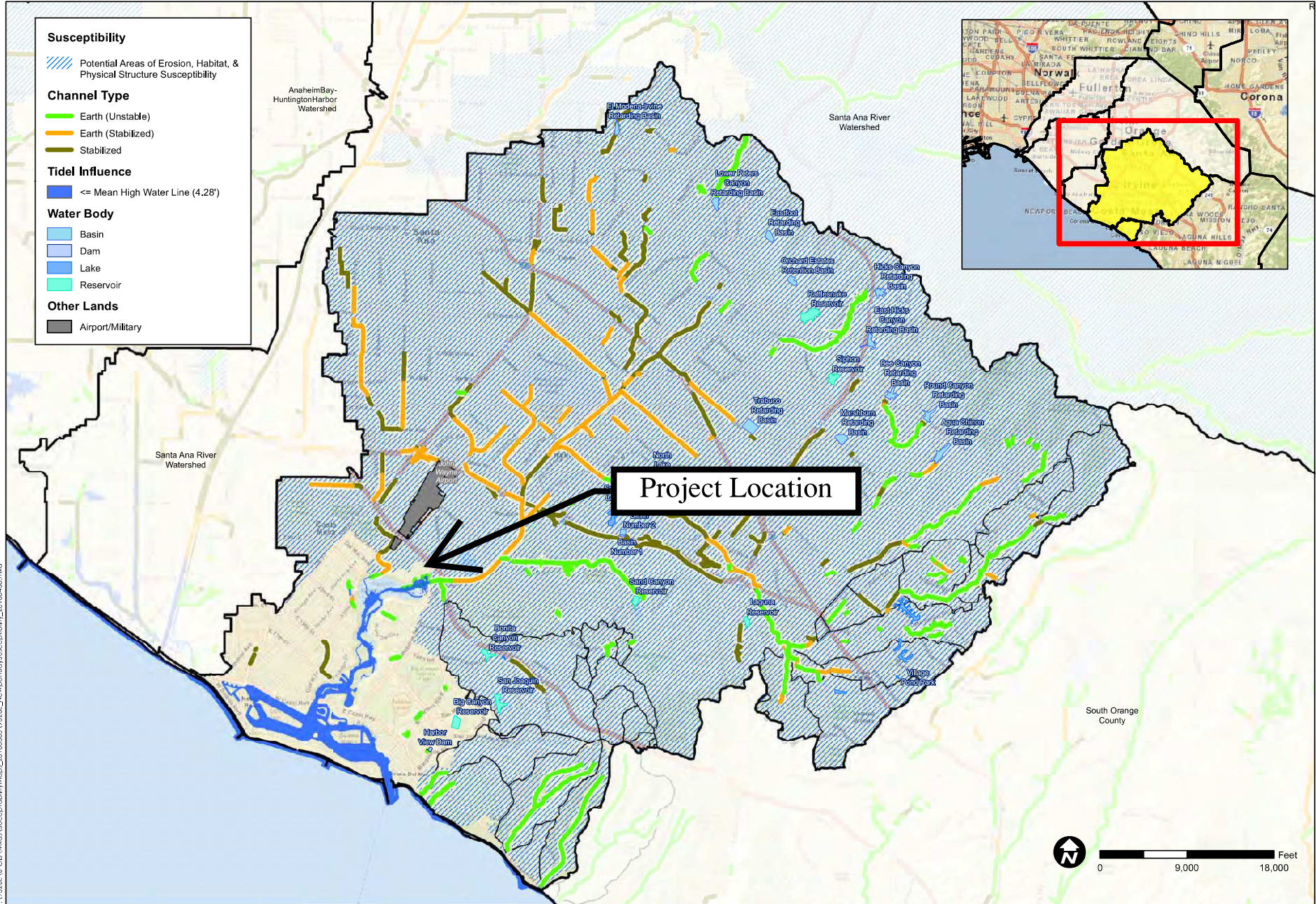
- HCOC Map**
- Rainfall zones (Figure XVI-1)**
- NRCS Hydrologic Soil Groups (Figure XVI-2a)**
- North OC Ground Water Protection Areas (Figure XVI-2f)**
- Infiltration Analysis Overlap Constraint Locations (Figure XVI-2g)**
- 2010 CA 303(d) List of Water Quality Limited Segments**
- Existing & Proposed Drainage Pattern Maps**
- Preliminary WQMP Plan**
- Site Plan**

LOCATION MAP

Center Pointe Senior Living

Legend
● Project Location





TITLE
 SUSCEPTIBILITY ANALYSIS
 NEWPORT BAY-
 NEWPORT COASTAL STREAMS

**ORANGE COUNTY
 WATERSHED
 MASTER PLANNING**

ORANGE CO. CA

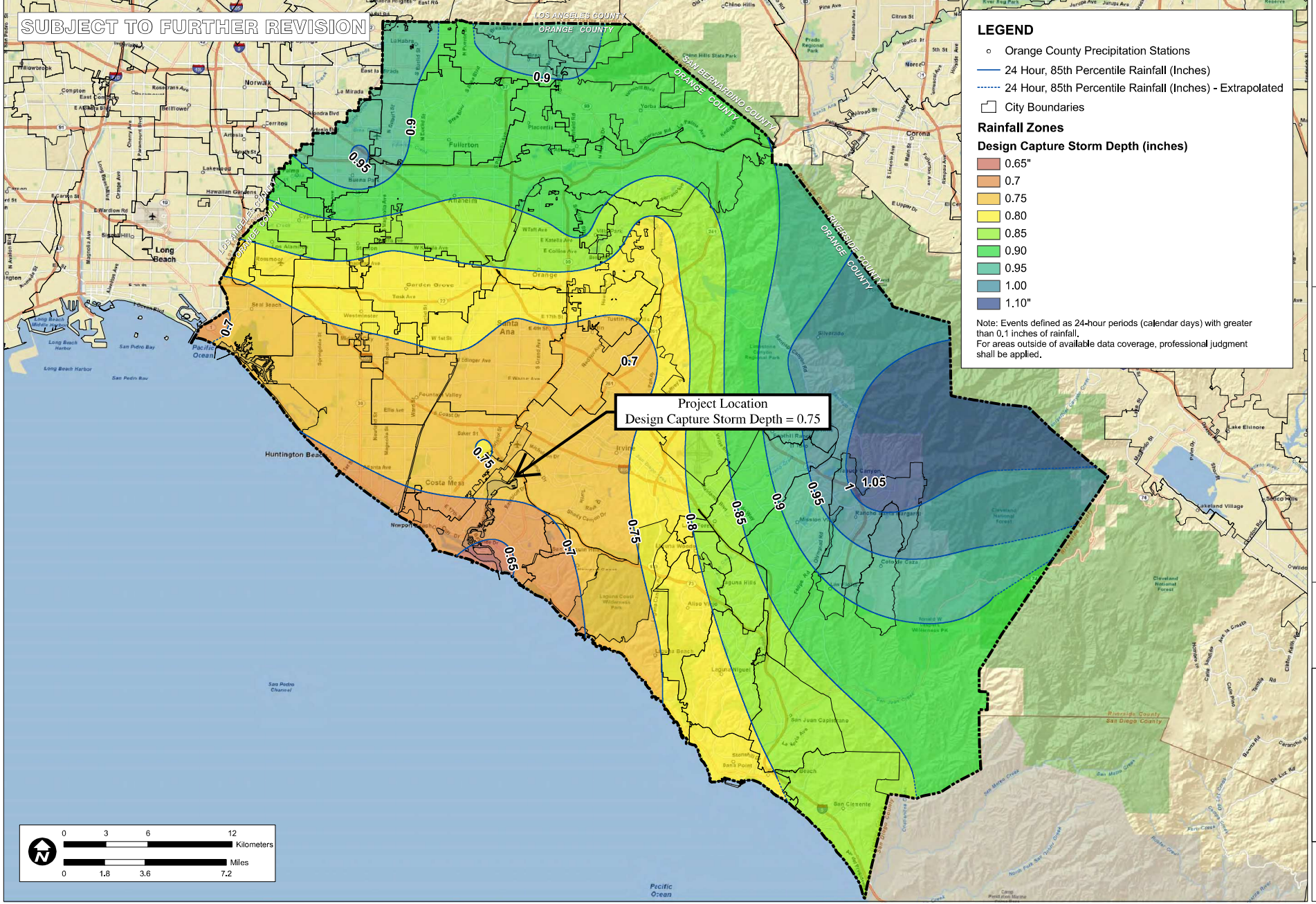
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CHECKED BY	BMF
DATE	06/20/13
DRAWING NO.	9555-E

FIGURE
 4

PACE
 Advanced Water Engineering

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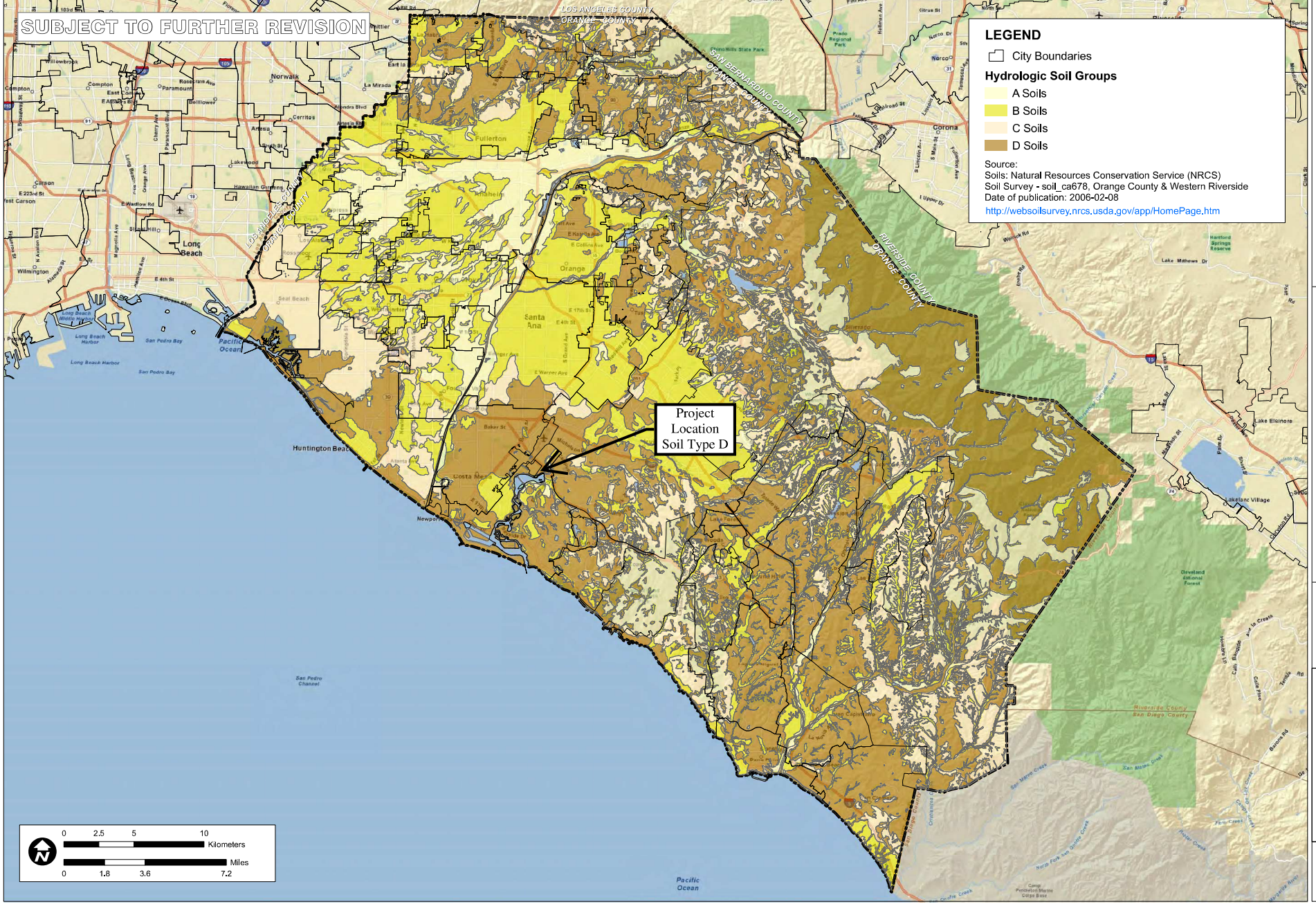
ORANGE COUNTY TECHNICAL GUIDANCE DOCUMENT

ORANGE CO. CA

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DESIGNED BY	
DRAWING BY	
CHECKED BY	JMP
DATE	04/22/10
JOB NO.	9324E

FIGURE XVI-1

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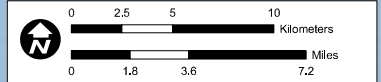
SUBJECT TO FURTHER REVISION

LEGEND

- City Boundaries
- Hydrologic Soil Groups**
- A Soils
- B Soils
- C Soils
- D Soils

Source:
 Soils: Natural Resources Conservation Service (NRCS)
 Soil Survey - soil_ca678, Orange County & Western Riverside
 Date of publication: 2006-02-08
<http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

Project Location
Soil Type D



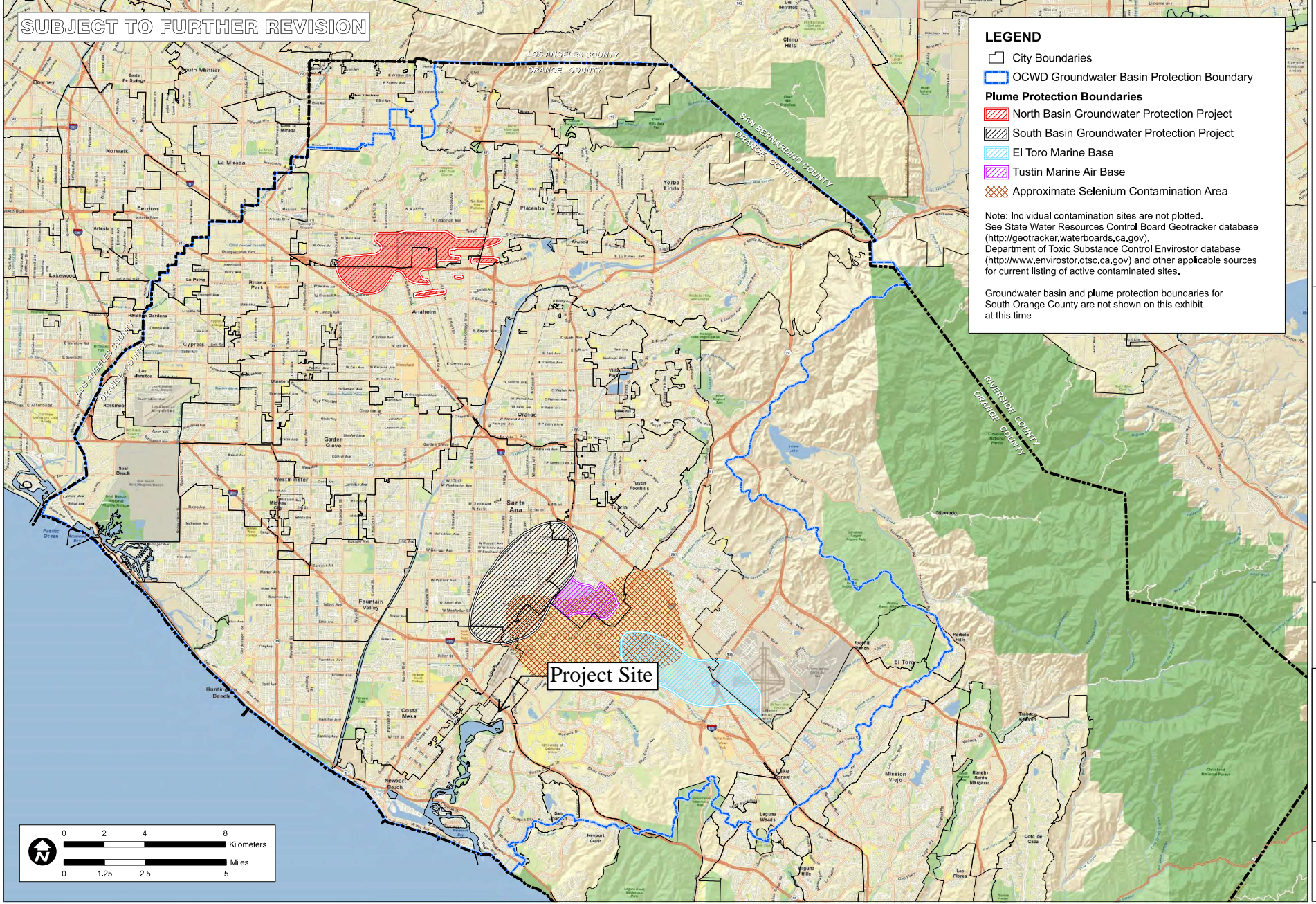
TITLE: NRCS HYDROLOGIC SOILS GROUPS
 JOB: ORANGE COUNTY INFILTRATION STUDY
 SCALE: 1" = 1.8 miles
 DESIGNED: TH
 DRAWING: TH
 CHECKED: JMP
 DATE: 02/09/11
 JOB NO.: 9324E
 ORANGE CO. CA



FIGURE XVI-2a

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SUBJECT TO FURTHER REVISION

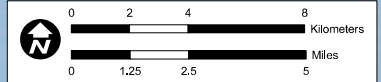


LEGEND

- City Boundaries
- OCWD Groundwater Basin Protection Boundary
- Plume Protection Boundaries**
- North Basin Groundwater Protection Project
- South Basin Groundwater Protection Project
- El Toro Marine Base
- Tustin Marine Air Base
- Approximate Selenium Contamination Area

Note: Individual contamination sites are not plotted. See State Water Resources Control Board Geotracker database (<http://geotracker.waterboards.ca.gov/>), Department of Toxic Substance Control Envirostor database (<http://www.envirostor.dtsc.ca.gov/>) and other applicable sources for current listing of active contaminated sites.

Groundwater basin and plume protection boundaries for South Orange County are not shown on this exhibit at this time



TITLE

NORTH ORANGE COUNTY
GROUNDWATER PROTECTION
AREAS

JOB

SCALE 1" = 1.25 miles

DESIGNED	TH
DRAWING	TH
CHECKED	JMP
DATE	04/22/10
JOB NO.	9324E

ORANGE COUNTY
INFILTRATION STUDY

ORANGE CO.

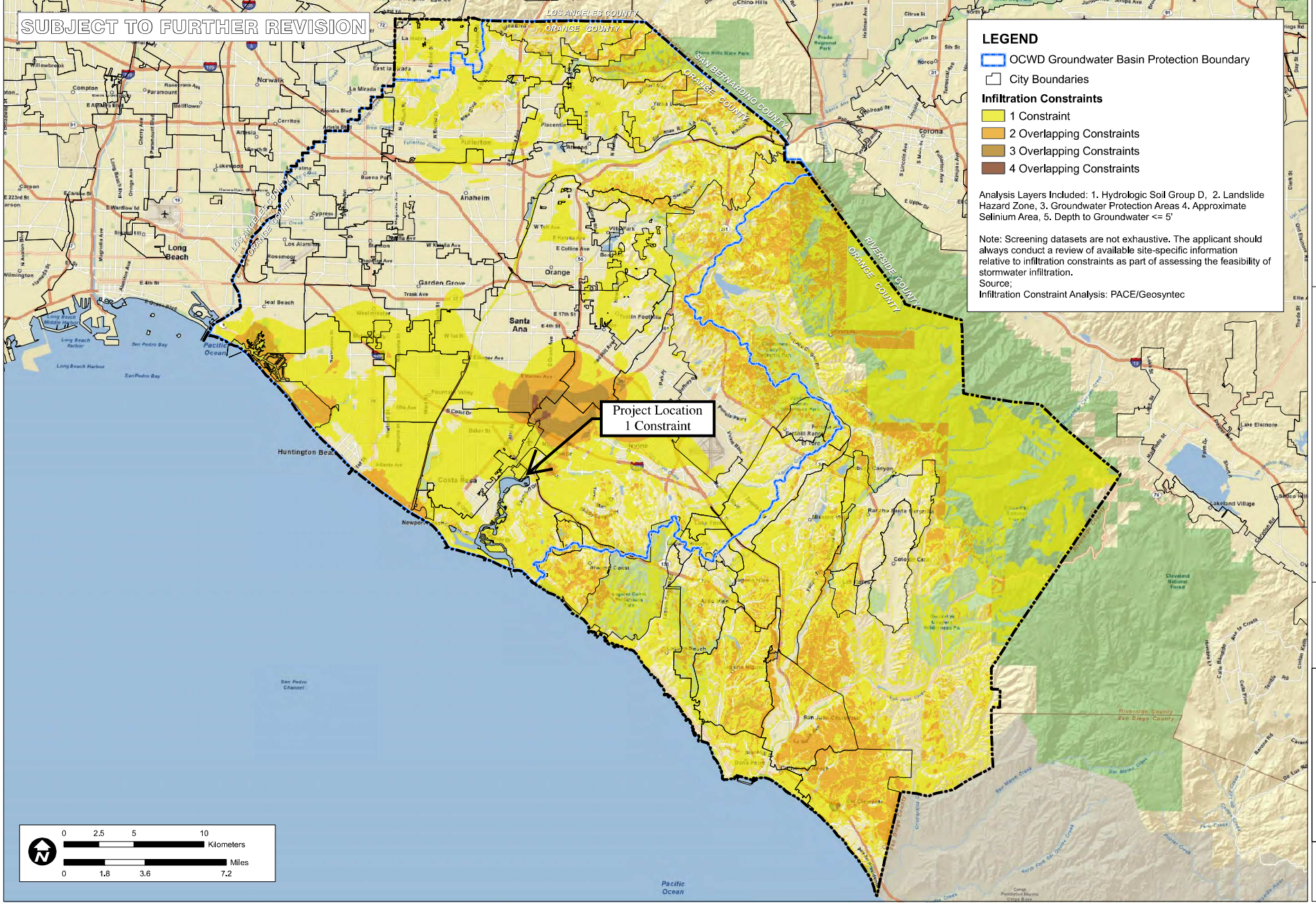
CA

FIGURE

XVI-2f



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SUBJECT TO FURTHER REVISION

LEGEND

- OCWD Groundwater Basin Protection Boundary
- City Boundaries

Infiltration Constraints

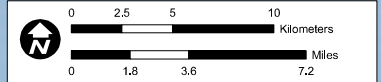
- 1 Constraint
- 2 Overlapping Constraints
- 3 Overlapping Constraints
- 4 Overlapping Constraints

Analysis Layers Included: 1. Hydrologic Soil Group D, 2. Landslide Hazard Zone, 3. Groundwater Protection Areas 4. Approximate Selenium Area, 5. Depth to Groundwater <= 5'

Note: Screening datasets are not exhaustive. The applicant should always conduct a review of available site-specific information relative to infiltration constraints as part of assessing the feasibility of stormwater infiltration.

Source:
Infiltration Constraint Analysis: PACE/Geosyntec

Project Location
1 Constraint



INTEGRATED INFILTRATION ANALYSIS OVERLAPPING CONSTRAINT LOCATIONS

ORANGE COUNTY INFILTRATION STUDY

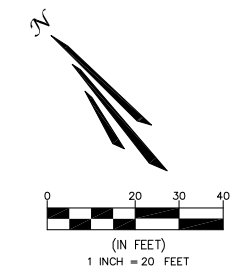
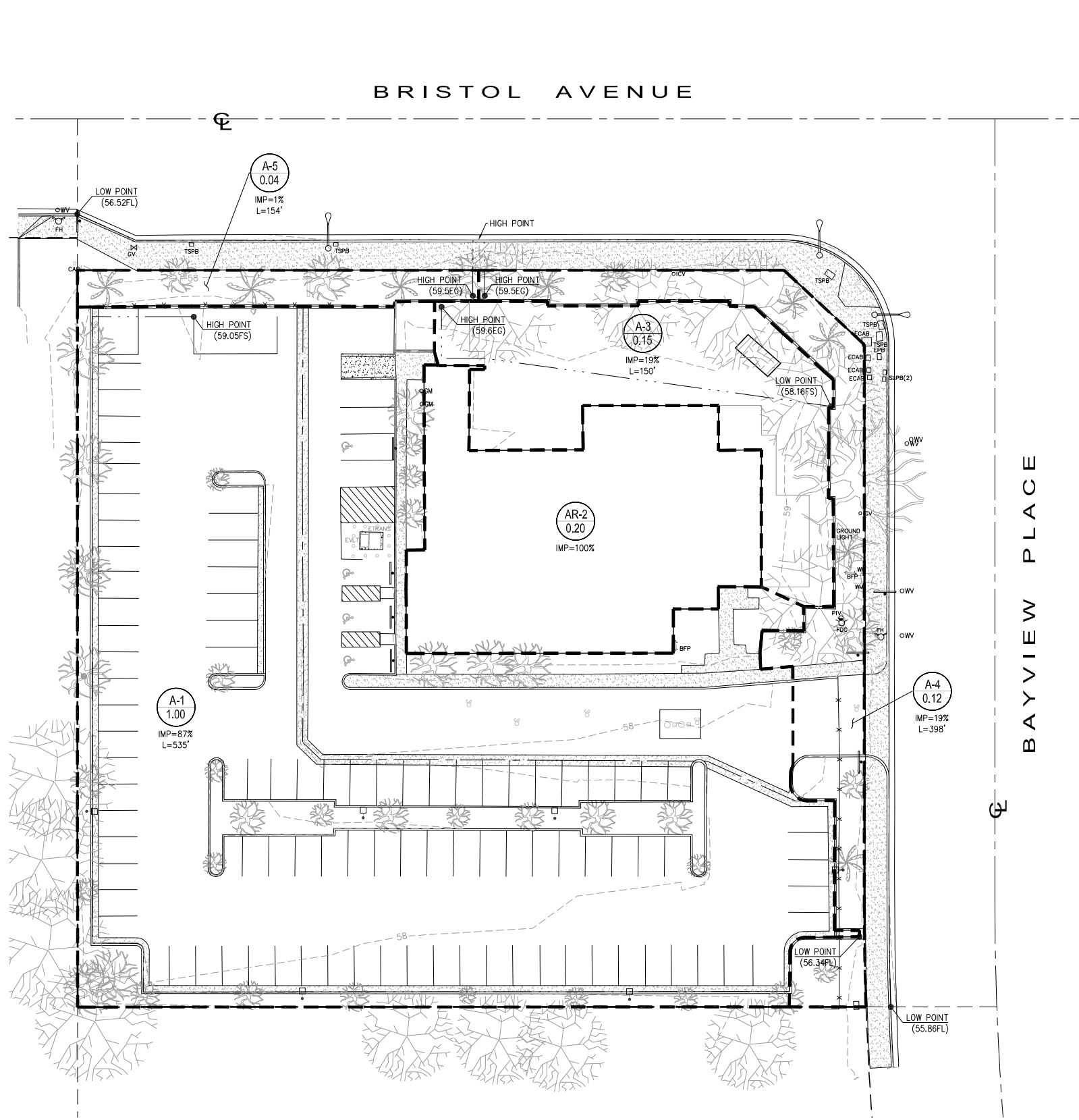
ORANGE CO. JOB NO. 9324E

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DRAWING	TR
CHECKED	JMP
DATE	04/22/10
JOB NO.	9324E

FIGURE XVI-2g

REGION	WATER BODY NAME	WATER TYPE	WATERSHED* CALWATER / USGS HUC	<ul style="list-style-type: none"> • POLLUTANT ◦ POTENTIAL SOURCES Relevant Notes 	ESTIMATED AREA ASSESSED	FIRST YEAR LISTED	TMDL REQUIREMENT STATUS**	DATE***
8	Mill Creek (Prado Area)	River & Stream	80121000 / 18070203	<ul style="list-style-type: none"> • Indicator Bacteria <ul style="list-style-type: none"> ◦ Dairies • Nutrients <ul style="list-style-type: none"> ◦ Source Unknown • Total Suspended Solids (TSS) <ul style="list-style-type: none"> ◦ Source Unknown 	1.6 Miles	2014	5B	2007
8	Mill Creek Reach 1	River & Stream	80156000 / 18070203	<ul style="list-style-type: none"> • Indicator Bacteria <ul style="list-style-type: none"> ◦ Source Unknown 	12 Miles	2014	5A	2019
8	Morning Canyon Creek	River & Stream	80111000 / 18070201	<ul style="list-style-type: none"> • Indicator Bacteria <ul style="list-style-type: none"> ◦ Source Unknown 	1.1 Miles	2010	5A	2021
8	Mountain Home Creek	River & Stream	80158000 / 18070203	<ul style="list-style-type: none"> • Indicator Bacteria <ul style="list-style-type: none"> ◦ Source Unknown <p><i>Data collected by Regional Board staff in 2012 (outside of the 2014 Listing Cycle data solicitation) support the delisting of Mountain Home Creek for Indicator Bacteria in the next listing cycle.</i></p>	3.7 Miles	2014	5A	2019
8	Mountain Home Creek, East Fork	River & Stream	80158000 / 18070203	<ul style="list-style-type: none"> • Indicator Bacteria <ul style="list-style-type: none"> ◦ Source Unknown 	5.1 Miles	2014	5A	2019
8	Newport Bay, Lower (entire lower bay, including Rhine Channel, Turning Basin and South Lido Channel to east end of H-J Moorings)	Bay & Harbor	80114000 / 18070201	<ul style="list-style-type: none"> • Chlordane <ul style="list-style-type: none"> ◦ See TMDL documentation • Copper <ul style="list-style-type: none"> ◦ Marinas and Recreational Boating • DDT (Dichlorodiphenyltrichloroethane) <ul style="list-style-type: none"> ◦ See TMDL documentation • Indicator Bacteria <ul style="list-style-type: none"> ◦ Source Unknown <p><i>The following LOEs had been incorrectly linked to Lower Newport Bay during the 2010 cycle : 8147, 8148, 8149, 8150, 8151, 8152, 8153, 8154, 8155, 8156, 8157, 8158, 8159, 8160, 8161, 8162, 28355, 28357, 28361, 28367, 28373, 28377, 28379, 28381, 28383. They have not been used in the Final Use Rating in the 2014 cycle and will be retired prior to the next cycle. They have been copied over to Upper Newport Bay (where the sampling points are located) and have new LOE #'s. LOE 26162 was created during the 2010 cycle and incorrectly combined sampling locations in both Upper and Lower Newport Bay. The data in LOE 26162 has been reanalyzed and 2 new LOEs have been created for those data in the proper waterbodies. LOE 26162 is not used in the Final Use Rating in the 2014 cycle and will be retired prior to the next cycle. In the 2010 cycle, the Shellfish Harvest Objective that was used in the LOEs was the Ocean Plan Total Coliform value, rather than the existing Region 8 Basin Plan Objective that was based on Fecal Coliform. While combining the LOEs written using the Ocean Plan Total Coliform objective results in a delisting for the Shellfish Harvest Beneficial Use, analysis of the 2008 -2010 Fecal Coliform data from the Beach Watch program resulted in 7 months of exceedance out of 23 months (where samples were collected) and based on weight of evidence, the decision was made to leave the Shellfish Harvest listing in place for Fecal Coliform.</i></p>	767 Acres	2006	5B	2013
				<ul style="list-style-type: none"> • Nutrients <ul style="list-style-type: none"> ◦ Source Unknown • PCBs (Polychlorinated biphenyls) <ul style="list-style-type: none"> ◦ See TMDL documentation 	767 Acres	1992	5B	1999
				<ul style="list-style-type: none"> • PCBs (Polychlorinated biphenyls) <ul style="list-style-type: none"> ◦ See TMDL documentation 	767 Acres	1990	5B	2013

REGION	WATER BODY NAME	WATER TYPE	WATERSHED* CALWATER / USGS HUC	<ul style="list-style-type: none"> • <u>POLLUTANT</u> ◦ POTENTIAL SOURCES Relevant Notes 	ESTIMATED AREA ASSESSED	FIRST YEAR LISTED	TMDL REQUIREMENT STATUS**	DATE***
8	Newport Bay, Upper (Ecological Reserve)	Estuary	80111000 / 18070201	<ul style="list-style-type: none"> • <u>Toxicity</u> <ul style="list-style-type: none"> ◦ Source Unknown • <u>Chlordane</u> <ul style="list-style-type: none"> ◦ See TMDL documentation • <u>Copper</u> <ul style="list-style-type: none"> ◦ Marinas and Recreational Boating • <u>DDT (Dichlorodiphenyltrichloroethane)</u> <ul style="list-style-type: none"> ◦ See TMDL documentation • <u>Indicator Bacteria</u> <ul style="list-style-type: none"> ◦ Source Unknown <p>The following LOEs had been incorrectly linked to Upper Newport Bay during the 2010 cycle : 8075, 8076, 8077 and 8078. They have not been used in the Final Use Rating in the 2014 cycle and will be retired prior to the next cycle. They have been copied over to Lower Newport Bay (where the sampling points are located) and have new LOE #'s.</p> <ul style="list-style-type: none"> • <u>Malathion</u> <ul style="list-style-type: none"> ◦ Source Unknown • <u>Nutrients</u> <ul style="list-style-type: none"> ◦ Source Unknown • <u>PCBs (Polychlorinated biphenyls)</u> <ul style="list-style-type: none"> ◦ See TMDL documentation • <u>Sedimentation/Siltation</u> <ul style="list-style-type: none"> ◦ Agriculture ◦ Channel Erosion ◦ Construction/Land Development ◦ Erosion/Siltation • <u>Toxicity</u> <ul style="list-style-type: none"> ◦ Source Unknown 	767 Acres	2014	5A	2019
8	Newport Slough	River & Stream	80111000 / 18070201	<ul style="list-style-type: none"> • <u>Indicator Bacteria</u> <ul style="list-style-type: none"> ◦ Source Unknown 	1.3 Miles	2014	5A	2021
8	Peters Canyon Channel	River & Stream	80111000 / 18070201	<ul style="list-style-type: none"> • <u>Benthic Community Effects</u> <ul style="list-style-type: none"> ◦ Source Unknown • <u>DDT (Dichlorodiphenyltrichloroethane)</u> <ul style="list-style-type: none"> ◦ See TMDL documentation • <u>Indicator Bacteria</u> <ul style="list-style-type: none"> ◦ Source Unknown <p>The USEPA approved the Newport Bay Organochlorine compounds TMDL on November 12, 2013 which includes this pollutant (Total DDT-sum of 4,4'- and 2,4'- isomers of DDT, DDE, and DDD) for Peters Canyon Channel.</p> <ul style="list-style-type: none"> • <u>Indicator Bacteria</u> <ul style="list-style-type: none"> ◦ Source Unknown <p>While this Decision was based on a sufficient number of exceedances of the E. coli Single Sample objective, it should be noted that Enterococcus, Fecal Coliform and Total Coliform objectives no longer apply to the REC 1 Beneficial Use for fresh waters in Region 8. As such the Enterococcus, Fecal Coliform and Total Coliform LOEs will be retired. Further, the Single Sample objective was only used because of the lack of representative 30-day, 5-sample Geomean values. When representative 30-day, 5-sample Geomean values are collected the Single Sample E. coli LOE will be retired.</p> <ul style="list-style-type: none"> • <u>Malathion</u> <ul style="list-style-type: none"> ◦ Source Unknown • <u>Selenium</u> <ul style="list-style-type: none"> ◦ Source Unknown 	3 Miles	2014	5A	2027
				<ul style="list-style-type: none"> • <u>DDT (Dichlorodiphenyltrichloroethane)</u> <ul style="list-style-type: none"> ◦ See TMDL documentation 	3 Miles	2006	5B	2013
				<ul style="list-style-type: none"> • <u>Indicator Bacteria</u> <ul style="list-style-type: none"> ◦ Source Unknown 	3 Miles	2010	5A	2021
				<ul style="list-style-type: none"> • <u>Malathion</u> <ul style="list-style-type: none"> ◦ Source Unknown • <u>Selenium</u> <ul style="list-style-type: none"> ◦ Source Unknown 	3 Miles	2014	5A	2027



- LEGEND**
- DRAINAGE AREA BOUNDARY
 - DRAINAGE AREA LABEL
 - FLOW PATH

NO.	DESCRIPTION	REVISIONS	BY	DATE	CHK

701 N. Parkcenter Drive
 Santa Ana, CA 92705
 P: 714.660.8200 F: 714.560.8211
 www.tait.com

Los Angeles Sacramento San Francisco Dallas Phoenix
 Ontario San Diego Boise Denver Portland



PRE-DEVELOPMENT HYDROLOGY MAP
CENTER POINT SENIOR LIVING
 NEWPORT BEACH, CA 92660
CENTER POINT SENIOR LIVING
 101 WEST COAST HIGHWAY, SUITE 150A
 NEWPORT BEACH, CA 92663

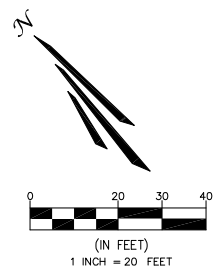
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 DATE:
 JOB NO: SP8028

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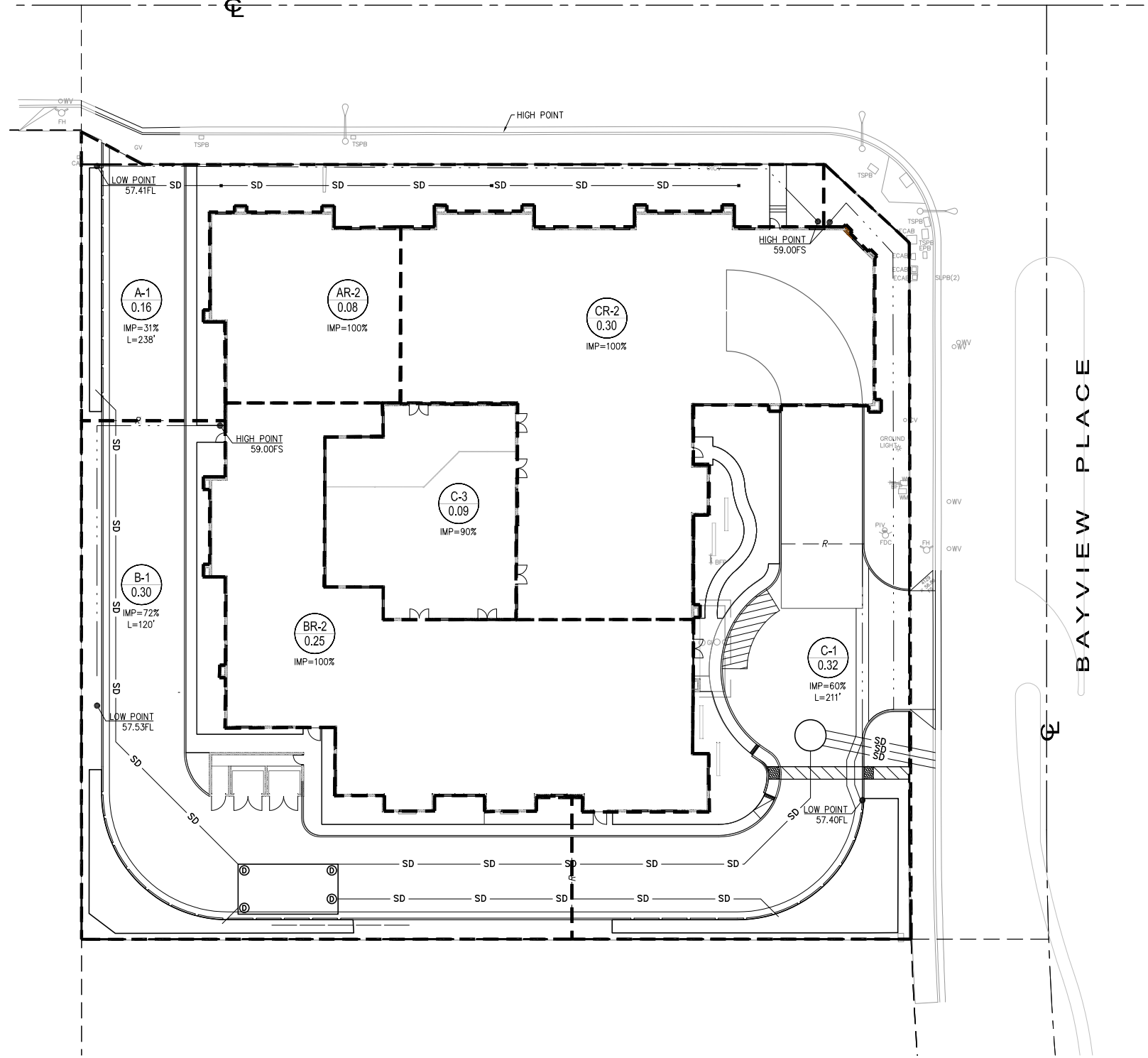
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BRISTOL AVENUE



LEGEND

- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA LABEL
- FLOW PATH



BAYVIEW PLACE

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Los Angeles Sacramento San Francisco Dallas Phoenix
San Diego Denver Portland
Ontario Boise



POST-DEVELOPMENT HYDROLOGY MAP
CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CA 92660
CENTER POINTE SENIOR LIVING
101 WEST COAST HIGHWAY, SUITE 150A
NEWPORT BEACH, CA 92663

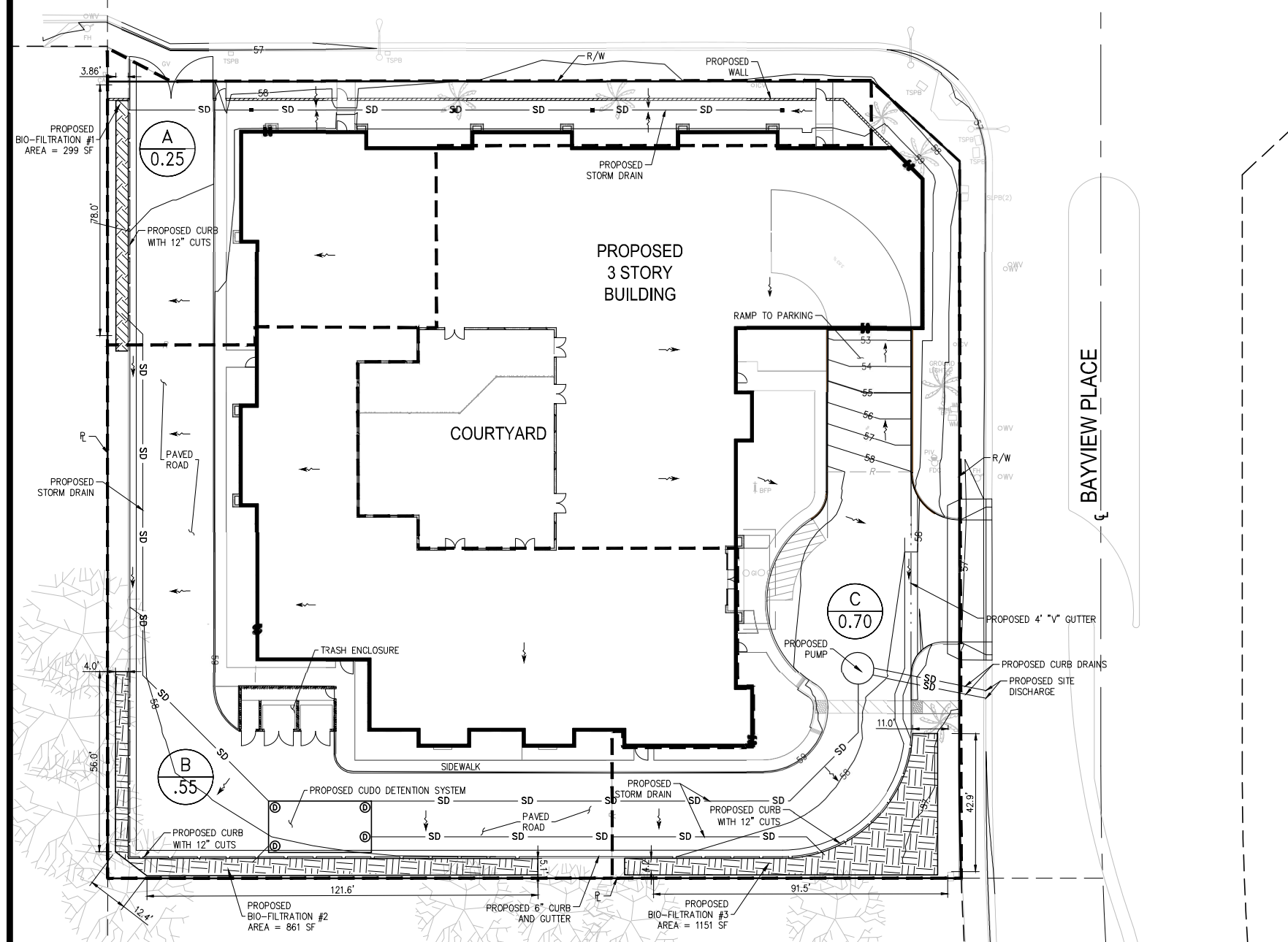
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DATE: JAN 2016
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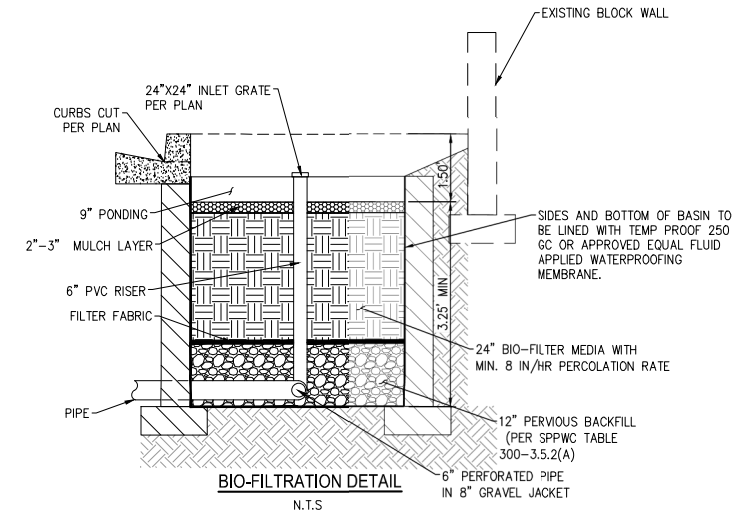
BRISTOL STREET

BAYVIEW PLACE



LEGEND

- PROPERTY LINE
PROPOSED BIO-TREATMENT PLANTER
DRAINAGE AREA
ACREAGE
DRAINAGE AREAS
PROPOSED STORM DRAIN



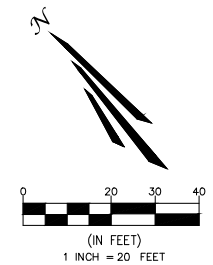
SUMMARY TABLE
Table with 6 columns: DA, AREA (AC), DCV (FT³), REQUIRED AREA (FT²), BMP, BMP PROVIDED AREA (FT²). Rows A, B, C.

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a Permit to Excavate will be valid

UNDERGROUND SERVICE ALERT
1-800-422-4133
For Underground Locating 2 Working Days before You Dig

UNAUTHORIZED CHANGES & USES
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS.

ENGINEERS NOTE TO CONTRACTOR
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS.



JACOB VANDERVIS RCE DATE

Table with columns: NO., DESCRIPTION, REVISIONS, BY, DATE, CHK.

701 N. Portcenter Drive
Santa Ana, CA 92705
www.tait.com



PRELIMINARY WQMP PLAN
CENTER POINTE SENIOR LIVING
NEWPORT BEACH, CA 92660
CENTER POINTE SENIOR LIVING
3101 WEST COAST HIGHWAY, SUITE 150A
NEWPORT BEACH, CA 92663

DRAWN: TAIT
DATE: 1/18/16
CHECKED: JV
DATE: 02/03/16
PROJECT:
SITE:
JOB NO.: SP8028

WQMP
1 OF 1

Attachment D

Proprietary BMP Information and Details



Design Considerations

- Soil for Infiltration
- Tributary Area
- Slope
- Aesthetics
- Environmental Side-effects

Description

The bioretention best management practice (BMP) functions as a soil and plant-based filtration device that removes pollutants through a variety of physical, biological, and chemical treatment processes. These facilities normally consist of a grass buffer strip, sand bed, ponding area, organic layer or mulch layer, planting soil, and plants. The runoff's velocity is reduced by passing over or through buffer strip and subsequently distributed evenly along a ponding area. Exfiltration of the stored water in the bioretention area planting soil into the underlying soils occurs over a period of days.

California Experience

None documented. Bioretention has been used as a stormwater BMP since 1992. In addition to Prince George's County, MD and Alexandria, VA, bioretention has been used successfully at urban and suburban areas in Montgomery County, MD; Baltimore County, MD; Chesterfield County, VA; Prince William County, VA; Smith Mountain Lake State Park, VA; and Cary, NC.

Advantages

- Bioretention provides stormwater treatment that enhances the quality of downstream water bodies by temporarily storing runoff in the BMP and releasing it over a period of four days to the receiving water (EPA, 1999).
- The vegetation provides shade and wind breaks, absorbs noise, and improves an area's landscape.

Limitations

- The bioretention BMP is not recommended for areas with slopes greater than 20% or where mature tree removal would

Targeted Constituents

<input checked="" type="checkbox"/>	Sediment	■
<input checked="" type="checkbox"/>	Nutrients	▲
<input checked="" type="checkbox"/>	Trash	■
<input checked="" type="checkbox"/>	Metals	■
<input checked="" type="checkbox"/>	Bacteria	■
<input checked="" type="checkbox"/>	Oil and Grease	■
<input checked="" type="checkbox"/>	Organics	■

Legend (Removal Effectiveness)

- Low
- High
- ▲ Medium



be required since clogging may result, particularly if the BMP receives runoff with high sediment loads (EPA, 1999).

- Bioretention is not a suitable BMP at locations where the water table is within 6 feet of the ground surface and where the surrounding soil stratum is unstable.
- By design, bioretention BMPs have the potential to create very attractive habitats for mosquitoes and other vectors because of highly organic, often heavily vegetated areas mixed with shallow water.
- In cold climates the soil may freeze, preventing runoff from infiltrating into the planting soil.

Design and Sizing Guidelines

- The bioretention area should be sized to capture the design storm runoff.
- In areas where the native soil permeability is less than 0.5 in/hr an underdrain should be provided.
- Recommended minimum dimensions are 15 feet by 40 feet, although the preferred width is 25 feet. Excavated depth should be 4 feet.
- Area should drain completely within 72 hours.
- Approximately 1 tree or shrub per 50 ft² of bioretention area should be included.
- Cover area with about 3 inches of mulch.

Construction/Inspection Considerations

Bioretention area should not be established until contributing watershed is stabilized.

Performance

Bioretention removes stormwater pollutants through physical and biological processes, including adsorption, filtration, plant uptake, microbial activity, decomposition, sedimentation and volatilization (EPA, 1999). Adsorption is the process whereby particulate pollutants attach to soil (e.g., clay) or vegetation surfaces. Adequate contact time between the surface and pollutant must be provided for in the design of the system for this removal process to occur. Thus, the infiltration rate of the soils must not exceed those specified in the design criteria or pollutant removal may decrease. Pollutants removed by adsorption include metals, phosphorus, and hydrocarbons. Filtration occurs as runoff passes through the bioretention area media, such as the sand bed, ground cover, and planting soil.

Common particulates removed from stormwater include particulate organic matter, phosphorus, and suspended solids. Biological processes that occur in wetlands result in pollutant uptake by plants and microorganisms in the soil. Plant growth is sustained by the uptake of nutrients from the soils, with woody plants locking up these nutrients through the seasons. Microbial activity within the soil also contributes to the removal of nitrogen and organic matter. Nitrogen is removed by nitrifying and denitrifying bacteria, while aerobic bacteria are responsible for the decomposition of the organic matter. Microbial processes require oxygen and can result in depleted oxygen levels if the bioretention area is not adequately

aerated. Sedimentation occurs in the swale or ponding area as the velocity slows and solids fall out of suspension.

The removal effectiveness of bioretention has been studied during field and laboratory studies conducted by the University of Maryland (Davis et al, 1998). During these experiments, synthetic stormwater runoff was pumped through several laboratory and field bioretention areas to simulate typical storm events in Prince George's County, MD. Removal rates for heavy metals and nutrients are shown in Table 1.

Pollutant	Removal Rate
Total Phosphorus	70-83%
Metals (Cu, Zn, Pb)	93-98%
TKN	68-80%
Total Suspended Solids	90%
Organics	90%
Bacteria	90%

Results for both the laboratory and field experiments were similar for each of the pollutants analyzed. Doubling or halving the influent pollutant levels had little effect on the effluent pollutant concentrations (Davis et al, 1998).

The microbial activity and plant uptake occurring in the bioretention area will likely result in higher removal rates than those determined for infiltration BMPs.

Siting Criteria

Bioretention BMPs are generally used to treat stormwater from impervious surfaces at commercial, residential, and industrial areas (EPA, 1999). Implementation of bioretention for stormwater management is ideal for median strips, parking lot islands, and swales. Moreover, the runoff in these areas can be designed to either divert directly into the bioretention area or convey into the bioretention area by a curb and gutter collection system.

The best location for bioretention areas is upland from inlets that receive sheet flow from graded areas and at areas that will be excavated (EPA, 1999). In order to maximize treatment effectiveness, the site must be graded in such a way that minimizes erosive conditions as sheet flow is conveyed to the treatment area. Locations where a bioretention area can be readily incorporated into the site plan without further environmental damage are preferred. Furthermore, to effectively minimize sediment loading in the treatment area, bioretention only should be used in stabilized drainage areas.

Additional Design Guidelines

The layout of the bioretention area is determined after site constraints such as location of utilities, underlying soils, existing vegetation, and drainage are considered (EPA, 1999). Sites with loamy sand soils are especially appropriate for bioretention because the excavated soil can be backfilled and used as the planting soil, thus eliminating the cost of importing planting soil.

The use of bioretention may not be feasible given an unstable surrounding soil stratum, soils with clay content greater than 25 percent, a site with slopes greater than 20 percent, and/or a site with mature trees that would be removed during construction of the BMP.

Bioretention can be designed to be off-line or on-line of the existing drainage system (EPA, 1999). The drainage area for a bioretention area should be between 0.1 and 0.4 hectares (0.25 and 1.0 acres). Larger drainage areas may require multiple bioretention areas. Furthermore, the maximum drainage area for a bioretention area is determined by the expected rainfall intensity and runoff rate. Stabilized areas may erode when velocities are greater than 5 feet per second (1.5 meter per second). The designer should determine the potential for erosive conditions at the site.

The size of the bioretention area, which is a function of the drainage area and the runoff generated from the area is sized to capture the water quality volume.

The recommended minimum dimensions of the bioretention area are 15 feet (4.6 meters) wide by 40 feet (12.2 meters) long, where the minimum width allows enough space for a dense, randomly-distributed area of trees and shrubs to become established. Thus replicating a natural forest and creating a microclimate, thereby enabling the bioretention area to tolerate the effects of heat stress, acid rain, runoff pollutants, and insect and disease infestations which landscaped areas in urban settings typically are unable to tolerate. The preferred width is 25 feet (7.6 meters), with a length of twice the width. Essentially, any facilities wider than 20 feet (6.1 meters) should be twice as long as they are wide, which promotes the distribution of flow and decreases the chances of concentrated flow.

In order to provide adequate storage and prevent water from standing for excessive periods of time the ponding depth of the bioretention area should not exceed 6 inches (15 centimeters). Water should not be left to stand for more than 72 hours. A restriction on the type of plants that can be used may be necessary due to some plants' water intolerance. Furthermore, if water is left standing for longer than 72 hours mosquitoes and other insects may start to breed.

The appropriate planting soil should be backfilled into the excavated bioretention area. Planting soils should be sandy loam, loamy sand, or loam texture with a clay content ranging from 10 to 25 percent.

Generally the soil should have infiltration rates greater than 0.5 inches (1.25 centimeters) per hour, which is typical of sandy loams, loamy sands, or loams. The pH of the soil should range between 5.5 and 6.5, where pollutants such as organic nitrogen and phosphorus can be adsorbed by the soil and microbial activity can flourish. Additional requirements for the planting soil include a 1.5 to 3 percent organic content and a maximum 500 ppm concentration of soluble salts.

Soil tests should be performed for every 500 cubic yards (382 cubic meters) of planting soil, with the exception of pH and organic content tests, which are required only once per bioretention area (EPA, 1999). Planting soil should be 4 inches (10.1 centimeters) deeper than the bottom of the largest root ball and 4 feet (1.2 meters) altogether. This depth will provide adequate soil for the plants' root systems to become established, prevent plant damage due to severe wind, and provide adequate moisture capacity. Most sites will require excavation in order to obtain the recommended depth.

Planting soil depths of greater than 4 feet (1.2 meters) may require additional construction practices such as shoring measures (EPA, 1999). Planting soil should be placed in 18 inches or greater lifts and lightly compacted until the desired depth is reached. Since high canopy trees may be destroyed during maintenance the bioretention area should be vegetated to resemble a terrestrial forest community ecosystem that is dominated by understory trees. Three species each of both trees and shrubs are recommended to be planted at a rate of 2500 trees and shrubs per hectare (1000 per acre). For instance, a 15 foot (4.6 meter) by 40 foot (12.2 meter) bioretention area (600 square feet or 55.75 square meters) would require 14 trees and shrubs. The shrub-to-tree ratio should be 2:1 to 3:1.

Trees and shrubs should be planted when conditions are favorable. Vegetation should be watered at the end of each day for fourteen days following its planting. Plant species tolerant of pollutant loads and varying wet and dry conditions should be used in the bioretention area.

The designer should assess aesthetics, site layout, and maintenance requirements when selecting plant species. Adjacent non-native invasive species should be identified and the designer should take measures, such as providing a soil breach to eliminate the threat of these species invading the bioretention area. Regional landscaping manuals should be consulted to ensure that the planting of the bioretention area meets the landscaping requirements established by the local authorities. The designers should evaluate the best placement of vegetation within the bioretention area. Plants should be placed at irregular intervals to replicate a natural forest. Trees should be placed on the perimeter of the area to provide shade and shelter from the wind. Trees and shrubs can be sheltered from damaging flows if they are placed away from the path of the incoming runoff. In cold climates, species that are more tolerant to cold winds, such as evergreens, should be placed in windier areas of the site.

Following placement of the trees and shrubs, the ground cover and/or mulch should be established. Ground cover such as grasses or legumes can be planted at the beginning of the growing season. Mulch should be placed immediately after trees and shrubs are planted. Two to 3 inches (5 to 7.6 cm) of commercially-available fine shredded hardwood mulch or shredded hardwood chips should be applied to the bioretention area to protect from erosion.

Maintenance

The primary maintenance requirement for bioretention areas is that of inspection and repair or replacement of the treatment area's components. Generally, this involves nothing more than the routine periodic maintenance that is required of any landscaped area. Plants that are appropriate for the site, climatic, and watering conditions should be selected for use in the bioretention cell. Appropriately selected plants will aid in reducing fertilizer, pesticide, water, and overall maintenance requirements. Bioretention system components should blend over time through plant and root growth, organic decomposition, and the development of a natural

soil horizon. These biologic and physical processes over time will lengthen the facility's life span and reduce the need for extensive maintenance.

Routine maintenance should include a biannual health evaluation of the trees and shrubs and subsequent removal of any dead or diseased vegetation (EPA, 1999). Diseased vegetation should be treated as needed using preventative and low-toxic measures to the extent possible. BMPs have the potential to create very attractive habitats for mosquitoes and other vectors because of highly organic, often heavily vegetated areas mixed with shallow water. Routine inspections for areas of standing water within the BMP and corrective measures to restore proper infiltration rates are necessary to prevent creating mosquito and other vector habitat. In addition, bioretention BMPs are susceptible to invasion by aggressive plant species such as cattails, which increase the chances of water standing and subsequent vector production if not routinely maintained.

In order to maintain the treatment area's appearance it may be necessary to prune and weed. Furthermore, mulch replacement is suggested when erosion is evident or when the site begins to look unattractive. Specifically, the entire area may require mulch replacement every two to three years, although spot mulching may be sufficient when there are random void areas. Mulch replacement should be done prior to the start of the wet season.

New Jersey's Department of Environmental Protection states in their bioretention systems standards that accumulated sediment and debris removal (especially at the inflow point) will normally be the primary maintenance function. Other potential tasks include replacement of dead vegetation, soil pH regulation, erosion repair at inflow points, mulch replenishment, unclogging the underdrain, and repairing overflow structures. There is also the possibility that the cation exchange capacity of the soils in the cell will be significantly reduced over time. Depending on pollutant loads, soils may need to be replaced within 5-10 years of construction (LID, 2000).

Cost

Construction Cost

Construction cost estimates for a bioretention area are slightly greater than those for the required landscaping for a new development (EPA, 1999). A general rule of thumb (Coffman, 1999) is that residential bioretention areas average about \$3 to \$4 per square foot, depending on soil conditions and the density and types of plants used. Commercial, industrial and institutional site costs can range between \$10 to \$40 per square foot, based on the need for control structures, curbing, storm drains and underdrains.

Retrofitting a site typically costs more, averaging \$6,500 per bioretention area. The higher costs are attributed to the demolition of existing concrete, asphalt, and existing structures and the replacement of fill material with planting soil. The costs of retrofitting a commercial site in Maryland, Kettering Development, with 15 bioretention areas were estimated at \$111,600.

In any bioretention area design, the cost of plants varies substantially and can account for a significant portion of the expenditures. While these cost estimates are slightly greater than those of typical landscaping treatment (due to the increased number of plantings, additional soil excavation, backfill material, use of underdrains etc.), those landscaping expenses that would be required regardless of the bioretention installation should be subtracted when determining the net cost.

Perhaps of most importance, however, the cost savings compared to the use of traditional structural stormwater conveyance systems makes bioretention areas quite attractive financially. For example, the use of bioretention can decrease the cost required for constructing stormwater conveyance systems at a site. A medical office building in Maryland was able to reduce the amount of storm drain pipe that was needed from 800 to 230 feet - a cost savings of \$24,000 (PGDER, 1993). And a new residential development spent a total of approximately \$100,000 using bioretention cells on each lot instead of nearly \$400,000 for the traditional stormwater ponds that were originally planned (Rappahanock,). Also, in residential areas, stormwater management controls become a part of each property owner's landscape, reducing the public burden to maintain large centralized facilities.

Maintenance Cost

The operation and maintenance costs for a bioretention facility will be comparable to those of typical landscaping required for a site. Costs beyond the normal landscaping fees will include the cost for testing the soils and may include costs for a sand bed and planting soil.

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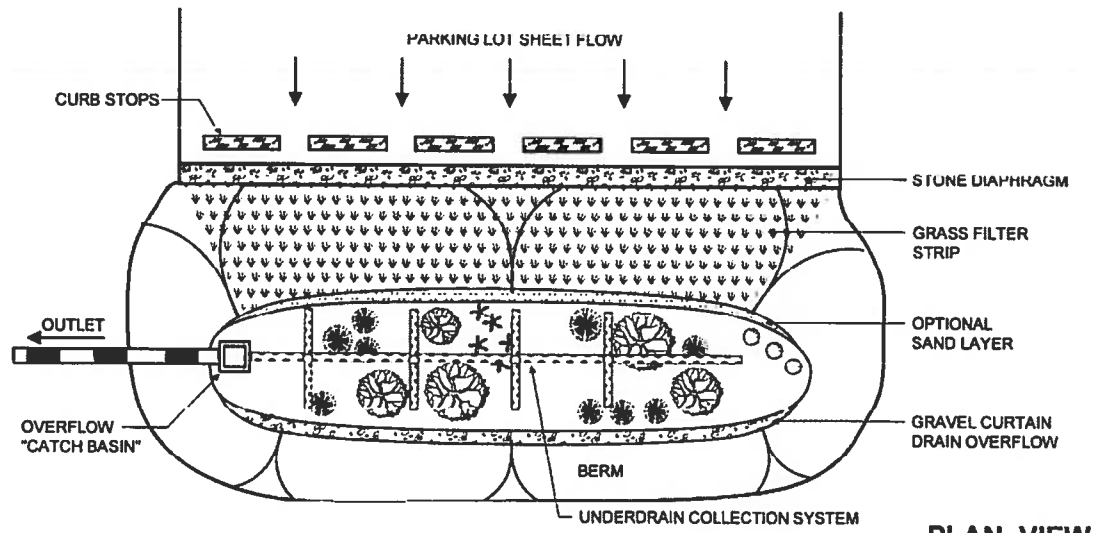
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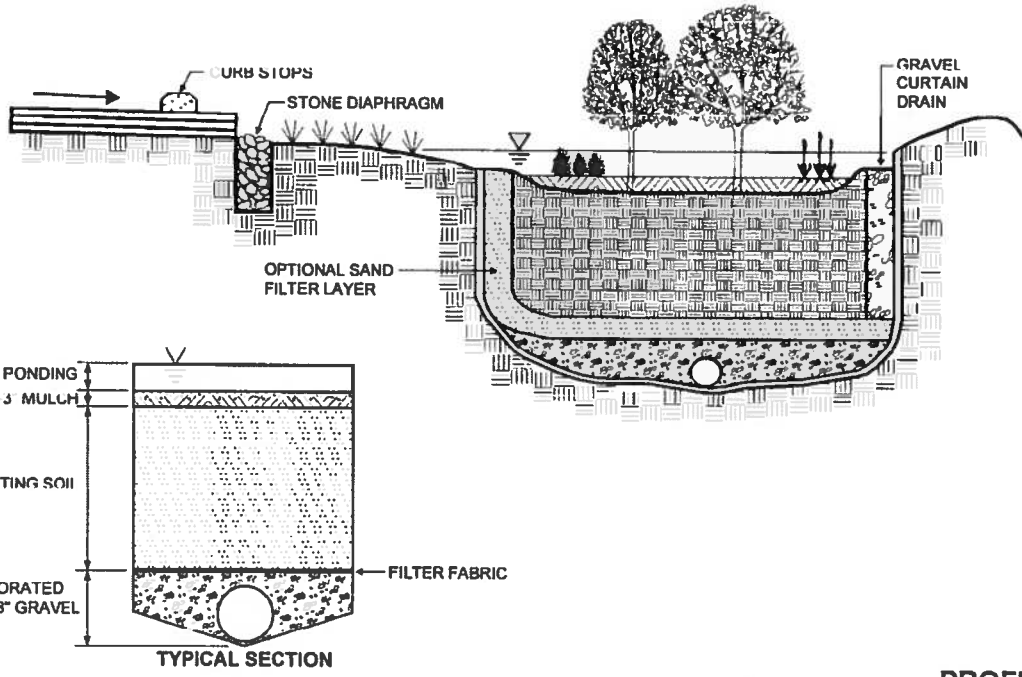
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PLAN VIEW



PROFILE

Schematic of a Bioretention Facility (MDE, 2000)

Attachment E

Geotechnical Report

**GEOTECHNICAL EVALUATION
CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA**

PREPARED FOR:

Center Pointe Senior Living, LLC
3101 West Coast Highway, Suite 105A
Newport Beach, California 92625

PREPARED BY:

Ninyo & Moore
Geotechnical and Environmental Sciences Consultants
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December 9, 2015
Project No. 209537001

December 9, 2015
Project No. 209537001

Mr. Gale Schrag
Center Pointe Senior Living, LLC
3101 West Coast Highway, Suite 105A
Newport Beach, California 92625

Subject: Geotechnical Evaluation
Center Pointe Senior Living
101 Bayview Place
Newport Beach, California

Dear Mr. Schrag:

In accordance with your request, we have performed a geotechnical evaluation for the proposed Center Pointe Senior Living project located at 101 Bayview Place in Newport Beach, California. This report summarizes our findings and conclusions regarding the site geotechnical conditions and also provides geotechnical design recommendations for the proposed improvements. Our study was conducted in general accordance with the scope of services presented in our proposal dated October 15, 2015.

Ninyo & Moore appreciates the opportunity to be of service to you on this project.

Respectfully submitted,
NINYO & MOORE



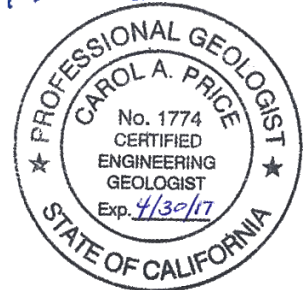
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ZH/CAP/DBC/sc

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1. INTRODUCTION

In accordance with your request, we have performed a geotechnical evaluation for the proposed Center Pointe Senior Living project located at 101 Bayview Place in Newport Beach, California (Figure 1). The purpose of our geotechnical services was to evaluate the soil and geologic conditions at the project site and develop recommendations for the geotechnical design and construction of the proposed improvements. This report presents our findings, conclusions, and recommendations regarding the project.

2. SCOPE OF SERVICES

Our scope of services for this project included the following:

- Review of readily available background data, including in-house geotechnical data, State of California Earthquake Fault Zone maps, State of California Seismic Hazards Zones Maps, topographic maps, geologic maps and literature, and stereoscopic aerial photographs.
- Geotechnical site reconnaissance to observe the existing site conditions and to mark proposed boring locations for utility clearance by Underground Service Alert.
- Subsurface exploration consisting of the drilling, logging and sampling of seven hollow-stem auger borings and one hand-augered boring. The borings were excavated to depths ranging from approximately 5 feet to approximately 50 feet below the ground surface. The borings were logged by a representative from our firm, and bulk and relatively undisturbed soil samples were collected at selected depth intervals for laboratory testing.
- Laboratory testing of representative samples to evaluate in-situ moisture and density, gradation, percentage of particles finer than the No. 200 sieve, Atterberg limits, consolidation, direct shear strength, expansion index, soil corrosivity and R-value.
- Data compilation and engineering analysis of the information obtained from our background review, subsurface evaluation, and laboratory testing.
- Preparation of this geotechnical evaluation report presenting our conclusions and recommendations regarding design parameters for the proposed construction.

3. SITE DESCRIPTION

The project site is located at 101 Bayview Place at the intersection of Bristol Street and Bayview Place in Newport Beach, California (Figure 1). The site is generally a square-shaped parcel that is bounded to the northeast by Bristol Street, to the southeast by Bayview Place, to the northwest

by single-family residences and to the southwest by a multi-unit residential property. The site is currently occupied by a single-story, slab-on-grade restaurant with an asphalt-paved parking lot and associated hardscape and landscape related improvements (Figure 2). The site latitude and longitude are approximately 33.656695 degrees north and 117.868751 degrees west, respectively (Google Earth, 2015). Topographically, the site is relatively flat and is located at an elevation of approximately 56 to 57 feet above mean sea level (United States Geological Survey [USGS], 2015).

Based on a review of previously prepared geotechnical reports obtained from the City of Newport Beach, construction of the existing restaurant was completed in 1989. Prior to the construction of the restaurant, 2 to 3 feet of fill soils were placed at the site as part of the rough grading operations. The near surface fills soils and native materials were reported to be expansive in nature (LeRoy Crandall, 1988a). Documentation regarding the placement and compaction of fill soils during rough grading was not readily available for review. The restaurant building pad subgrade was graded by removal of approximately 2½ feet of on-site soils and placement and compaction of imported non-expansive soils (LeRoy Crandall, 1988b). The upper approximately 2 feet of the parking lot subgrade was overexcavated and fill soils, aggregate base and asphalt concrete were placed and compacted. Improvements at the site include multiple shallow utility trenches and an underground grease interceptor vault (LeRoy Crandall, 1989b).

4. PROPOSED CONSTRUCTION

Based on our review of the referenced site plan, we understand that the planned senior living project will include construction of a five-story building above a single-level, subterranean parking garage. The senior living building will be approximately 110,000 square feet and include 123 dwelling rooms along with administrative offices, kitchens, dining rooms, activity rooms, a theater, a fitness room and additional amenities. The parking garage will extend approximately 14 feet below grade with slab-on-grade floors and masonry block walls. The exterior of the facility will include a memory garden, courtyard, landscaping and paved driving areas (Douglas Pancake Architects, 2015).

5. SUBSURFACE EVALUATION AND LABORATORY TESTING

Our subsurface evaluation was conducted on October 29 and 30, 2015, and consisted of the drilling, logging, and sampling of eight small-diameter borings to depth ranging from approximately 5 feet to 50 feet. Seven of the exploratory borings were drilled using a truck-mounted drill rig with hollow-stem augers and one of the exploratory borings was excavated using hand augering equipment. The purpose of the borings was to evaluate the underlying soils in the areas of the proposed improvements and collect bulk and relatively undisturbed soil samples for laboratory testing. Logs of the exploratory borings are presented in Appendix A. The approximate locations of the borings are presented on Figure 3.

Laboratory testing was performed to evaluate in-situ moisture and density, gradation, percentage of particles finer than the No. 200 sieve, Atterberg limits, consolidation, direct shear strength, expansion index, soil corrosivity and R-value. Our laboratory test results are presented on the boring logs in Appendix A and in Appendix B.

6. GEOLOGY AND SUBSURFACE CONDITIONS

6.1. Regional Geologic Setting

The project site is located in the Peninsular Ranges geomorphic province in southern California. The geomorphic province encompasses an area that extends approximately 125 miles from the Transverse Ranges and the Los Angeles Basin south to the Mexican border and the tip of Baja California (Norris and Webb, 1990). The Peninsular Ranges vary in width from approximately 30 to 100 miles and are generally characterized by northwest-trending mountain ranges separated by sub-parallel fault zones. In general, the mountain ranges are underlain by Jurassic-age metavolcanic and metasedimentary rocks and Cretaceous-age igneous rocks of the southern California batholith.

The Peninsular Ranges geomorphic province is traversed by several major active faults. The Whittier-Elsinore, San Jacinto, and San Andreas faults are major active fault systems located north and northeast of Orange County. The San Joaquin Hills Blind Thrust fault is located approximately 2.4 miles from the site. The Newport-Inglewood fault system is located in the

southwestern portion of Orange County approximately 4.8 miles southwest of the site. Major tectonic activity associated with these and other faults within this regional tectonic framework is predominately right-lateral strike-slip movement.

6.2. Site Geology

Based on our review of referenced geologic maps, the project site is underlain by middle to late Pleistocene-age marine terraces consisting of interfingering strandline, beach, estuarine and colluvial deposits capped by thin, younger alluvial fan deposits. A marine terrace is a geomorphic term for a flat-lying to gently dipping alluvial deposit that has been exposed by uplift along a sea coast or by lowering of sea level. These deposits are also referred to as old paralic deposits (Figure 3).

The earth materials encountered at the site included fill soils overlying older alluvium (old paralic deposits). General descriptions of the earth materials encountered are presented in the following sections. More detailed descriptions of the subsurface conditions are shown on the boring logs presented in Appendix A. The approximate locations of the borings are presented on Figure 2. A cross section (A-A') showing the subsurface soil conditions is also presented on Figure 4.

6.2.1. Pavement Section

The pavement sections at the site consisted of approximately 2 to 9 inches of asphalt concrete underlain by approximately 3 to 10 inches of aggregate base. The aggregate base material generally consisted of brown, moist, medium dense to dense, sandy gravel. Boring B-6 was located in a landscaped area and the pavement section was not encountered at this location.

6.2.2. Fill

Fill soils were encountered in each boring. The fill soils were encountered to depths of approximately 1½ to 7½ feet. The deeper fill was in boring B-6 near the northeast corner of the site. The fill soils generally consisted of dry to moist, medium dense, sandy silt, and clayey to silty sand, and firm to hard, sandy clay.

6.2.3. Older Alluvium (Old Paralic Deposits)

The fill soils were underlain by older alluvium to the depths explored of up to approximately 50 feet. The older alluvium generally consisted of dry to wet, medium dense to very dense, sandy silt, clayey to silty sand, poorly graded sand, and poorly graded sand with silt, and stiff to hard, silty to sandy clay.

7. GROUNDWATER

Groundwater was encountered at approximately 36 to 38 feet deep in the boring at the time of drilling. Groundwater was measured at approximately 36 feet deep approximately 16 hours after boring B-4 drilling was completed. Although groundwater was measured at a depth of approximately 30 feet in boring B-5 30 minutes after drilling, some water had been added to the boring during drilling due to heaving sand. Groundwater monitoring well data from the State of California Water Resources Control Board's GeoTracker website (GeoTracker, 2015) indicates that the depth to groundwater at monitoring wells located approximately 0.7 mile north of the site ranged from approximately 19 to 23 feet below the ground surface. Review of maps showing the depth to historic high groundwater (California Department of Conservation, Division of Mines and Geology [CDMG], 1997 and 1998) indicates that the historic high depth to groundwater is approximately 16 feet.

Fluctuations in the level of groundwater may also occur due to variations in ground surface topography, subsurface stratification, tidal influences, rainfall, irrigation practices, and other factors which may not have been evident at the time of our field evaluation.

8. FAULTING, SEISMICITY AND GEOLOGIC HAZARDS

The site is not located within a State of California Earthquake Fault Zone (formerly known as Alquist-Priolo Special Studies Zone). However, the site is located in a seismically active area, as is the majority of southern California, and the potential for strong ground motion in the project area is considered significant during the design life of the proposed structure. The numerous faults in southern California include active, potentially active, and inactive faults. As defined by the California Geological Survey (CGS), active faults are faults that have ruptured within the

Holocene time, or within approximately the last 11,000 years. Potentially active faults are those that show evidence of movement during Quaternary time (approximately the last 1.6 million years) but for which evidence of Holocene movement has not been established. Inactive faults have not ruptured in the last approximately 1.6 million years. The approximate locations of major faults in the site vicinity and their geographic relationship to the site are shown on Figure 6.

In addition to the mapped faults shown on Figure 6, the San Joaquin Hills blind thrust fault is located approximately 2.4 miles from the site, the Coyote Hills segment of the Puente Hills blind thrust fault is located within approximately 15.1 miles from the site, and the Santa Fe Springs segment of the Puente Hills blind thrust fault is located approximately 20.8 miles from the site (USGS, 2008). Blind thrust faults are low-angle faults at depths that do not break the surface and are, therefore, not shown on Figure 6. Although blind thrust faults do not have a surface trace, they can be capable of generating damaging earthquakes and are included in Table 1.

Table 1 lists selected principal known active faults that may affect the site and the maximum moment magnitude (M_{max}) as published by the USGS (USGS, 2008). The approximate fault-to-site distances were calculated using the USGS web-based program (USGS, 2008).

Table 1 – Principal Active Faults

Fault	Approximate Fault-to-Site Distance ¹ miles (kilometers)	Maximum Moment Magnitude ¹ (M_{max})
San Joaquin Hills Blind Thrust	2.4 (3.8)	7.1
Newport-Inglewood (LA Basin)	4.8 (7.6)	7.5
Newport-Inglewood (Offshore)	5.3 (8.5)	7.0
Puente Hills Blind Thrust (Coyote Hills)	15.1 (22.3)	6.9
Palos Verdes	16.4 (26.4)	7.7
Whittier	17.3 (27.8)	7.9
Elsinore (Glen Ivy)	19.9 (32.1)	7.7
Chino-Central Ave. (Elsinore)	20.6 (33.2)	6.8
Puente Hills Blind Thrust (Santa Fe Springs)	20.8 (33.5)	6.7
San Andreas	48.3 (77.8)	8.2
Notes: ¹ USGS, 2008		

Seismic hazards at the site can be attributed to ground shaking resulting from events on active faults. In general, seismic hazards might include strong ground motion, ground surface rupture and liquefaction. These potential hazards are discussed in the following sections.

8.1. Surface Fault Rupture

Active faults have not been mapped in the project vicinity, and the potential for ground rupture due to faulting is therefore considered low. Surface ground cracking related to shaking from distant events is not considered a significant hazard, although it is a possibility.

8.2. Ground Motion

The 2013 California Building Code (CBC) specifies that the Risk-Targeted, Maximum Considered Earthquake (MCE_R) ground motion response accelerations be used to evaluate seismic loads for design of buildings and other structures. The MCE_R ground motion response accelerations are based on the spectral response accelerations for 5 percent damping in the direction of maximum horizontal response and incorporate a target risk for structural collapse equivalent to 1 percent in 50 years with deterministic limits for near-source effects. The horizontal peak ground acceleration (PGA) that corresponds to the MCE_R for the site was calculated as 0.64g using the USGS (USGS, 2015b) seismic design tool (web-based).

The 2013 CBC specifies that the potential for liquefaction and soil strength loss be evaluated, where applicable, for the Maximum Considered Earthquake Geometric Mean (MCE_G) PGA with adjustment for site class effects in accordance with the American Society of Civil Engineers (ASCE) 7-10 Standard. The MCE_G PGA is based on the geometric mean PGA with a 2 percent probability of exceedance in 50 years. The MCE_G PGA with adjustment for site class effects was calculated as 0.63g using the USGS (USGS, 2015b) seismic design tool that yielded a mapped MCE_G PGA of 0.63g for the site and a site coefficient of 1.00 for Site Class D. The design PGA for the site is 0.42g.

8.3. Liquefaction Potential

Liquefaction is the phenomenon in which loosely deposited granular soils with silt and clay contents of less than approximately 35 percent and non-plastic silts located below the water table undergo rapid loss of shear strength when subjected to strong earthquake-induced ground shaking. Ground shaking of sufficient duration results in the loss of grain-to-grain contact due to a rapid rise in pore water pressure, and causes the soil to behave as a fluid for a short period of time. Liquefaction is known generally to occur in saturated or near-saturated cohesionless soils at depths shallower than 50 feet below ground surface. Factors known to influence liquefaction potential include composition and thickness of soil layers, grain size, relative density, groundwater level, degree of saturation, and both intensity and duration of ground shaking.

According to the State of California Seismic Hazards Zones map (CDMG, 2001), the site is not located in an area mapped as potentially susceptible to liquefaction. However, based on our subsurface evaluation and the presence of medium dense subsurface soils, the liquefaction potential of subsurface soils was evaluated using the soil sampler blow counts recorded at various depths in exploratory borings B-3, B-4, B-5, and B-7, and our laboratory test results. The liquefaction analysis was based on the National Center for Earthquake Engineering Research (NCEER) procedure (Youd, et al., 2001) using the computer program LiquefyPro (CivilTech Corporation, 2008). A groundwater depth of 16 feet was used in our analysis. A design PGA of 0.42g was used in our analysis for a design earthquake magnitude of 6.6. Our liquefaction analysis indicates that relatively medium dense interbedded sand layers susceptible to liquefaction during the design seismic event were encountered in boring B-5 from approximately 36 feet below the ground surface to the depth of approximately 49 feet below the ground surface. The results of the liquefaction analysis are presented in Appendix C.

8.4. Liquefaction-Induced Settlement

As a result of liquefaction, the proposed structures may be subject to liquefaction-induced settlement. In order to estimate the amount of post-earthquake settlement, the method

proposed by Tokimatsu and Seed (1987) was used in which the seismically induced cyclic stress ratios and corrected N-values are related to the volumetric strain of the soil. The amount of soil settlement during a strong seismic event depends on the thickness of the liquefiable layers and the density and/or consistency of the soils.

Based on our analysis, a post-earthquake total settlement of up to approximately 2 inches is calculated for the site. Based on the guidelines presented in CDMG Special Publication 117 (2008) and assuming relatively consistent subsurface stratigraphy across the site, we estimate differential settlement on the order of one inch over a distance of 40 feet.

9. CONCLUSIONS

Based on our geotechnical evaluation, it is our opinion that the Center Pointe Senior Living project is feasible from a geotechnical standpoint, provided that the following recommendations are incorporated into the design and construction of the proposed building. In general, the following conclusions were made:

- Based on our subsurface exploration, the site is underlain by fill soils and older alluvial deposits. The materials generally consisted of dry to wet, medium dense to very dense, sandy silt, and clayey to silty sand, poorly graded sand, poorly graded sand with silt and poorly graded sand with clay, and firm to hard, sandy clay.
- Groundwater was encountered during our evaluation at a depth of approximately 36 feet. However, the groundwater level measured during our field exploration is not considered stabilized and will be subject to change. Groundwater in a monitoring well approximately 0.7 mile from the site was previously measured ranging from approximately 19 to 23 feet below the ground surface. Seasonal fluctuations in groundwater will occur and shallower groundwater conditions should be anticipated for design and construction.
- Excavations during site grading should be feasible with heavy-duty earthmoving equipment in good working order.
- The subject site is not located within an Earthquake Fault Zone associated with active faulting as defined by the Alquist-Priolo Earthquake Fault Zoning Act. Accordingly, the potential for fault rupture across the site is considered low.
- The site is located in a State of California Seismic Hazard Zone for liquefaction. Based on our subsurface evaluation, the soils below the groundwater are susceptible to liquefaction during the design seismic event. Our analysis indicates that liquefaction-induced dynamic settlement up to approximately 2 inches may occur at the site.

- Our limited laboratory corrosion testing indicates that the near-surface site soils can be classified as corrosive based on California Department of Transportation (Caltrans, 2012) corrosion guidelines.

10. RECOMMENDATIONS

The following sections include our geotechnical recommendations for construction of the proposed Center Pointe Senior Living project. These recommendations are based on our evaluation of the site geotechnical conditions and our understanding of the planned construction. The proposed construction should also be performed in accordance with the requirements of the applicable governing agencies.

10.1. Earthwork

Earthwork at the site is anticipated to include removal of the existing foundations, landscaping, hardscape, and pavement improvements; removal and backfilling of existing underground utilities and other buried structures; building pad preparation; new foundation and basement excavations, trenching and backfilling for new utilities and pavement construction. Earthwork should be performed in accordance with the requirements of the applicable governing agencies and the recommendations presented in the following sections.

10.1.1. Construction Plan Review and Pre-Construction Conference

We recommend that the grading and foundation plans be submitted to Ninyo & Moore for review to check for conformance to the recommendations provided in this report. We further recommend that a pre-construction conference be held in order to discuss the grading recommendations presented in this report. The owner and/or their representative, the governing agencies' representatives, the civil engineer, Ninyo & Moore, and the contractor should be in attendance to discuss the work plan, project schedule, and earthwork requirements.

10.1.2. Clearing and Grubbing

Prior to commencing earthwork operations, deleterious materials, including vegetation, pavement, and/or other site improvements should be cleared from the site. Debris from the clearing operations should be disposed of off-site. Resulting holes due to removal of

obstructions that extend below grade, such as foundations or underground utilities, should be filled with compacted fill in accordance with Section 10.1.10 of this report.

10.1.3. Ground Preparation and Overexcavation

The following recommendations are provided for ground preparation for the subterranean parking structure and overexcavation for at-grade ancillary structures, if proposed.

The removal and recompaction work should consist of 1) overexcavating to the depths discussed in the following sections, 2) scarifying, moisture conditioning, and compacting the exposed subgrade soils, and 3) replacing the excavated earth materials with recompacted fill. The fill soils should be moisture-conditioned to generally above the optimum moisture content and should be compacted to a relative compaction of 90 percent or greater, or 95 percent or greater, as recommended in the following sections. Relative compactions should be evaluated by ASTM International (ASTM) D 1557.

10.1.3.1. Subterranean Parking Structure

The planned excavation of approximately 14 feet for the parking structure is anticipated to expose varying soil types, including sandy silt, clayey to silty sand, poorly graded sand with silt, and silty to sandy clay alluvial soils at the planned subgrade for the slab-on-grade and spread footing foundations. In order to provide relatively consistent soil bearing and soil expansion conditions, we recommend expansive soil materials be removed to a depth of 2 feet below the bottoms of the mat foundation and replaced with low expansion (expansion index between 0 and 50), granular soil compacted to 95 percent or more relative compaction per ASTM D1557.

A representative of Ninyo & Moore should observe the excavation to evaluate if the expansive soil materials have been removed beneath the foundation areas.

Excavation of relatively shallow test pits at the mat foundation subgrades may also be appropriate to evaluate the subgrade soils directly beneath the mat foundation.

10.1.3.2. Ancillary Structures

If at-grade ancillary structures, such as low-height seat walls, planter walls, or retaining walls, are proposed in areas that are located beyond the limits of the subterranean parking structure, these structures should be supported by 2 feet or more of low expansion potential compacted fill below the bottoms of the foundations. The overexcavation should extend a lateral distance of approximately 2 feet beyond the edge of the foundations.

If new utility vaults are proposed that will be located beyond the limits of the subterranean parking structure, additional removal and recompaction below the bottoms of the vaults may be appropriate depending on the depths and size of the vaults. Remedial grading may include overexcavating to depths of 1 to 2 feet and replacing the excavated soil with engineered fill compacted to 90 percent relative compaction. The actual depths of remedial grading should be based on review of the utility vault plans and the soil conditions exposed at the time of construction.

10.1.4. Temporary Excavations and Shoring

We anticipate that excavation within the fill soils and older alluvial deposits at the site may be accomplished using heavy-duty equipment in good operating condition. Based on the results of our subsurface exploration, we anticipate that the subsurface soils encountered will generally consist of dry to wet, medium dense to very dense, sandy silt, and clayey to silty sand, poorly graded sand, poorly graded sand with silt and poorly graded sand with clay, and firm to hard, sandy clay. Although oversized materials were not encountered in our borings, oversized and cemented materials may be encountered during excavation, including debris in the fills. The contractor should be prepared to take appropriate measures to address the presence of cemented and oversized materials.

Temporary near-vertical excavations not exceeding a depth of approximately 4 feet should be feasible. Excavations that are unstable or deeper than 4 feet should be laid back to slope inclinations of approximately 1½:1 (horizontal to vertical) or flatter. If excavations extend below the water table or where temporary slopes are not possible, shoring will be involved. Excavations should be performed in accordance with Occupational Safety and Health Administration (OSHA) regulations. On-site soils should be considered as Type C soils in accordance with OSHA guidelines.

The shoring system will be constructed through fill and older alluvial deposits. Appropriate shoring systems may include cantilevered shoring or shoring walls with internal bracing. We recommend that temporary cantilevered shoring walls be designed utilizing the parameters presented on Figure 7. For design of the braced shoring walls, the design parameters presented on Figure 8 should be utilized. The design lateral earth pressures recommended on Figures 7 and 8 do not include the loads imposed on the shoring system from raising the ground surface elevation behind the wall, soil stockpiles, construction materials, and other loads acting above a 1:1 (horizontal to vertical) plane extending up and back from the base of the wall. For a shoring system subjected to the above-mentioned surcharge loads, the contractor should include the effect of these loads on the lateral earth pressures acting on the shored walls.

We anticipate that settlement of the ground surface will occur behind the shored excavation. The amount of settlement depends heavily on the type of shoring system, the contractor's workmanship, and soil conditions. To reduce the potential for distress to adjacent improvements, we recommend that the shoring system be designed to limit the ground settlement behind the shoring system to ½ inch or less. Possible causes of settlement that should be addressed include settlement during installation of the shoring elements, excavation for structure construction, construction vibrations, and removal of the support system. We recommend that shoring installation be evaluated carefully by the contractor prior to construction and that ground vibration and settlement monitoring be performed during construction.

The contractor should retain a qualified and experienced engineer to design the shoring system. The shoring parameters presented in this report are minimum requirements, and the contractor should evaluate the adequacy of these parameters and make the appropriate modifications for their design. We recommend that the contractor take appropriate measures to protect workers. OSHA requirements pertaining to worker safety should be observed.

10.1.5. Existing Utilities

Multiple existing utilities are present across the site. Utility improvements at the site include shallow utility trenches and the deeper, grease interceptor vault. It is imperative that the contractor take care to locate and protect existing utilities or other buried structures during construction. Shoring and excavation systems should be designed to support excavations and protect utilities in advance of excavating.

10.1.6. Construction Dewatering

Groundwater was encountered at approximately 36 feet below the ground surface during drilling and as shallow as 30 feet in one boring where water was added. Our evaluation indicated that the historic high groundwater level is approximately 16 feet below the existing ground surface. Fluctuations in the depth to groundwater will occur and shallower groundwater should be considered. Accordingly, dewatering may be anticipated for the planned underground parking in order to perform work in a dry condition. The dewatering system design should be performed by a specialty dewatering contractor. Disposal of groundwater should be performed in accordance with guidelines of the Regional Water Quality Control Board. To further evaluate the depth to groundwater prior to construction, we recommend that a monitoring well be installed.

10.1.7. Excavation Bottom Stability

The excavation bottom for the underground parking is anticipated to expose moist, medium dense to very dense, sandy silt, clayey to silty sand, poorly graded sand with silt, and stiff to hard, silty to sandy clay alluvial soils. Heavy equipment for excavation and compaction may result in pumping and unstable bottom conditions. In order to

provide a stable surface for working and placement of foundations, we recommend placement of a 1 to 2 foot layer of aggregate base material or crushed rock at the bottom of the excavation. If crushed rock is used, a suitable filler fabric such as Mirafi 140 N or equivalent should be placed between the subgrade and the rock layer. Recommendations for additional stabilization of the excavation bottom should be based on evaluation in the field by Ninyo & Moore at the time of construction, if appropriate.

10.1.8. Pipe Bedding

We recommend that pipelines and other utility lines be supported on 6 inches or more of granular bedding material such as sand with a sand equivalent value of 30 or more in accordance with ASTM D 2419. Bedding material should be placed and compacted around the pipe, and 12 inches or more above the top of the pipe in accordance with the current “Greenbook” Standard Specifications for Public Works. Special care should be taken not to allow voids beneath and around the pipe. Bedding material and compaction requirements should be in accordance with the recommendations of this report, the project specifications, and applicable requirements of the appropriate agencies. If on-site materials are used for pipe bedding, these materials should be tested for sand equivalent and gradation.

10.1.9. Trench Backfill

The silty, sandy, and clayey fill and alluvial materials encountered at the site should generally be suitable for reuse as backfill provided they are free of organic material, clay lumps, debris, and rocks greater than approximately 4 inches in diameter. Wet soils should be allowed to dry to a moisture content that is near the laboratory optimum moisture prior to their placement as trench backfill. However, the clayey and silty materials may be difficult to handle, and may require extended time for drying to near their optimum moisture contents.

In the event that drying of on-site soils is not feasible, imported granular soils should be used for backfill. Fill material imported to the site (if any), should be granular, non-expansive soil, and free of trash, debris, roots, vegetation, or other deleterious materials.

“Non-expansive” soils can be defined as having an expansion index less than 20 as evaluated in accordance with ASTM test method D 4829. Fill should generally be free of rocks or hard lumps of material in excess of 4 inches in diameter. Rocks or hard lumps larger than approximately 4 inches in diameter should be broken into smaller pieces or should be removed from the site. Materials for use as imported structural fill should be evaluated by Ninyo & Moore prior to importing. We recommend that trench backfilling conform to the “Greenbook” specifications for structure backfill. Backfill should be compacted to a relative compaction of 90 percent as evaluated ASTM D 1557. Lift thickness for backfill will depend on the type of compaction equipment utilized, but fill should generally be placed in lifts not exceeding 8 inches in loose thickness. Special care should be exercised to avoid damaging the pipe during compaction of the backfill.

10.1.10. Fill Placement and Compaction

Fill material should be placed and compacted in accordance with project specifications, City of Newport Beach guidelines, and sound construction practices. Fill material should be compacted in horizontal lifts to a relative compaction of 90 percent or more as evaluated by ASTM D 1557. Aggregate base beneath constructed pavement areas of the access road should be compacted to a relative compaction of 95 percent. Fill materials should be moisture-conditioned to slightly above the laboratory optimum moisture content. The optimum lift thickness of fill will depend on the type of compaction equipment used, but generally should not exceed 8 inches in loose thickness. Fill should be tested for specified compaction level by the geotechnical consultant.

10.2. Seismic Design Considerations

Design of the proposed improvements should be performed in accordance with the requirements of governing jurisdictions and applicable building codes. Table 2 presents the seismic design parameters for the site in accordance with the CBC (2013) guidelines and adjusted MCE_R spectral response acceleration parameters (USGS, 2015b).

Table 2 – 2013 California Building Code Seismic Design Criteria

Seismic Design Factors	Value
Site Class	D
Site Coefficient, F_a	1.0
Site Coefficient, F_v	1.5
Mapped Spectral Response Acceleration at 0.2-second Period, S_s	1.598g
Mapped Spectral Response Acceleration at 1.0-second Period, S_1	0.585g
Spectral Response Acceleration at 0.2-second Period Adjusted for Site Class, S_{MS}	1.598g
Spectral Response Acceleration at 1.0-second Period Adjusted for Site Class, S_{M1}	0.877g
Design Spectral Response Acceleration at 0.2-second Period, S_{DS}	1.065g
Design Spectral Response Acceleration at 1.0-second Period, S_{D1}	0.585g

10.3. Foundations

Our soil liquefaction analysis indicated that the liquefaction-induced dynamic settlement is approximately 2 inches. According to the Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California (CGS, 2008), structural mitigation may be acceptable where displacements of less than 4 inches vertical are predicted. Accordingly, it is our opinion that the proposed building can be supported by a mat foundation.

The following foundation design parameters and recommendations are provided for the proposed buildings utilizing mat foundations. Foundations should be designed in accordance with structural considerations and our geotechnical recommendations. In addition, requirements of the governing jurisdictions, practices of the Structural Engineers Association of California, and applicable building codes should be considered in the design of the structures. The foundation design parameters are provided as preliminary recommendations based on our geotechnical analysis and the preliminary foundation loading information that was provided. Updated recommendations may be appropriate when the final design is developed.

Should ancillary structures, such as site walls or retaining walls, be part of the final design, we are providing design parameters for spread footing foundations supported on fill placed and compacted in general accordance with the recommendations of this report.

10.3.1. Mat Foundations for Subterranean Parking Structure

Mat foundations for at-grade equipment bearing on compacted fill as outlined in the preceding sections of this report may be designed using a net allowable bearing capacity of 3,000 pounds per square foot (psf). The total and differential settlements corresponding to these allowable bearing loads are estimated to be less than approximately 1 inch and ½ inch over a horizontal span of 40 feet, respectively. The allowable bearing capacity may be increased by one third when considering loads of short duration, such as wind or seismic forces. Mat foundations typically experience some deflection due to loads placed on the mat and the reaction of the soils underlying the mat. A design modulus of subgrade reaction of 150 tons per cubic foot (tcf) may be used for the subgrade soils in evaluating such deflections. This value is based on a unit square foot area and should be adjusted for large mats. Adjusted values of the modulus of subgrade reaction, K , can be obtained from the following equations for mats of various widths:

$$K = 150[(B+1)/2B]^2 \text{ (tcf); where } B \text{ is the width of mat measured in feet}$$

For frictional resistance to lateral loads on mat foundations, we recommend a coefficient of friction of 0.35 for compacted granular subgrade soil. For a mat with an embedment depth shallower than 2 feet, an allowable passive earth pressure of 350 psf per foot should be ignored while evaluating lateral resistance; only frictional resistance should be considered. For mat foundations with embedment depths more than 2 feet, passive earth pressure may be combined with frictional resistance to evaluate the total lateral resistance. In such cases, the lateral resistance can be taken as the sum of the frictional resistance and passive resistance provided the passive resistance does not exceed one-half of the total resistance. The passive resistance values may be increased by one-third when considering loads of short duration such as wind or seismic forces.

10.3.2. Waterproofing

Due to the nature of the subterranean level, waterproofing of the subterranean walls and slabs is recommended. Particular care should be taken in the design and installation of

waterproofing to avoid moisture problems, or actual water seepage into the structure through any normal shrinkage cracks which may develop in the concrete walls, floor slab, foundations and/or construction joints. For wall penetrations at pipe locations, installation of “watertight” seals should be utilized. The design and inspection of the waterproofing is not the responsibility of the geotechnical engineer. A waterproofing consultant should be retained to design the systems.

10.3.3. Shallow Foundations for Ancillary Structures

Footings for ancillary structures may be supported on conventional spread footings that extend 24 inches below the adjacent finished grade and bear on 2 feet of low expansion potential compacted fill. Footings should have a width of 24 inches or more and isolated pad footings should have a width of 18 inches or more. Footings should be reinforced with a minimum of four No. 4 steel reinforcing bars, two placed near the top and two placed near the bottom of the footings, and further detailed in accordance with the recommendations of the structural engineer.

Footings, as described above and bearing on 2 feet of low expansion potential compacted fill, may be designed using an allowable bearing capacity of 3,000 psf. Total and differential settlements for footings designed in accordance with the above recommendations are estimated to be on the order of ½ inch and ¼ inch over a horizontal span of 40 feet, respectively.

Foundations bearing on compacted fill may be designed using a coefficient of friction of 0.35, where the total frictional resistance equals the coefficient of friction times the dead load. Foundations may be designed using a passive resistance of 350 psf per foot of depth, to a value of 3,500 psf. The allowable lateral resistance can be taken as the sum of the frictional resistance and passive resistance provided the passive resistance does not exceed one-half of the total allowable resistance. The bearing capacity and passive resistance (including the maximum value) values may be increased by one-third when considering loads of short duration such as wind or seismic forces.

10.3.4. Retaining Wall Earth Pressures

The 2013 CBC and ASCE 7-05 require that, if the project possesses a seismic design category of D, E or F, the proposed earth retaining structures and basement walls be designed for static lateral earth pressures plus seismic earth pressures. The seismic earth pressure is usually estimated using the Mononobe-Okabe method of analysis developed in the 1920s. Based on the recent study (Lew et al., 2010), it is evident that there have been no reports of damage to building basement walls as a result of seismic earth pressures in recent U.S. earthquakes, including the 1971 San Fernando, 1987 Whittier Narrows, 1989 Loma Prieta and 1994 Northridge earthquakes. Accordingly, Lew, et al. suggested that building basement walls retaining level unsaturated earth materials may be considered adequate when just designed for at-rest earth pressures as stipulated in the building codes. Consequently, we recommend that the proposed basement walls be designed using lateral earth pressures shown on Figures 9 or 10, whichever is higher, provided free-draining materials are used as backfill. For yielding retaining walls, the lateral earth pressures presented on Figure 11 should be used. Measures should be taken to reduce the potential for build-up of hydrostatic pressure behind the retaining walls. Retaining wall backfill should conform to Section 300-3.5 of the Standard Specification for Public Works Construction (Greenbook). Granular, free-draining backfill material should be placed at a horizontal distance of $0.6H$ or more behind the wall, where H is the height of the wall measured in feet. Drainage behind the retaining walls should be constructed as shown on Figure 12. The subdrain shown on Figure 12 should be connected to a suitable outlet, such as a storm drain, or should outlet using a sump pump system.

10.4. Sidewalks

In general, new pedestrian sidewalks may be supported on low expansion potential soil compacted to a relative compaction of 90 percent. The moisture content of the subgrade soil should be maintained at slightly above the laboratory optimum until the concrete is poured. Deepened slab edges should be provided where exterior slabs-on-grade are placed adjacent to landscaping areas. Sidewalks should be designed in accordance with agency standards.

10.5. Corrosivity

Laboratory testing was performed on a representative sample of the on-site soils to evaluate pH, electrical resistivity, water-soluble chloride content, and water-soluble sulfate content. The soil pH and electrical resistivity tests were performed in general accordance with California Test Method (CT) 643. Chloride content tests were performed in general accordance with CT 422. Sulfate testing was performed in general accordance with CT 417. The laboratory test results are presented in Appendix B.

The results of our corrosivity testing indicated an electrical resistivity of approximately 300 ohm-centimeters (ohm-cm), a soil pH of approximately 7.2, a chloride content of approximately 1,160 parts per million (ppm), and a sulfate content of approximately 0.007 percent (70 ppm). Based on the laboratory test results and Caltrans (2012) corrosion criteria, the project site can be classified as corrosive, which is defined as having earth materials with more than 500 ppm chlorides, more than 0.20 percent sulfates (i.e., 2,000 ppm), an electrical resistivity of 1,000 ohm-cm or less, or a pH of 5.5 or less. Due to the presence of corrosive soils in the project area, corrosion protection for the project should be designed by a corrosion engineer.

10.6. Concrete Placement

In contact with soil or water that contains high concentrations of soluble sulfates can be subject to chemical deterioration. Based on the CBC criteria, the potential for sulfate attack is negligible for water-soluble sulfate contents in soil ranging from 0.00 to 0.10 percent by weight and moderate for water-soluble sulfate contents ranging from 0.10 to 0.20 percent by weight. The potential for sulfate attack is severe for water-soluble sulfate contents ranging from 0.20 to 2.00 percent by weight and very severe for water-soluble sulfate contents over 2.00 percent by weight. Laboratory testing indicated that the sulfate content of the sample tested for this evaluation was approximately 0.007 percent, representing a negligible potential for sulfate attack (CBC, 2013). However, due to the potential variability of the soils on site, consideration should be given to using Type II/V cement for the project.

In order to reduce the potential for shrinkage cracks in the concrete during curing, we recommend that the concrete for the proposed structures be placed with a slump of 4 inches based on ASTM C 143. The slump should be checked periodically at the site prior to concrete placement. We further recommend that concrete cover over reinforcing steel for foundations be provided in accordance with CBC (2013). The structural engineer should be consulted for additional concrete specifications.

10.7. Preliminary Pavement Design Recommendations

Based on our experience and laboratory test result, we used a design R-value of 5 for the on-site clayey near surface soil for the purpose of developing preliminary pavement sections for the project. Detailed traffic loading information was not available, but we anticipate that traffic will include automobile parking and drive lanes with periodic heavy truck traffic, such as trash or delivery trucks. Accordingly, we have assumed traffic indices (TI) of 5.0 and 6.0 for the design of various pavement sections. Based on our design R-value and assumed TIs, we have developed the structural sections presented in Table 3 below.

Table 3 – Preliminary Pavement Structural Sections

Traffic Index	Recommended Pavement Section	
	AC / CAB or CMB (inches)	PCC / CAB (inches)
5	3 / 10	6 / 4
6	4 / 12	7 / 4
Notes: AC – Asphalt Concrete CAB – Crushed Aggregate Base CMB – Crushed Miscellaneous Base PCC – Portland Cement Concrete		

In order to provide suitable support for the proposed pavement areas, we recommend that the subgrade soils be excavated and re-compacted to 90 percent approximately 2 feet below the subgrade elevation. Crushed aggregate base should conform to the Standard Specifications for Public Works Construction “Greenbook,” Section 200. The crushed aggregate base material should be placed at a relative compaction of 95 percent. Asphalt

concrete should conform to “Greenbook,” Section 203. We recommend that the paving operations be observed and tested by Ninyo & Moore.

10.8. Drainage

Adequate surface drainage is imperative for satisfactory site performance. Positive drainage should be provided and maintained to direct surface water away from the proposed building. Positive drainage is defined as a slope of 2 percent or more for a distance of 5 feet or more away from foundations and tops of slopes. Runoff should then be directed by the use of swales or pipes into a collective drainage system. Surface water should not be allowed to flow over the slope faces or to pond adjacent to footings.

10.9. Landscaping

Project landscaping should consist of drought tolerant plants. Landscape irrigation should be kept to a level just sufficient to maintain plant vigor. Overwatering should not be permitted.

11. CONSTRUCTION OBSERVATION

The conclusions and recommendations presented in this report are based on analysis of observed conditions in widely spaced exploratory borings. It is imperative that the geotechnical consultant checks the subsurface conditions during construction. If conditions are found to vary from those described in this report, Ninyo & Moore should be notified and additional recommendations will be provided upon request.

During construction, we recommend that the duties of the geotechnical consultant include, but not be limited to, the following:

- Observing clearing, grubbing, and removals.
- Observing excavation, placement, and compaction of fill.
- Evaluating imported materials prior to their use as fill (if used).
- Performing field tests to evaluate fill compaction.
- Observing foundation excavations for bearing materials and cleaning prior to placement of reinforcing steel or concrete.

- Performing material testing services including concrete compressive strength and steel tensile strength tests and inspections.

The recommendations provided in this report are based on the assumption that Ninyo & Moore will provide geotechnical observation and testing services during construction. In the event that Ninyo & Moore's services are not utilized during construction, we request that the selected consultant provide the City of Newport Beach with a letter (with a copy to Ninyo & Moore) indicating that they fully understand Ninyo & Moore's recommendations and that they are in full agreement with the design parameters and recommendations contained in this report.

12. LIMITATIONS

The field evaluation, laboratory testing, and geotechnical analyses presented in this geotechnical report have been conducted in general accordance with current practice and the standard of care exercised by geotechnical consultants performing similar tasks in the project area. No warranty, expressed or implied, is made regarding the conclusions, recommendations, and opinions presented in this report. There is no evaluation detailed enough to reveal every subsurface condition. Variations may exist and conditions not observed or described in this report may be encountered during construction. Uncertainties relative to subsurface conditions can be reduced through additional subsurface exploration. Additional subsurface evaluation will be performed upon request. Please also note that our evaluation was limited to assessment of the geotechnical aspects of the project, and did not include evaluation of structural issues, environmental concerns, or the presence of hazardous materials.

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 additional information or has questions regarding the content, interpretations presented, or completeness of this document.

This report is intended for design purposes only. It does not provide sufficient data to prepare an accurate bid by contractors. It is suggested that the bidders and their geotechnical consultant perform an independent evaluation of the subsurface conditions in the project areas. The

independent evaluations may include, but not be limited to, review of other geotechnical reports prepared for the adjacent areas, site reconnaissance, and additional exploration and laboratory testing.

Our conclusions, recommendations, and opinions are based on an analysis of the observed site conditions. If geotechnical conditions different from those described in this report are encountered, our office should be notified and additional recommendations, if warranted, will be provided upon request. 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.

This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties' sole risk.

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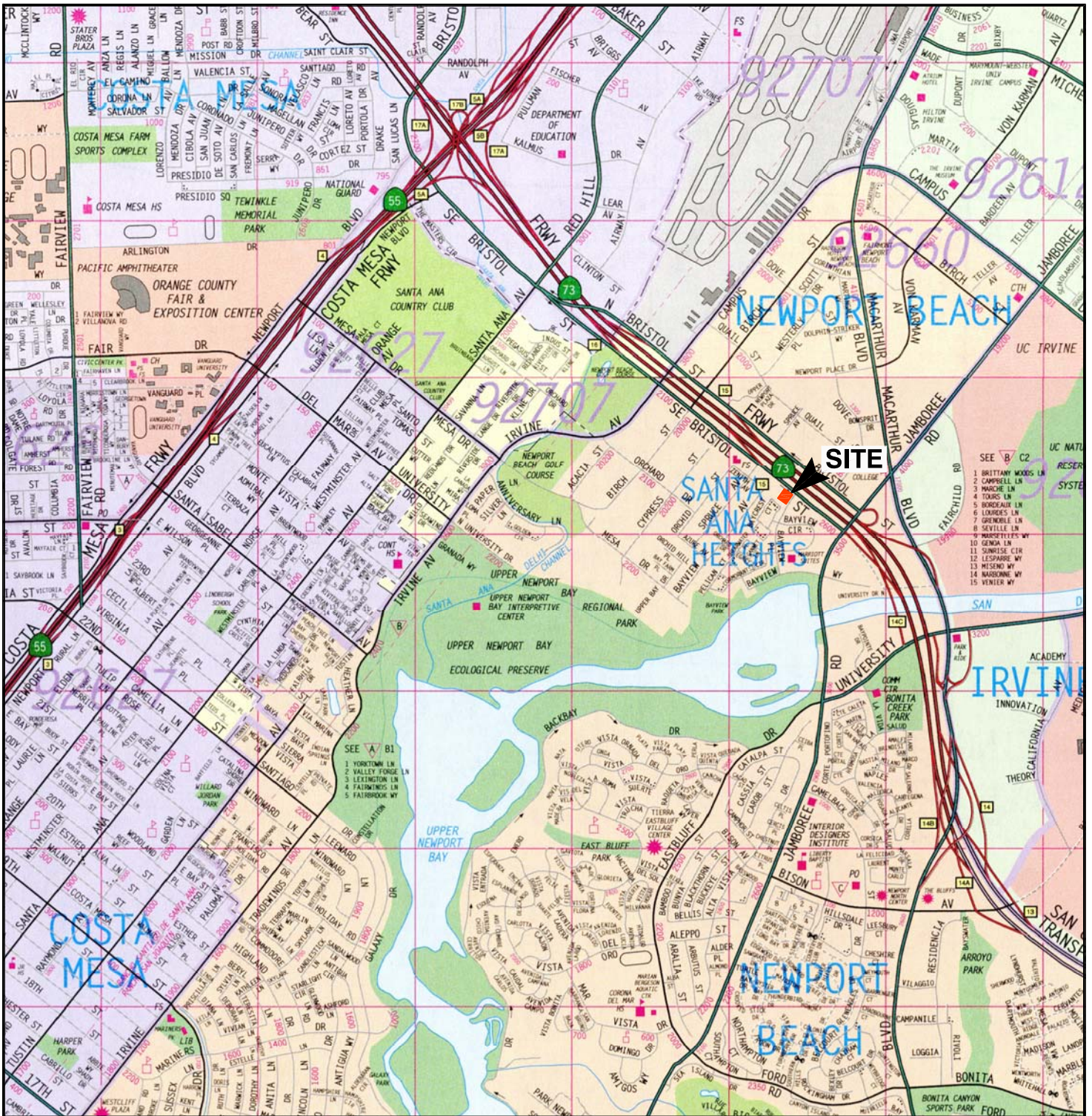
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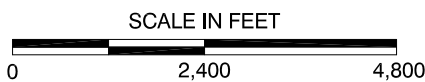
Youd, T.L., Idriss, I.M., Andrus, R.D., Arango, I., Castro, G., Christian, J.T., Dobry, R., Finn, W.D., Harder, L.F., Hynes, M.E., Ishihara, K., Koester, J.P., Liao, S.S.C., Marcuson, W.F., Martin, G.R., Mitchell, J.K., Moriwaki, Y., Power, M.S., Robertson, P.K., Seed, R.B., and Stokoe, K.H., II., 2001, Liquefaction Resistance of Soils: Summary Report from the 1996 NCEER and 1998 NCEER/NSF Workshops on Evaluation of Liquefaction Resistance of Soils, *Journal of Geotechnical and Geoenvironmental Engineering*: American Society of Civil Engineering 124(10), pp. 817-833.

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AERIAL PHOTOGRAPHS				
Source	Date	Flight	Numbers	Scale
USDA	11-18-52	AXK-1K	45 and 46	1: 20,000



REFERENCE: 52ND EDITION, THOMAS GUIDE FOR LOS ANGELES/ORANGE COUNTIES, STREET GUIDE AND DIRECTORY.



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

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SITE LOCATION

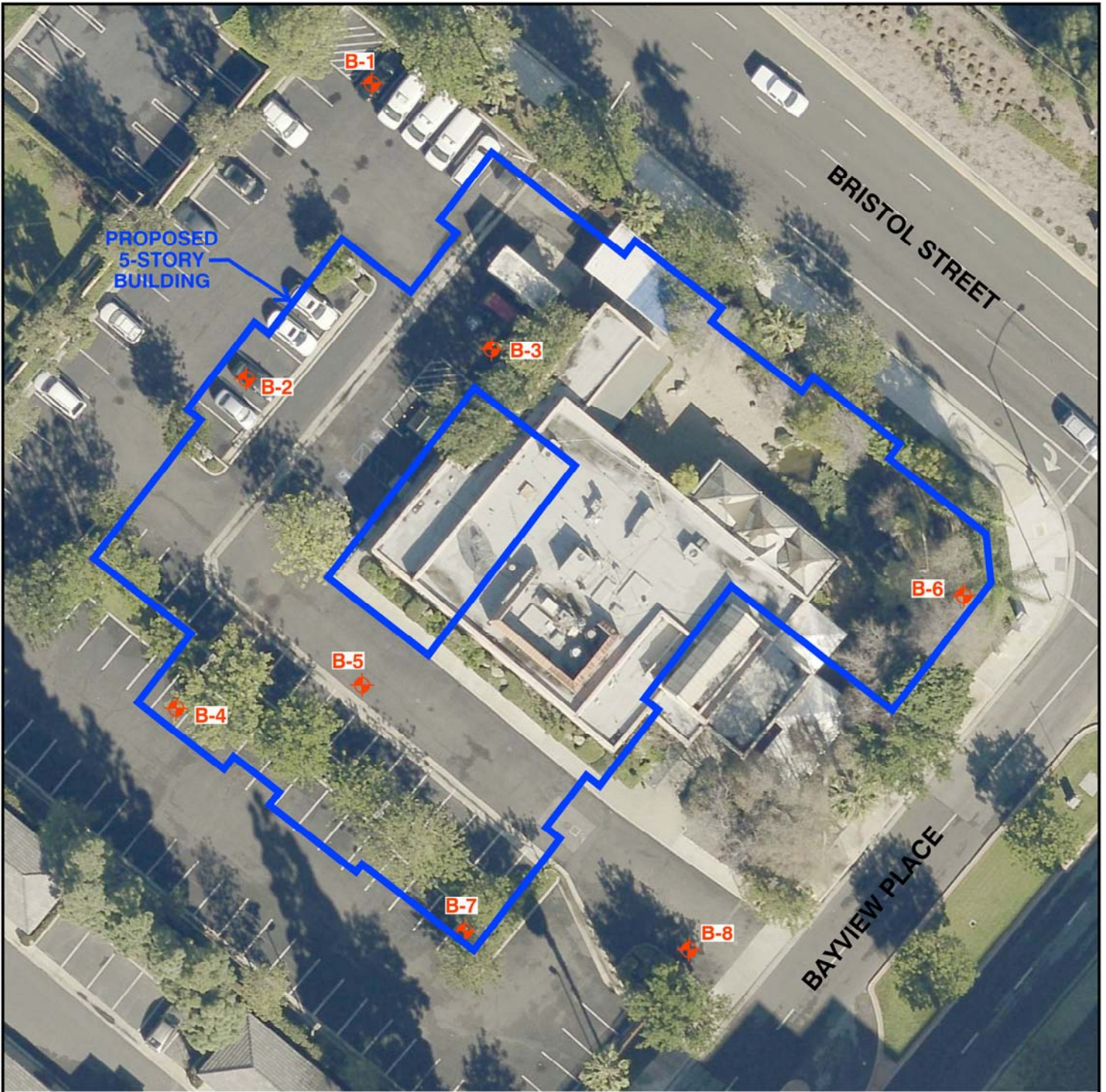
FIGURE

PROJECT NO.	DATE
209537001	12/15

CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

1

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REFERENCE: PICTOMETRY, 1/27/2015



SCALE IN FEET



NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

LEGEND

B-8  BORING;
TD=TOTAL DEPTH IN FEET

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SITE PLAN

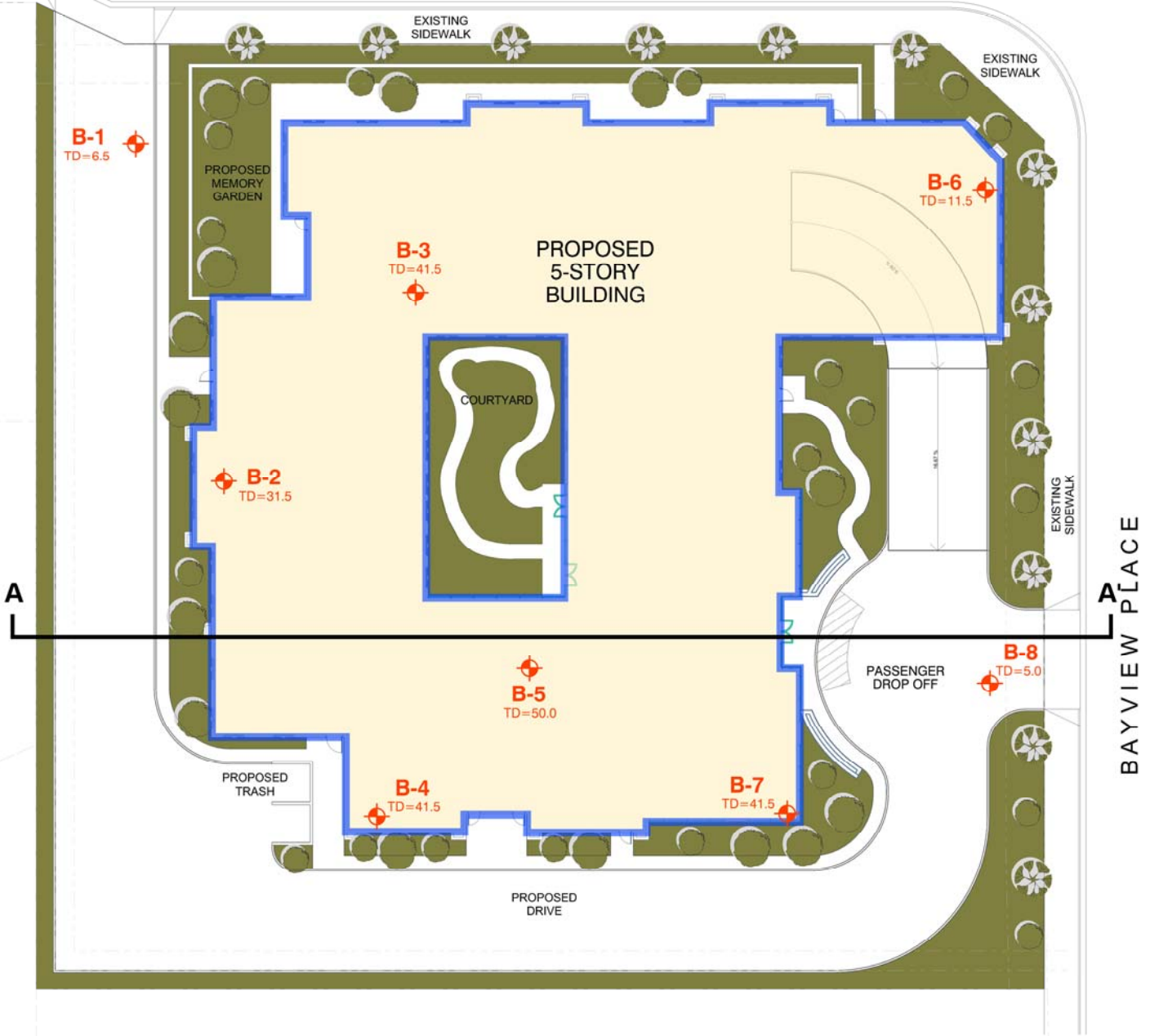
FIGURE

PROJECT NO.	DATE
209537001	12/15

CENTER POINT SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

2

BRISTOL STREET S



REFERENCE: DOUGLAS PANCAKE ARCHITECTS, 2015, HARBOR POINTE SENIOR LIVING, LLC, CENTER POINTE SENIOR LIVING, LLC, SITE PLAN, A1, PROJECT NO. 15025.00, DATED SEPTEMBER 17.



SCALE IN FEET



NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

LEGEND

B-8 TD=5.0 BORING;
TD=TOTAL DEPTH IN FEET

A **A'** CROSS SECTION

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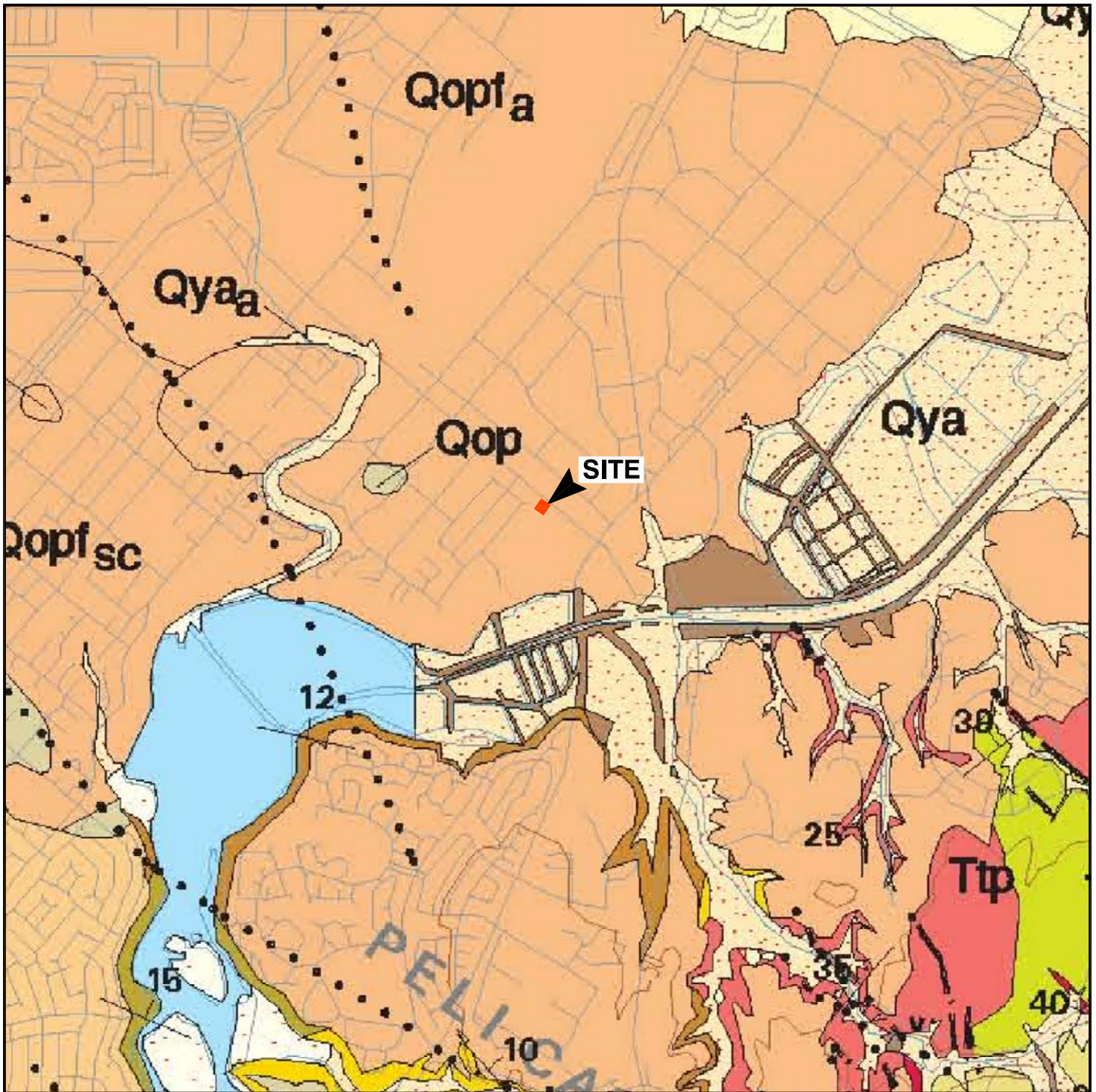
BORING LOCATIONS

FIGURE

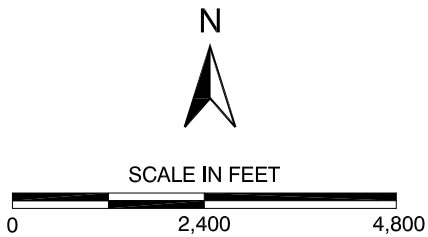
PROJECT NO.	DATE
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CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

3



REFERENCE: MORTON, D.M. AND MILLER, F.K., 2004, GEOLOGIC MAP OF THE SANTA ANA 30'X60' QUADRANGLE, CALIFORNIA.



NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

LEGEND	
	OLD PARALIC DEPOSITS
	YOUNG AXIAL CHANNEL DEPOSITS
	GEOLOGIC CONTACT
	FAULT; DOTTED WHERE CONCEALED

Ninyo & Moore

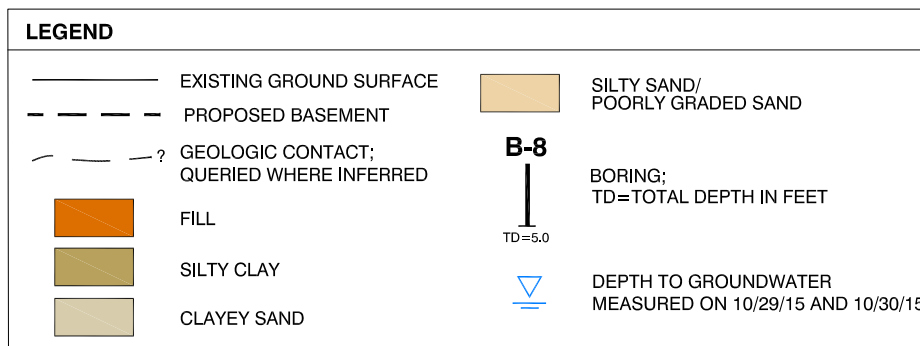
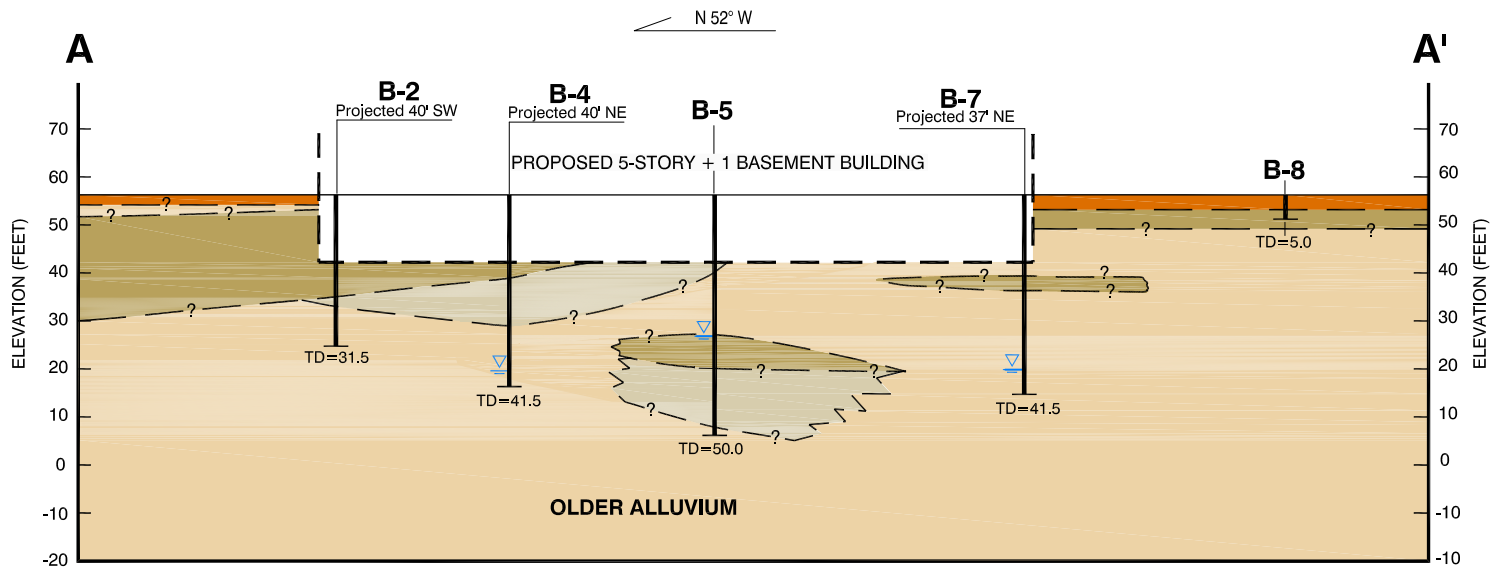
REGIONAL GEOLOGY

FIGURE

PROJECT NO.	DATE
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CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

4



NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.

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209537001

DATE

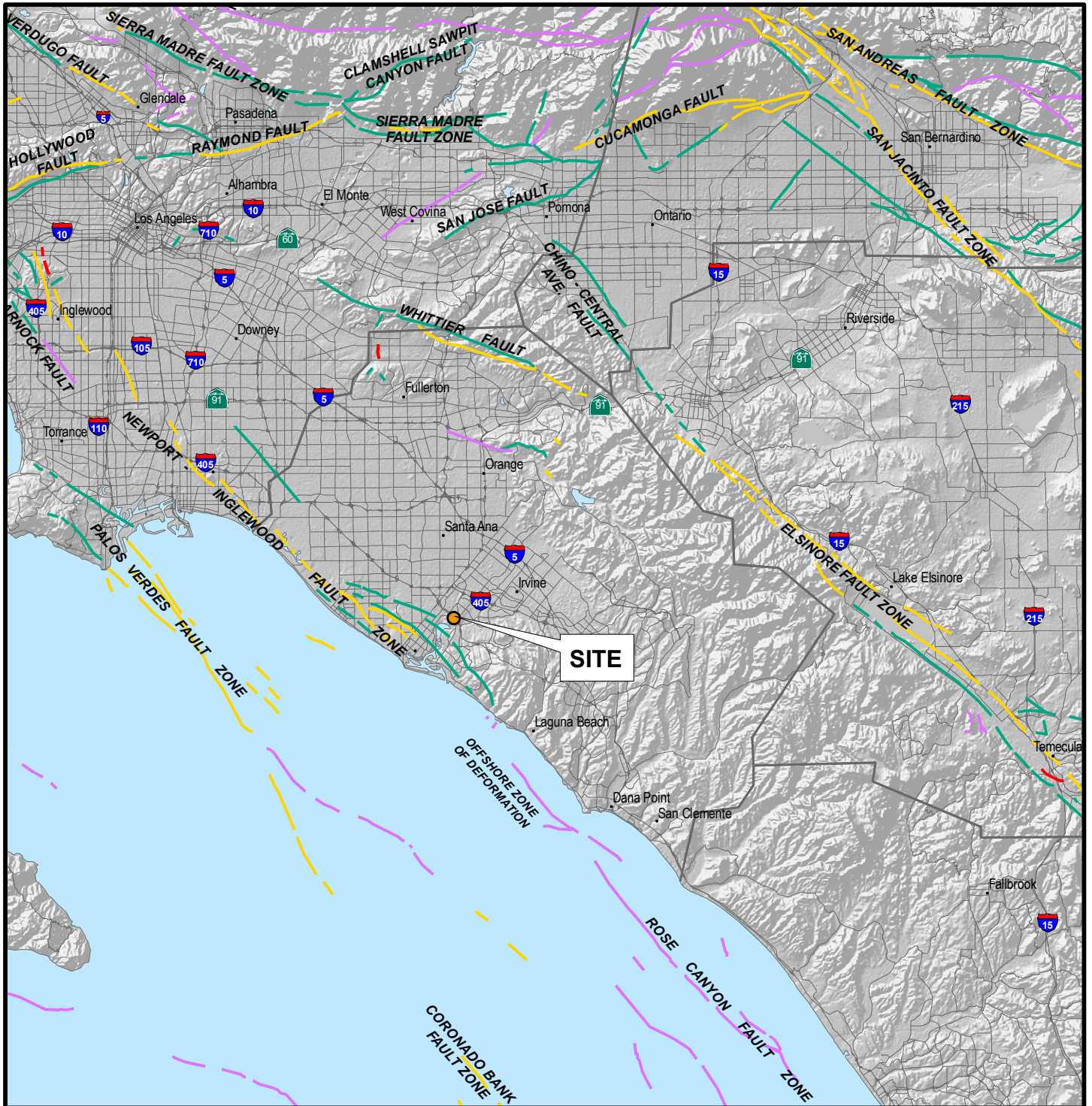
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CROSS SECTION A-A'






CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

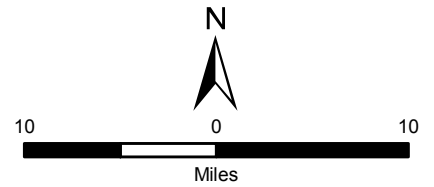
FIGURE

5



GIS DATA SOURCE: CALIFORNIA GEOLOGICAL SURVEY (CGS); ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE (ESRI)
 REFERENCE: JENNINGS, 1994, FAULT ACTIVITY MAP OF CALIFORNIA AND ADJACENT AREAS

LEGEND	
FAULT ACTIVITY:	
	HISTORICALLY ACTIVE
	HOLOCENE ACTIVE
	COUNTY BOUNDARIES
	LATE QUATERNARY (POTENTIALLY ACTIVE)
	QUATERNARY (POTENTIALLY ACTIVE)



NOTE: DIMENSIONS, DIRECTIONS, AND LOCATIONS ARE APPROXIMATE

Ninyo & Moore

FAULT LOCATIONS

FIGURE

PROJECT NO.

DATE

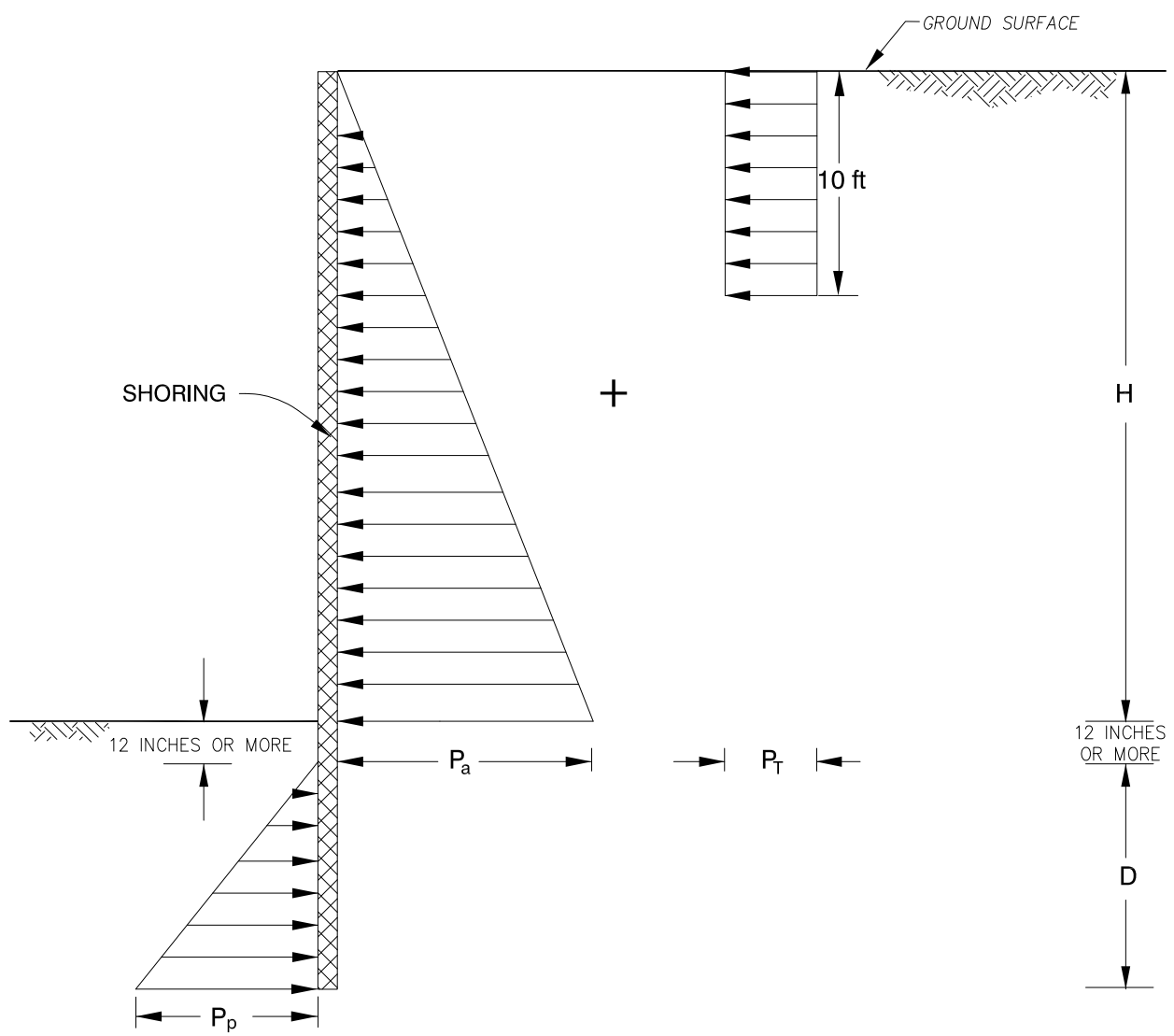
CENTER POINT SENIOR LIVING
 101 BAYVIEW PLACE
 NEWPOT BEACH, CALIFORNIA

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12/15

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NOTES:

1. ACTIVE LATERAL EARTH PRESSURE, P_a
 $P_a = 36H$ psf
2. CONSTRUCTION TRAFFIC INDUCED SURCHARGE PRESSURE, P_T
 $P_T = 72$ psf
3. PASSIVE LATERAL EARTH PRESSURE, P_p
 $P_p = 250D$ psf
4. ASSUMES GROUNDWATER IS NOT PRESENT
5. H, h AND D ARE IN FEET
6. SURCHARGE PRESSURES, P_s , CAUSED BY NEARBY STRIP LOADS DO NOT NEED TO BE INCLUDED IF THE STRIP LOADS ARE LOCATED BEYOND A DISTANCE OF H FEET FROM WALL
7. SURCHARGES FROM EXCAVATED SOIL OR CONSTRUCTION MATERIALS ARE NOT INCLUDED

NOT TO SCALE

Ninyo & Moore

LATERAL EARTH PRESSURES FOR TEMPORARY CANTILEVERED SHORING

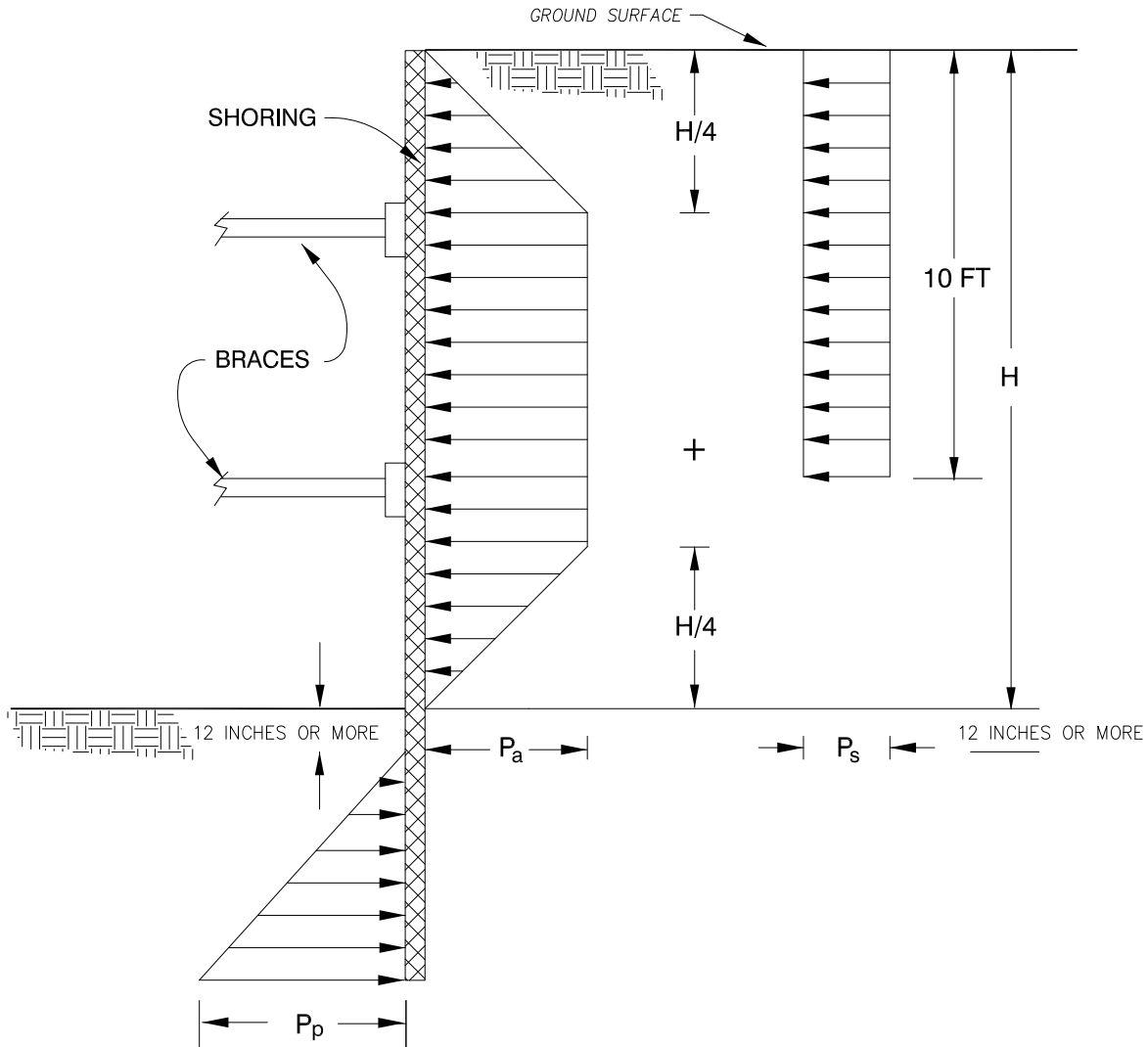
FIGURE

PROJECT NO.	DATE
209537001	12/15

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101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

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NOTES:

1. APPARENT LATERAL EARTH PRESSURE, P_a
 $P_a = 46 H$ psf
2. CONSTRUCTION TRAFFIC INDUCED SURCHARGE PRESSURE, P_s
 $P_s = 120$ psf
3. PASSIVE LATERAL EARTH PRESSURE, P_p
 $P_p = 350 D$ psf
4. ASSUMES GROUNDWATER IS NOT PRESENT
5. SURCHARGES FROM EXCAVATED SOIL OR CONSTRUCTION MATERIALS ARE NOT INCLUDED
6. H AND D ARE IN FEET

NOT TO SCALE

Ninyo & Moore

LATERAL EARTH PRESSURES FOR BRACED EXCAVATION (STIFF CLAY)

FIGURE

PROJECT NO.

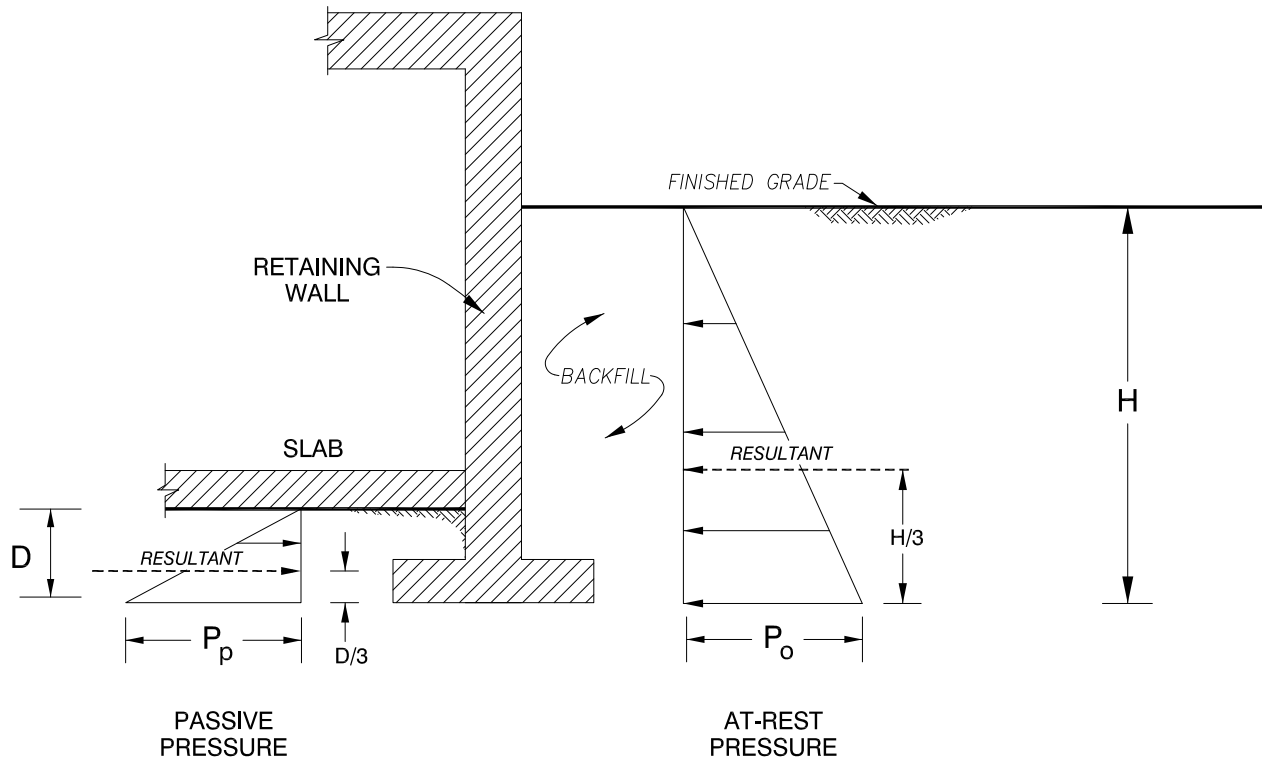
DATE

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101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

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NOTES:

1. ASSUMES NO HYDROSTATIC PRESSURE BUILD-UP BEHIND THE RETAINING WALL
2. STRUCTURAL, GRANULAR BACKFILL MATERIALS AS SPECIFIED IN GREENBOOK SHOULD BE USED FOR RETAINING WALL BACKFILL
3. DRAINS AS RECOMMENDED IN THE RETAINING WALL DRAINAGE DETAIL SHOULD BE INSTALLED BEHIND THE RETAINING WALL
4. SURCHARGE PRESSURES, P_s , CAUSED BY NEARBY STRIP LOADS DO NOT NEED TO BE INCLUDED IF THE STRIP LOADS ARE LOCATED BEYOND A DISTANCE OF H FEET FROM WALL
5. H AND D ARE IN FEET

RECOMMENDED GEOTECHNICAL DESIGN PARAMETERS

Lateral Earth Pressure	Equivalent Fluid Pressure (lb/ft ² /ft) ⁽¹⁾
P_o	Level Backfill with Granular Soils ⁽²⁾
	57 H
P_p	Level Ground
	350 D

NOT TO SCALE



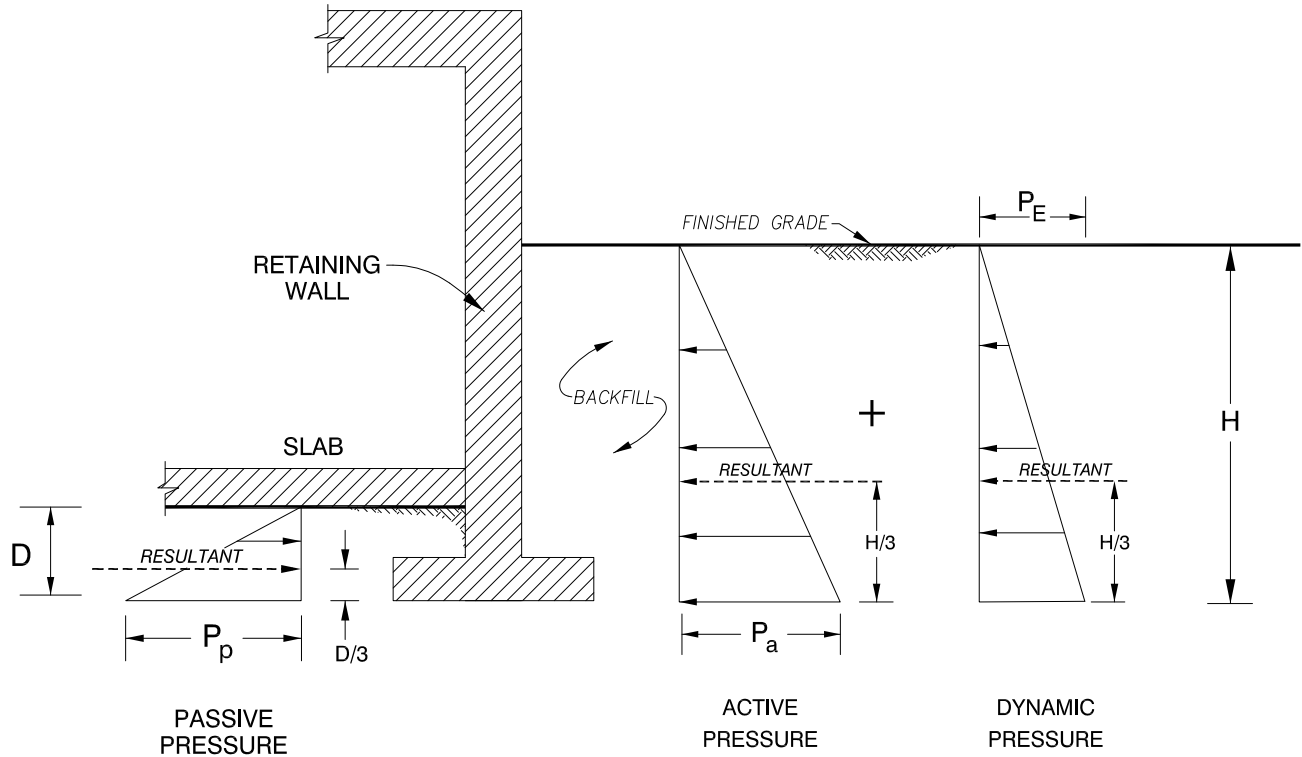
LATERAL EARTH PRESSURES FOR RESTRAINED BASEMENT WALLS (AT-REST PRESSURE ONLY)

FIGURE

PROJECT NO.	DATE
209537001	12/15

CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

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NOTES:

1. ASSUMES NO HYDROSTATIC PRESSURE BUILD-UP BEHIND THE RETAINING WALL
2. STRUCTURAL, GRANULAR BACKFILL MATERIALS AS SPECIFIED IN GREENBOOK SHOULD BE USED FOR RETAINING WALL BACKFILL
3. DRAINS AS RECOMMENDED IN THE RETAINING WALL DRAINAGE DETAIL SHOULD BE INSTALLED BEHIND THE RETAINING WALL
4. DYNAMIC LATERAL EARTH PRESSURE IS BASED ON A PEAK GROUND ACCELERATION OF 0.42g
5. SURCHARGE PRESSURES, P_s , CAUSED BY NEARBY STRIP LOADS DO NOT NEED TO BE INCLUDED IF THE STRIP LOADS ARE LOCATED BEYOND A DISTANCE OF H FEET FROM WALL
6. H AND D ARE IN FEET

RECOMMENDED GEOTECHNICAL DESIGN PARAMETERS

Lateral Earth Pressure	Equivalent Fluid Pressure (lb/ft ² /ft) ⁽¹⁾
P_a	Level Backfill with Granular Soils ⁽²⁾
	37 H
P_E	17 H
P_p	Level Ground
	350 D

NOT TO SCALE

Ninyo & Moore

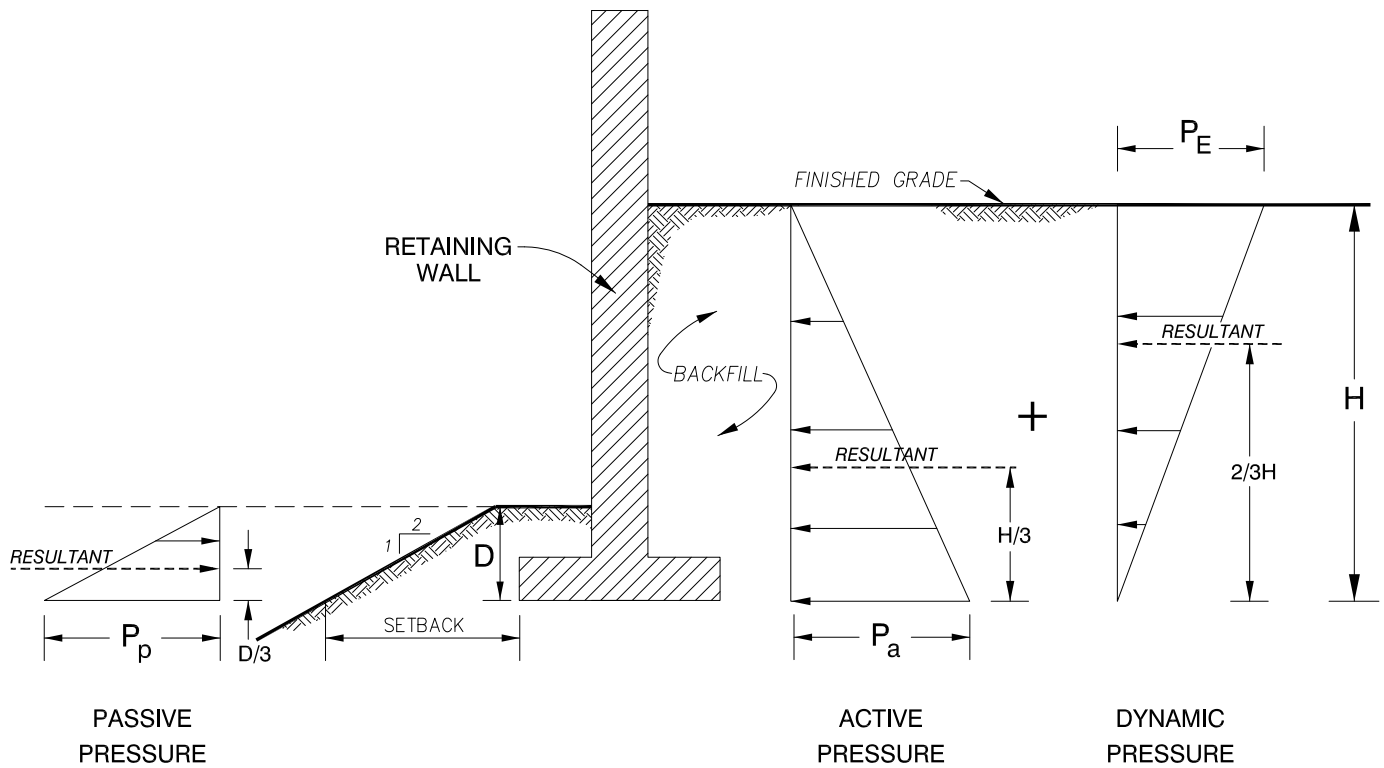
LATERAL EARTH PRESSURES FOR RESTRAINED BASEMENT WALLS (ACTIVE PRESSURE PLUS DYNAMIC PRESSURE)

FIGURE

PROJECT NO. DATE
209537001 12/15

CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

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NOTES:

1. ASSUMES NO HYDROSTATIC PRESSURE BUILD-UP BEHIND THE RETAINING WALL
2. STRUCTURAL, GRANULAR BACKFILL MATERIALS AS SPECIFIED IN GREENBOOK SHOULD BE USED FOR RETAINING WALL BACKFILL
3. DRAINS AS RECOMMENDED IN THE RETAINING WALL DRAINAGE DETAIL SHOULD BE INSTALLED BEHIND THE RETAINING WALL
4. DYNAMIC LATERAL EARTH PRESSURE IS BASED ON A PEAK GROUND ACCELERATION OF 0.42g
5. SURCHARGE PRESSURES CAUSED BY VEHICLES OR NEARBY STRUCTURES ARE NOT INCLUDED
6. H AND D ARE IN FEET
7. SETBACK SHOULD BE IN ACCORDANCE WITH FIGURE 1808.7.1 OF THE CBC (2013)

RECOMMENDED GEOTECHNICAL DESIGN PARAMETERS

Lateral Earth Pressure	Equivalent Fluid Pressure (lb/ft ² /ft) ⁽¹⁾	
	Level Backfill with Granular Soils ⁽²⁾	2H:1V Sloping Backfill with Granular Soils ⁽²⁾
P_a	37 H	57 H
P_E	17 H	17 H
P_p	Level Ground	2H:1V Descending Ground
	350 D	150 D

NOT TO SCALE

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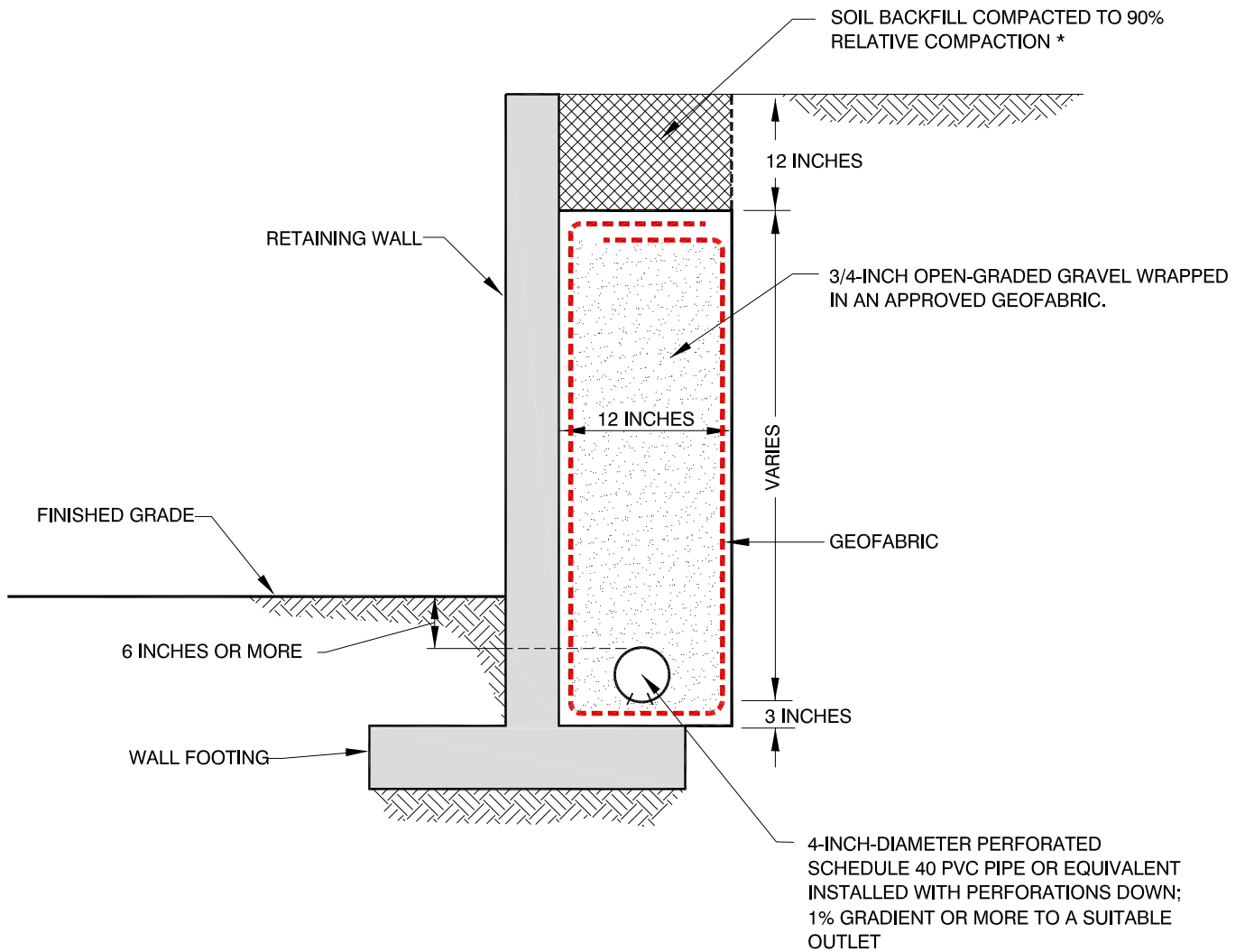
LATERAL EARTH PRESSURES FOR YIELDING RETAINING WALLS

FIGURE

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CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

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*BASED ON ASTM D1557

NOT TO SCALE

NOTE: AS AN ALTERNATIVE, AN APPROVED GEOCOMPOSITE DRAIN SYSTEM MAY BE USED.

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RETAINING WALL DRAINAGE DETAIL

FIGURE

PROJECT NO.

DATE

CENTER POINTE SENIOR LIVING
101 BAYVIEW PLACE
NEWPORT BEACH, CALIFORNIA

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APPENDIX A

BORING LOG

Field Procedure for the Collection of Disturbed Samples

Disturbed soil samples were obtained in the field using the following methods.

Bulk Samples

Bulk samples of representative earth materials were obtained from the exploratory boring. The samples were bagged and transported to the laboratory for testing.

The Standard Penetration Test (SPT) Sampler

Disturbed drive samples of earth materials were obtained by means of a Standard Penetration Test sampler. The sampler is composed of a split barrel with an external diameter of 2 inches and an unlined internal diameter of 1-3/8 inches. The sampler was driven into the ground 12 to 18 inches with a 140-pound hammer falling freely from a height of 30 inches in general accordance with ASTM D 1586. The blow counts were recorded for every 6 inches of penetration; the blow counts reported on the log are those for the last 12 inches of penetration. Soil samples were observed and removed from the sampler, bagged, sealed and transported to the laboratory for testing.

Field Procedure for the Collection of Relatively Undisturbed Samples

Relatively undisturbed soil samples were obtained in the field using the following method.

The Modified Split-Barrel Drive Sampler

The sampler, with an external diameter of 3 inches, was lined with 1-inch-long, thin brass rings with inside diameters of approximately 2.4 inches. The sample barrel was driven into the ground with the weight of a hammer or the kelly bar of the drill rig in general accordance with ASTM D 3550. The driving weight was permitted to fall freely. The approximate length of the fall, the weight of the hammer or bar, and the number of blows per foot of driving are presented on the boring log as an index to the relative resistance of the materials sampled. The samples were removed from the sample barrel in the brass rings, sealed, and transported to the laboratory for testing.

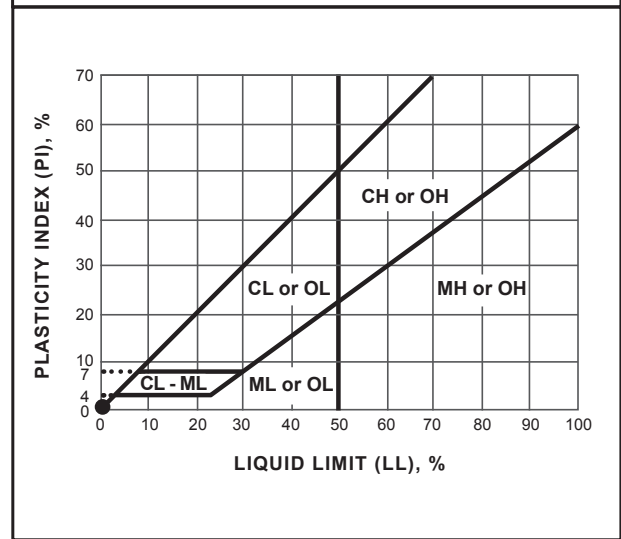
SOIL CLASSIFICATION CHART PER ASTM D 2488

PRIMARY DIVISIONS		SECONDARY DIVISIONS			
		GROUP SYMBOL	GROUP NAME		
COARSE-GRAINED SOILS more than 50% retained on No. 200 sieve	GRAVEL more than 50% of coarse fraction retained on No. 4 sieve	CLEAN GRAVEL less than 5% fines	GW	well-graded GRAVEL	
			GP	poorly graded GRAVEL	
		GRAVEL with DUAL CLASSIFICATIONS 5% to 12% fines	GW-GM	well-graded GRAVEL with silt	
			GP-GM	poorly graded GRAVEL with silt	
			GW-GC	well-graded GRAVEL with clay	
			GP-GC	poorly graded GRAVEL with clay	
		GRAVEL with FINES more than 12% fines	GM	silty GRAVEL	
			GC	clayey GRAVEL	
			GC-GM	silty, clayey GRAVEL	
	SAND 50% or more of coarse fraction passes No. 4 sieve	CLEAN SAND less than 5% fines	SW	well-graded SAND	
			SP	poorly graded SAND	
		SAND with DUAL CLASSIFICATIONS 5% to 12% fines	SW-SM	well-graded SAND with silt	
			SP-SM	poorly graded SAND with silt	
			SW-SC	well-graded SAND with clay	
			SP-SC	poorly graded SAND with clay	
		SAND with FINES more than 12% fines	SM	silty SAND	
			SC	clayey SAND	
			SC-SM	silty, clayey SAND	
FINE-GRAINED SOILS 50% or more passes No. 200 sieve	SILT and CLAY liquid limit less than 50%	INORGANIC	CL	lean CLAY	
			ML	SILT	
			CL-ML	silty CLAY	
		ORGANIC	OL (PI > 4)	organic CLAY	
			OL (PI < 4)	organic SILT	
	SILT and CLAY liquid limit 50% or more	INORGANIC	CH	fat CLAY	
			MH	elastic SILT	
		ORGANIC	OH (plots on or above "A"-line)	organic CLAY	
			OH (plots below "A"-line)	organic SILT	
		Highly Organic Soils		PT	Peat

GRAIN SIZE

DESCRIPTION	SIEVE SIZE	GRAIN SIZE	APPROXIMATE SIZE
Boulders	> 12"	> 12"	Larger than basketball-sized
Cobbles	3 - 12"	3 - 12"	Fist-sized to basketball-sized
Gravel	Coarse	3/4 - 3"	Thumb-sized to fist-sized
	Fine	#4 - 3/4"	Pea-sized to thumb-sized
Sand	Coarse	#10 - #4	Rock-salt-sized to pea-sized
	Medium	#40 - #10	Sugar-sized to rock-salt-sized
	Fine	#200 - #40	Flour-sized to sugar-sized
Fines	Passing #200	< 0.0029"	Flour-sized and smaller

PLASTICITY CHART



APPARENT DENSITY - COARSE-GRAINED SOIL

APPARENT DENSITY	SPOOLING CABLE OR CATHEAD		AUTOMATIC TRIP HAMMER	
	SPT (blows/foot)	MODIFIED SPLIT BARREL (blows/foot)	SPT (blows/foot)	MODIFIED SPLIT BARREL (blows/foot)
Very Loose	≤ 4	≤ 8	≤ 3	≤ 5
Loose	5 - 10	9 - 21	4 - 7	6 - 14
Medium Dense	11 - 30	22 - 63	8 - 20	15 - 42
Dense	31 - 50	64 - 105	21 - 33	43 - 70
Very Dense	> 50	> 105	> 33	> 70

CONSISTENCY - FINE-GRAINED SOIL

CONSISTENCY	SPOOLING CABLE OR CATHEAD		AUTOMATIC TRIP HAMMER	
	SPT (blows/foot)	MODIFIED SPLIT BARREL (blows/foot)	SPT (blows/foot)	MODIFIED SPLIT BARREL (blows/foot)
Very Soft	< 2	< 3	< 1	< 2
Soft	2 - 4	3 - 5	1 - 3	2 - 3
Firm	5 - 8	6 - 10	4 - 5	4 - 6
Stiff	9 - 15	11 - 20	6 - 10	7 - 13
Very Stiff	16 - 30	21 - 39	11 - 20	14 - 26
Hard	> 30	> 39	> 20	> 26




Ninyo & Moore

USCS METHOD OF SOIL CLASSIFICATION

Explanation of USCS Method of Soil Classification

PROJECT NO.	DATE	FIGURE
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BORING LOG EXPLANATION SHEET

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	
	Bulk	Driven						
0	■							Bulk sample. Modified split-barrel drive sampler. No recovery with modified split-barrel drive sampler. Sample retained by others. Standard Penetration Test (SPT). No recovery with a SPT. XX/XX Shelby tube sample. Distance pushed in inches/length of sample recovered in inches. No recovery with Shelby tube sampler. Continuous Push Sample. Seepage. Groundwater encountered during drilling. Groundwater measured after drilling.
5								
10								
15							SM	<u>MAJOR MATERIAL TYPE (SOIL):</u> Solid line denotes unit change.
20							CL	Dashed line denotes material change. Attitudes: Strike/Dip b: Bedding c: Contact j: Joint f: Fracture F: Fault cs: Clay Seam s: Shear bss: Basal Slide Surface sf: Shear Fracture sz: Shear Zone sbs: Shear Bedding Surface
								The total depth line is a solid line that is drawn at the bottom of the boring.



BORING LOG

Explanation of Boring Log Symbols

PROJECT NO.

DATE
Rev. 11/11

FIGURE

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/30/15</u> BORING NO. <u>B-1</u>	
	Bulk	Driven						GROUND ELEVATION <u>56' ± (MSL)</u>	SHEET <u>1</u> OF <u>1</u>
								METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>	
								DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>	
								SAMPLED BY <u>AFW</u> LOGGED BY <u>AFW</u> REVIEWED BY <u>CAP</u>	
DESCRIPTION/INTERPRETATION									
0							GP	ALPHALT CONCRETE: Approximately 3 inches thick.	
							CL	AGGREGATE BASE: Brown, moist, dense, sandy GRAVEL; approximately 5 inches thick.	
								FILL: Dark brown, moist, very stiff, sandy CLAY; trace wood fragments and gravel fragments.	
5			37					Hard.	
								Total Depth = 6.5 feet. Groundwater not encountered during drilling. Backfilled with on-site soil on 10/30/2015.	
								<u>NOTES:</u> Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.	
10								The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.	
15									
20									



BORING LOG

Center Pointe Senior Living
101 Bayview Place, Newport Beach, California

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209537001

DATE
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FIGURE
A-1

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/29/15</u> BORING NO. <u>B-2</u>	
	Bulk	Driven						GROUND ELEVATION <u>56' ± (MSL)</u>	SHEET <u>1</u> OF <u>2</u>
								METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>	
								DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>	
								SAMPLED BY <u>AFW</u> LOGGED BY <u>AFW</u> REVIEWED BY <u>CAP</u>	
								DESCRIPTION/INTERPRETATION	
0								ASPHALT CONCRETE PAVEMENT: Approximately 3 inches thick.	
							GP		
							SM	AGGREGATE BASE: Brown, moist, dense, sandy GRAVEL; approximately 10 inches thick.	
								FILL: Light brown to brown, moist, medium dense, silty SAND; few gravel fragments.	
							CL	OLDER ALLUVIUM (OLD PARALIC DEPOSITS): Dark brown, moist, hard, sandy CLAY.	
5			27						
10			30						
							SC	Brown, moist, dense, clayey SAND.	
							CL	Brown, reddish yellow and reddish brown, moist, hard, sandy CLAY; mottled.	
15			41	16.0	110.1				
20									



BORING LOG

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FIGURE
A-2

DEPTH (feet)	SAMPLES Bulk Driven	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED	BORING NO.	
							10/29/15	B-2	
							GROUND ELEVATION	SHEET	OF
							56' ± (MSL)	2	2
							METHOD OF DRILLING 8" Hollow Stem Auger (Geoboden, Inc.)		
							DRIVE WEIGHT	DROP	
							140 lbs (Auto. Trip Hammer)	30 in	
							SAMPLED BY	LOGGED BY	REVIEWED BY
							AFW	AFW	CAP
							DESCRIPTION/INTERPRETATION		
20		26				CL	OLDER ALLUVIUM (OLD PARALIC DEPOSITS): (Continued) Brown, reddish yellow and reddish brown, moist, hard, sandy CLAY; mottled.		
						SC	Light brown, dry to moist, dense, clayey SAND.		
						SP-SM	Light brown, dry to moist, very dense, poorly graded SAND with silt; fine sand.		
25	96/10"								
30		45					Light brown to yellow.		
35							Total Depth = 31.5 feet. Groundwater not encountered during drilling. Backfilled with on-site soil on 10/29/15.		
40							<p><u>NOTES:</u> Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.</p> <p>The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.</p>		



BORING LOG

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FIGURE
A-3

DEPTH (feet)	BULK SAMPLES Driven	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED	BORING NO.	
							10/29/15	B-3	
							GROUND ELEVATION	SHEET	OF
							56' ± (MSL)	1	3
							METHOD OF DRILLING 8" Hollow Stem Auger (Geoboden, Inc.)		
							DRIVE WEIGHT	DROP	
							140 lbs (Auto. Trip Hammer)	30 in	
							SAMPLED BY	LOGGED BY	REVIEWED BY
							AFW	AFW	CAP
							DESCRIPTION/INTERPRETATION		
0							ASPHALT CONCRETE PAVEMENT: Approximately 3 inches thick.		
					GP				
					SM		AGGREGATE BASE: Brown, moist, dense, sandy GRAVEL; approximately 9 inches thick.		
							FILL: Light brown, dry to moist, medium dense, silty SAND; few to little gravel and asphalt fragments.		
					SM		OLDER ALLUVIUM (OLD PARALIC DEPOSITS): Brown, moist, medium dense, silty SAND.		
5		47			CL		Dark brown, moist, hard, sandy CLAY.		
					SM		Light brown, moist, dense, silty SAND.		
10		21			CL		Light brown, moist, hard, sandy CLAY.		
15		37	15.0	110.5					
20									



BORING LOG

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FIGURE
A-4

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/29/15</u> BORING NO. <u>B-3</u>	
	Bulk	Driven						GROUND ELEVATION <u>56' ± (MSL)</u>	SHEET <u>2</u> OF <u>3</u>
								METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>	
								DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>	
								SAMPLED BY <u>AFW</u> LOGGED BY <u>AFW</u> REVIEWED BY <u>CAP</u>	
DESCRIPTION/INTERPRETATION									
20							CL	OLDER ALLUVIUM (OLD PARALIC DEPOSITS): (Continued)	
			26				SM	Light brown, moist, hard, sandy CLAY. Light brown, moist, dense, silty SAND.	
							SP-SM	Light brown, dry to moist, very dense, poorly graded SAND with silt.	
25			104/10"	2.6	117.3				
30			26					Moist; dense.	
							CL	Light brown, moist to wet, stiff, sandy CLAY.	
35			8					@ 36.5': Groundwater encountered during drilling.	
							SP-SM	Light brown, wet, dense, poorly graded SAND with silt.	
40									



BORING LOG

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FIGURE
A-5

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/29/15</u> BORING NO. <u>B-3</u>	
	Bulk	Driven						GROUND ELEVATION <u>56' ± (MSL)</u>	SHEET <u>3</u> OF <u>3</u>
								METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>	
								DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>	
								SAMPLED BY <u>AFW</u> LOGGED BY <u>AFW</u> REVIEWED BY <u>CAP</u>	
DESCRIPTION/INTERPRETATION									
40			22				SM	OLDER ALLUVIUM (OLD PARALIC DEPOSITS): (Continued) Light brown, wet, dense, silty SAND; interbedded clayey sand.	
45								Total Depth = 41.5 feet. Groundwater encountered during drilling at approximately 36.5 feet. Backfilled with cement-bentonite grout and on-site soil on 10/29/15.	
50								NOTES: Groundwater may rise to a level higher than that measured in borehole due to seasonal variations in precipitation and several other factors as discussed in the report.	
55								The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.	
60									

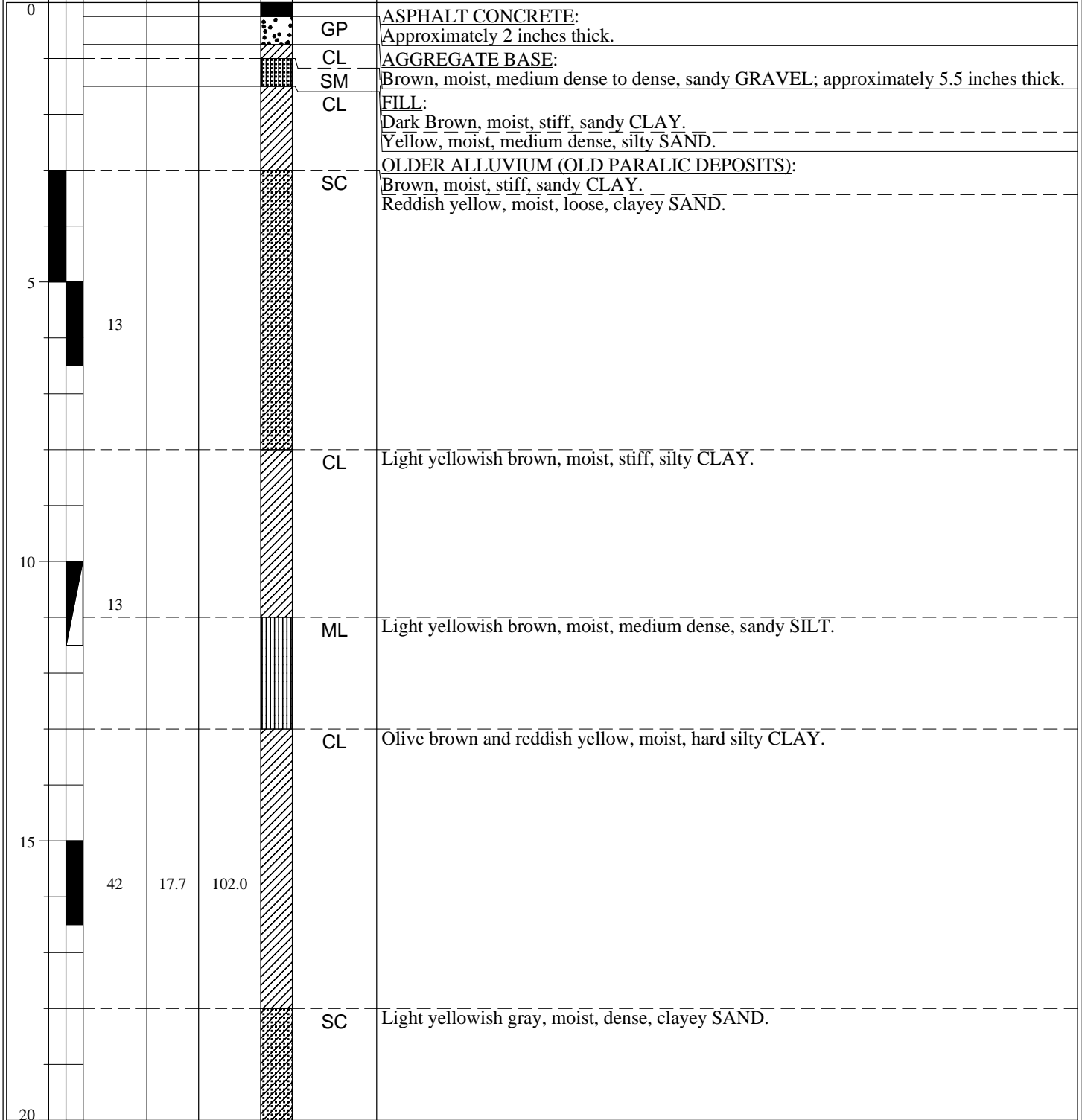


BORING LOG




Center Pointe Senior Living
 101 Bayview Place, Newport Beach, California

PROJECT NO.	DATE	FIGURE
209537001	12/15	A-6

DEPTH (feet)	Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/29/15</u>	BORING NO. <u>B-4</u>
	Driven						GROUND ELEVATION <u>56' ± (MSL)</u>	SHEET <u>1</u> OF <u>3</u>
							METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>	
							DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u>	DROP <u>30 in</u>
							SAMPLED BY <u>ZH</u> LOGGED BY <u>ZH</u> REVIEWED BY <u>CAP</u>	
DESCRIPTION/INTERPRETATION								



BORING LOG		
Center Pointe Senior Living 101 Bayview Place, Newport Beach, California		
PROJECT NO. 209537001	DATE 12/15	FIGURE A-7

DEPTH (feet)	Bulk Driven	SAMPLES	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/29/15</u> BORING NO. <u>B-4</u>	
								GROUND ELEVATION <u>56' ± (MSL)</u> SHEET <u>2</u> OF <u>3</u>	
								METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>	
								DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>	
								SAMPLED BY <u>ZH</u> LOGGED BY <u>ZH</u> REVIEWED BY <u>CAP</u>	
								DESCRIPTION/INTERPRETATION	
20			32				SC	<u>OLDER ALLUVIUM (OLD PARALIC DEPOSITS): (Continued)</u> Light yellowish gray, moist, dense, clayey SAND.	
25									
30			28				SP	Light yellowish gray, moist, dense, poorly graded SAND.	
35			39	20.8	103.8		SM	Light yellowish gray, moist, medium dense, silty SAND.	
40								<p>@ 36': Groundwater measured approximately 16 hours after drilling.</p> <p>@ 37': Groundwater encountered during drilling. Wet.</p>	



BORING LOG

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FIGURE
A-8

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/29/15</u> BORING NO. <u>B-4</u>
	Bulk	Driven						GROUND ELEVATION <u>56' ± (MSL)</u> SHEET <u>3</u> OF <u>3</u>
								METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>
								DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>
								SAMPLED BY <u>ZH</u> LOGGED BY <u>ZH</u> REVIEWED BY <u>CAP</u>
DESCRIPTION/INTERPRETATION								
40			18				ML	<u>OLDER ALLUVIUM (OLD PARALIC DEPOSITS): (Continued)</u> Yellowish brown, moist, medium dense, sandy SILT.
								Total Depth = 41.5 feet. Groundwater encountered during drilling at approximately 37 feet. Groundwater measured at approximately 36 feet 16 hours after drilling. Backfilled with cement-bentonite grout and on-site soil on 10/30/15.
								<u>NOTES:</u> Groundwater may rise to a level higher than that measured in borehole due to seasonal variations in precipitation and several other factors as discussed in the report.
45								The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.
50								
55								
60								



BORING LOG

Center Pointe Senior Living
101 Bayview Place, Newport Beach, California

PROJECT NO.	DATE	FIGURE
209537001	12/15	A-9

DEPTH (feet)	Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/29/15</u>	BORING NO. <u>B-5</u>
	Driven						GROUND ELEVATION <u>56' ± (MSL)</u>	SHEET <u>1</u> OF <u>3</u>
							METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>	
							DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u>	DROP <u>30 in</u>
							SAMPLED BY <u>ZH</u> LOGGED BY <u>ZH</u> REVIEWED BY <u>CAP</u>	
DESCRIPTION/INTERPRETATION								

0							ASPHALT CONCRETE: Approximately 4 inches thick.	
						GP		
						CL	AGGREGATE BASE: Brown, moist, medium dense to dense, sandy GRAVEL; approximately 8 inches thick.	
							FILL: Brown, moist, firm to stiff, sandy CLAY; trace coarse sand.	
						SC	Reddish brown, moist, medium dense, clayey SAND; few chunks of sandy clay.	
						CL	OLDER ALLUVIUM (OLD PARALIC DEPOSITS): Brown to dark brown, moist, very stiff, sandy CLAY; trace coarse sand.	
5	16						Yellowish brown, silty, trace sand.	
10	22					SC	Reddish yellow, moist, dense, clayey SAND; medium to coarse sand.	
15	38	6.1	111.0			SP	Yellow, moist, medium dense, poorly graded SAND.	
20						SM	Yellow, moist, medium dense, silty SAND; trace clay; fine sand; trace coarse sand.	



BORING LOG		
Center Pointe Senior Living 101 Bayview Place, Newport Beach, California		
PROJECT NO. 209537001	DATE 12/15	FIGURE A-10

DEPTH (feet)	BULK SAMPLES Driven	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED	BORING NO.	
							10/29/15	B-5	
							GROUND ELEVATION	SHEET	OF
							56' ± (MSL)	2	3
							METHOD OF DRILLING 8" Hollow Stem Auger (Geoboden, Inc.)		
							DRIVE WEIGHT	DROP	
							140 lbs (Auto. Trip Hammer)	30 in	
							SAMPLED BY ZH LOGGED BY ZH REVIEWED BY CAP		
							DESCRIPTION/INTERPRETATION		
20		20				SM	OLDER ALLUVIUM (OLD PARALIC DEPOSITS): (Continued) Yellow, moist, medium dense, silty SAND; trace clay; fine sand; trace coarse sand.		
25		45	11.1	102.7			Dense.		
30		14				CL	Yellowish brown and reddish yellow, moist, very stiff, silty CLAY; mottled; trace black organic material. @30': Groundwater measured 30 minutes after drilling (water had been added due to heaving sands).		
35		32	19.8	105.8			Gray and reddish brown; mottled. Hard. @ 36': Groundwater encountered during drilling.		
40						SC	Reddish yellow, wet, medium dense, clayey SAND.		



BORING LOG

Center Pointe Senior Living
 101 Bayview Place, Newport Beach, California

PROJECT NO.	DATE	FIGURE
209537001	12/15	A-11

DEPTH (feet)	Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/29/15</u> BORING NO. <u>B-5</u>
	Driven						GROUND ELEVATION <u>56' ± (MSL)</u> SHEET <u>3</u> OF <u>3</u>
							METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>
							DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>
							SAMPLED BY <u>ZH</u> LOGGED BY <u>ZH</u> REVIEWED BY <u>CAP</u>
DESCRIPTION/INTERPRETATION							
40		10				SP-SC	<u>OLDER ALLUVIUM (OLD PARALIC DEPOSITS) (Continued):</u> Reddish brown, and olive brown, wet, medium dense, clayey SAND.
45		39					
50						CL	Dark gray, moist, very stiff, silty CLAY; heaving sands to 45 feet inside auger.
55							Total Depth = 50 feet. Groundwater encountered during drilling at approximately 36 feet. Groundwater measured at approximately 30 feet 30 minutes after drilling after water had been added due to heaving sand. Backfilled with cement-bentonite grout and on-site soil on 10/29/15.
60							<u>NOTES:</u> Groundwater may rise to a level higher than that measured in borehole due to seasonal variations in precipitation and several other factors as discussed in the report. The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.



BORING LOG

Center Pointe Senior Living
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PROJECT NO.	DATE	FIGURE
209537001	12/15	A-12

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DESCRIPTION/INTERPRETATION	
	Bulk	Driven						DATE DRILLED	BORING NO.
								10/30/15	B-6
								60' ± (MSL)	SHEET 1 OF 1
								4' Hand Auger	
								140 lbs (Auto. Trip Hammer)	DROP 30 in
								ZH/AFW	LOGGED BY ZH/AFW REVIEWED BY CAP
0							CL	FILL:	
							ML	Brown, moist, stiff, sandy CLAY; abundant rootlets and tree roots near surface.	
							CL	Yellow, moist, medium dense, sandy SILT.	
								Dark brown and reddish brown, moist, stiff to very stiff, sandy CLAY.	
5							SM	Light brown, moist, medium dense, silty SAND.	
							CL	OLDER ALLUVIUM (OLD PARALIC DEPOSITS): Brown, moist, stiff, sandy CLAY.	
							SC	Brown, moist, medium dense, clayey SAND; fine sand.	
10							SM	Light brown, moist, medium dense, silty SAND; fine sand.	
15								Total Depth = 11.5 feet. Groundwater not encountered during drilling. Backfilled with on-site soil on 10/30/15.	
								NOTES: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.	
								The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.	
20									



BORING LOG

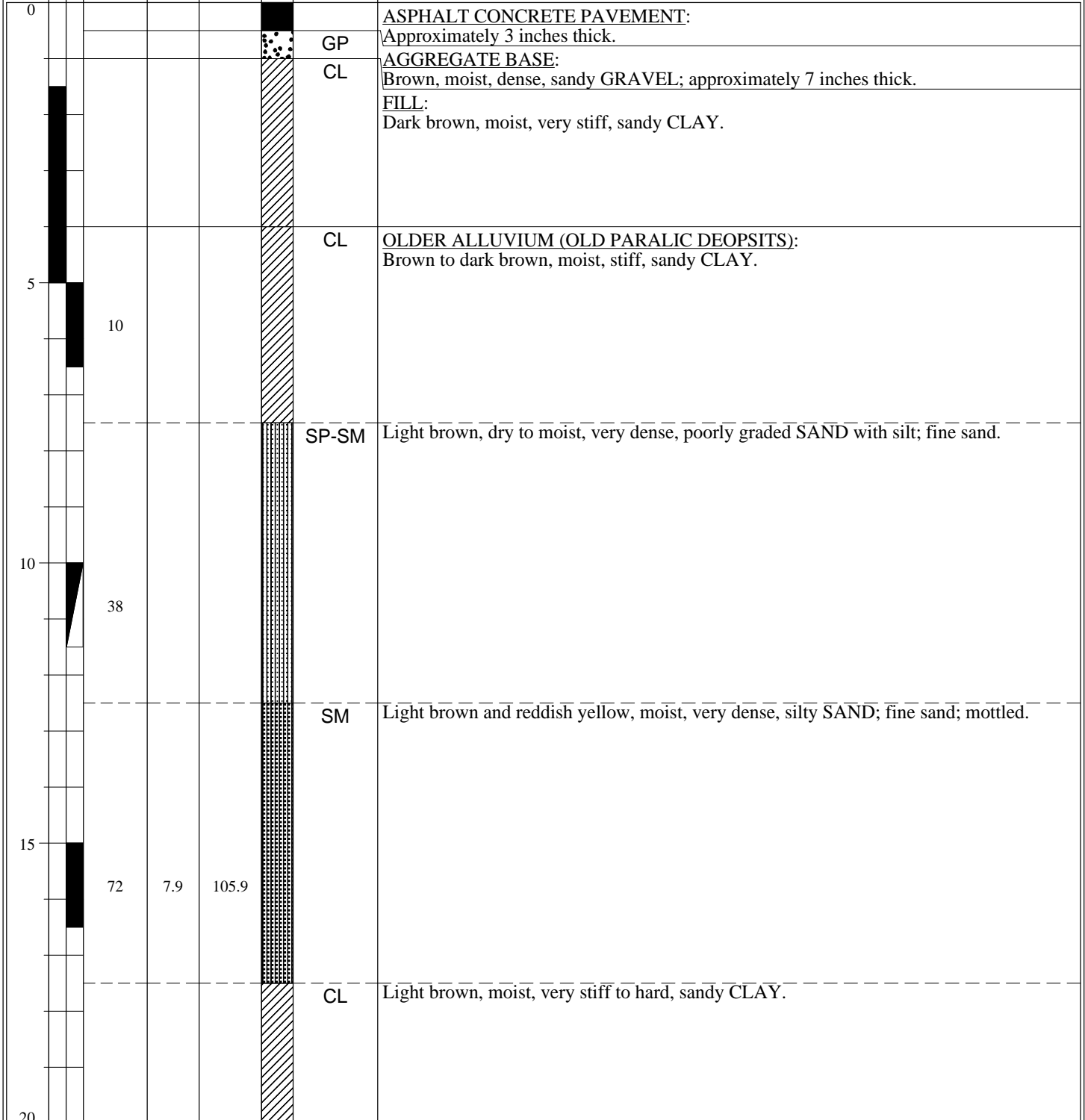
Center Pointe Senior Living
101 Bayview Place, Newport Beach, California

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209537001

DATE
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FIGURE
A-13


DEPTH (feet)	Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/30/15</u>	BORING NO. <u>B-7</u>
	Driven						GROUND ELEVATION <u>56' ± (MSL)</u>	SHEET <u>1</u> OF <u>3</u>
							METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>	
							DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u>	DROP <u>30 in</u>
							SAMPLED BY <u>AFW</u> LOGGED BY <u>AFW</u> REVIEWED BY <u>CAP</u>	
DESCRIPTION/INTERPRETATION								



	BORING LOG		
	Center Pointe Senior Living 101 Bayview Place, Newport Beach, California		
	PROJECT NO. 209537001	DATE 12/15	FIGURE A-14

DEPTH (feet)	Bulk	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/30/15</u> BORING NO. <u>B-7</u>
	Driven						SAMPLES
							METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>
							DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>
							SAMPLED BY <u>AFW</u> LOGGED BY <u>AFW</u> REVIEWED BY <u>CAP</u>
DESCRIPTION/INTERPRETATION							

20	19			SP-SM	<p>OLDER ALLUVIUM (OLD PARALIC DEPOSITS): (Continued) Light brown, moist, medium dense, poorly graded SAND with silt.</p>
25	97/9"	2.6	95.7		Very dense.
30	55				
35	90/10"			SP	<p>Light brown, moist, very dense, poorly graded SAND.</p> <p>@ 36': Groundwater encountered during drilling. Wet.</p>
40					

			BORING LOG		
			Center Pointe Senior Living 101 Bayview Place, Newport Beach, California		
PROJECT NO.	DATE	FIGURE			
209537001	12/15	A-15			

DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/30/15</u> BORING NO. <u>B-7</u>	
	Bulk	Driven						GROUND ELEVATION <u>56' ± (MSL)</u>	SHEET <u>3</u> OF <u>3</u>
								METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>	
								DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>	
								SAMPLED BY <u>AFW</u> LOGGED BY <u>AFW</u> REVIEWED BY <u>CAP</u>	
DESCRIPTION/INTERPRETATION									
40			30				SP	<u>OLDER ALLUVIUM (OLD PARALIC DEPOSITS):</u> (Continued) Light brown, wet, dense, poorly graded SAND.	
								<p>Total Depth = 41.5 feet. Groundwater encountered during drilling at approximately 36 feet. Backfilled with cement-bentonite grout and on-site soil on 10/30/15.</p> <p><u>NOTES:</u> Groundwater may rise to a level higher than that measured in borehole due to seasonal variations in precipitation and several other factors as discussed in the report.</p> <p>The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.</p>	
45									
50									
55									
60									



BORING LOG

Center Pointe Senior Living
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PROJECT NO. 209537001	DATE 12/15	FIGURE A-16
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DEPTH (feet)	SAMPLES		BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>10/29/15</u> BORING NO. <u>B-8</u>	
	Bulk	Driven						GROUND ELEVATION <u>56' ± (MSL)</u>	SHEET <u>1</u> OF <u>1</u>
								METHOD OF DRILLING <u>8" Hollow Stem Auger (Geoboden, Inc.)</u>	
								DRIVE WEIGHT <u>140 lbs (Auto. Trip Hammer)</u> DROP <u>30 in</u>	
								SAMPLED BY <u>ZH</u> LOGGED BY <u>ZH</u> REVIEWED BY <u>CAP</u>	
DESCRIPTION/INTERPRETATION									
0								<u>ASPHALT CONCRETE:</u> Approximately 9 inches thick.	
							GP	<u>AGGREGATE BASE:</u>	
							CL	<u>Brown, moist, medium dense to dense, sandy GRAVEL;</u> approximately 3 inches thick.	
								<u>FILL:</u> Brown and olive gray, moist, stiff, sandy to silty CLAY.	
							CL	<u>OLDER ALLUVIUM (OLD PARALIC DEPOSITS):</u> Reddish yellow, moist, stiff, sandy CLAY.	
5								Total Depth = 5 feet. Groundwater not encountered during drilling. Backfilled with on-site soil on 10/30/15.	
								<u>NOTES:</u> Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.	
								The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.	
10								Irrigation line damaged during hand augering; repaired on 10/30/15.	
15									
20									



BORING LOG

Center Pointe Senior Living
101 Bayview Place, Newport Beach, California

PROJECT NO. 209537001	DATE 12/15	FIGURE A-17
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APPENDIX B

LABORATORY TESTING

In-Place Moisture and Density Tests

The moisture content and dry density of relatively undisturbed samples obtained from the exploratory boring were evaluated in general accordance with ASTM D 2937. The test results are presented on the logs of the exploratory boring in Appendix A.

Classification

Soils were visually and texturally classified in accordance with the Unified Soil Classification System (USCS) in general accordance with ASTM D 2488. Soil classifications are indicated on the logs of the exploratory boring in Appendix A.

Gradation Analysis

Gradation analysis tests were performed on selected representative soil samples in general accordance with ASTM D 422. The grain-size distribution curves are shown on Figures B-1 and B-2. These test results were utilized in evaluating the soil classifications in accordance with the Unified Soil Classification System (USCS).

200 Wash

An evaluation of the percentage of particles finer than the No. 200 sieve in a selected soil sample was performed in general accordance with ASTM D 1140. The results of the test are presented on Figure B-3.

Atterberg Limits

Tests were performed on selected representative fine-grained soil samples to evaluate the liquid limit, plastic limit, and plasticity index in general accordance with ASTM D 4318. These test results were utilized to evaluate the soil classification in accordance with the Unified Soil Classification System (USCS). The test results and classifications are shown on Figure B-4.

Consolidation Tests

Consolidation tests were performed on selected relatively undisturbed soil samples in general accordance with ASTM D 2435. The samples were inundated during testing to represent adverse field conditions. The percent of consolidation for each load cycle was recorded as a ratio of the amount of vertical compression to the original height of the sample. The results of the tests are summarized on Figure B-5

Direct Shear Tests

Direct shear tests were performed on a relatively undisturbed sample in general accordance with ASTM D 3080 to evaluate the shear strength characteristics of the selected material. The sample was inundated during shearing to represent adverse field conditions. The results are shown on Figure B-6.

Expansion Index Tests

The expansion index of a selected sample was evaluated in general accordance with Uniform Building Code (UBC) Standard No. 18-2 (ASTM D 4829). The specimen was molded under a specified compactive energy at approximately 50 percent saturation (plus or minus 1 percent). The prepared 1-inch thick by 4-inch diameter specimen was loaded with a surcharge of 144 pounds per square foot and were inundated with tap water. Readings of volumetric swell were made for a period of 24 hours. The results of this test are presented on Figure B-7.

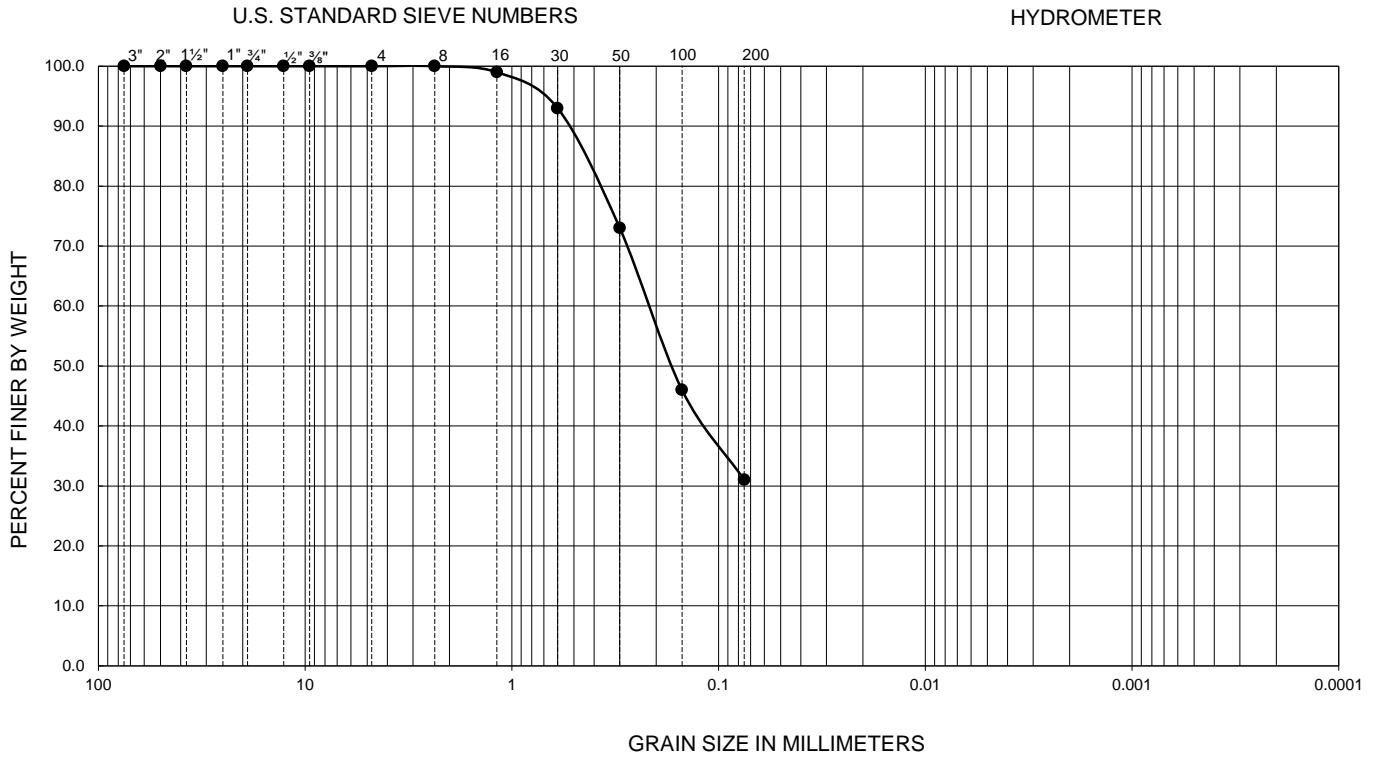
Soil Corrosivity Tests

Soil pH, and resistivity tests were performed on a representative sample in general accordance with California Test (CT) 643. The soluble sulfate and chloride content of the selected sample were evaluated in general accordance with CT 417 and CT 422, respectively. The test results are presented on Figure B-8.

R-Value

The resistance value, or R-value, for site soils was evaluated in general accordance with California Test (CT) 301. The sample was prepared and evaluated for exudation pressure and expansion pressure. The equilibrium R-value is reported as the lesser or more conservative of the two calculated results. The test results are shown on Figure B-9.

GRAVEL		SAND			FINES	
Coarse	Fine	Coarse	Medium	Fine	SILT	CLAY

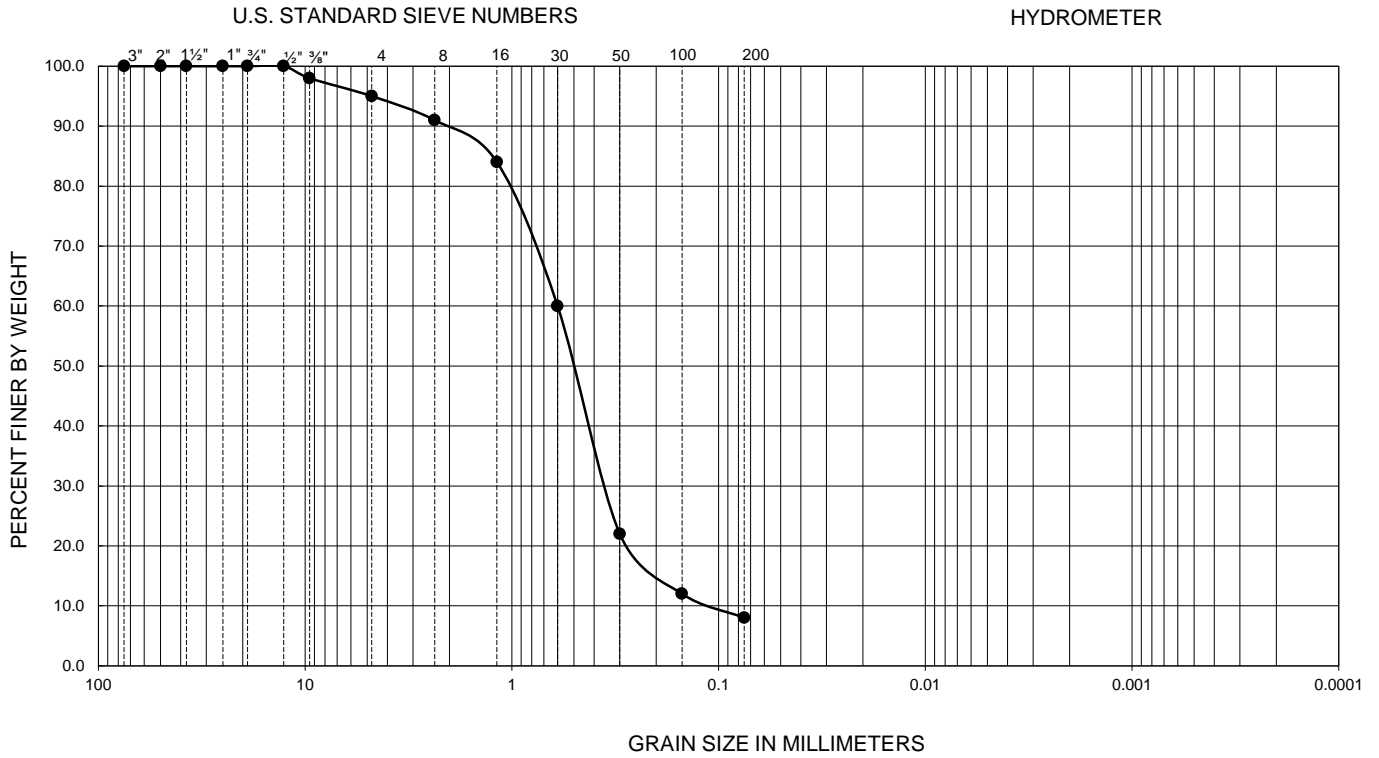


Symbol	Sample Location	Depth (ft)	Liquid Limit	Plastic Limit	Plasticity Index	D ₁₀	D ₃₀	D ₆₀	C _u	C _c	Passing No. 200 (%)	USCS
●	B-5	35.0-36.5	--	--	--	--	--	--	--	--	31	SC

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 422

Ninyo & Moore		GRADATION TEST RESULTS		FIGURE B-1
PROJECT NO.	DATE	CENTER POINTE SENIOR LIVING 101 BAYVIEW PLACE NEWPORT BEACH, CALIFORNIA		
209537001	12/15			

GRAVEL		SAND			FINES	
Coarse	Fine	Coarse	Medium	Fine	SILT	CLAY



Symbol	Sample Location	Depth (ft)	Liquid Limit	Plastic Limit	Plasticity Index	D ₁₀	D ₃₀	D ₆₀	C _u	C _c	Passing No. 200 (%)	USCS
●	B-7	30.0-31.5	--	--	--	0.11	0.35	0.60	5.5	1.9	8	SP-SM

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 422

Ninyo & Moore		GRADATION TEST RESULTS		FIGURE B-2
PROJECT NO.	DATE	CENTER POINTE SENIOR LIVING 101 BAYVIEW PLACE NEWPORT BEACH, CALIFORNIA		
209537001	12/15			

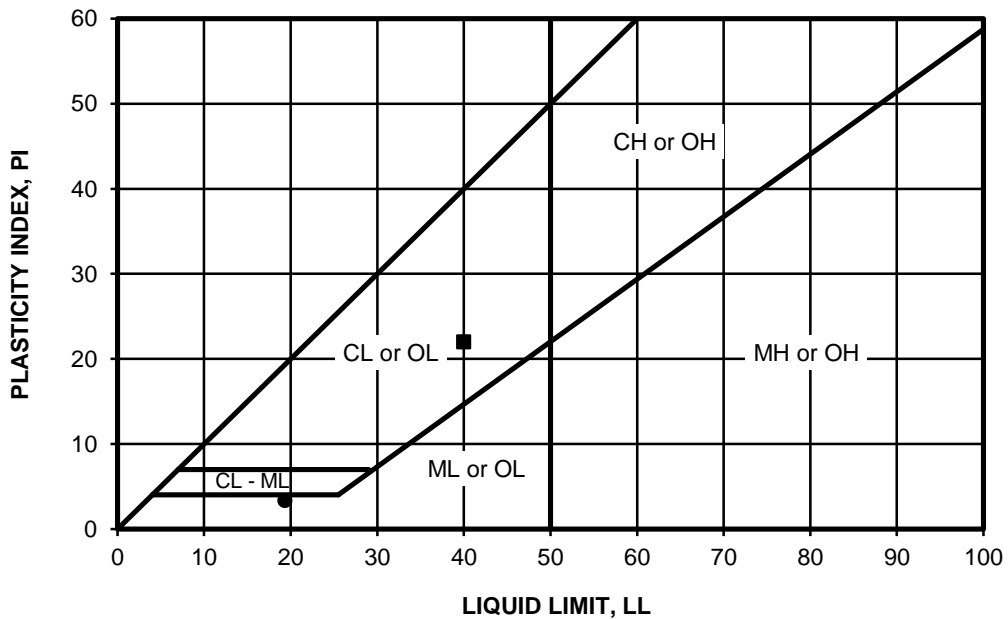
SAMPLE LOCATION	SAMPLE DEPTH (FT)	DESCRIPTION	PERCENT PASSING NO. 4	PERCENT PASSING NO. 200	USCS (TOTAL SAMPLE)
B-2	30.0-31.5	POORLY GRADED SAND WITH SILT	98	8	SP-SM
B-3	40.0-41.5	SILTY SAND	100	13	SM
B-4	20.0-21.5	CLAYEY SAND	100	43	SC
B-4	35.0-36.5	SILTY SAND	100	22	SM
B-5	25.0-26.5	SILTY SAND	100	19	SM
B-5	40.0-41.5	CLAYEY SAND	100	24	SC
B-7	40.0-41.5	POORLY GRADED SAND	84	3	SP

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 1140

<i>Ninyo & Moore</i>		NO. 200 SIEVE ANALYSIS	FIGURE B-3
PROJECT NO.	DATE	CENTER POINTE SENIOR LIVING	
209537001	12/15	101 BAYVIEW PLACE NEWPORT BEACH, CALIFORNIA	

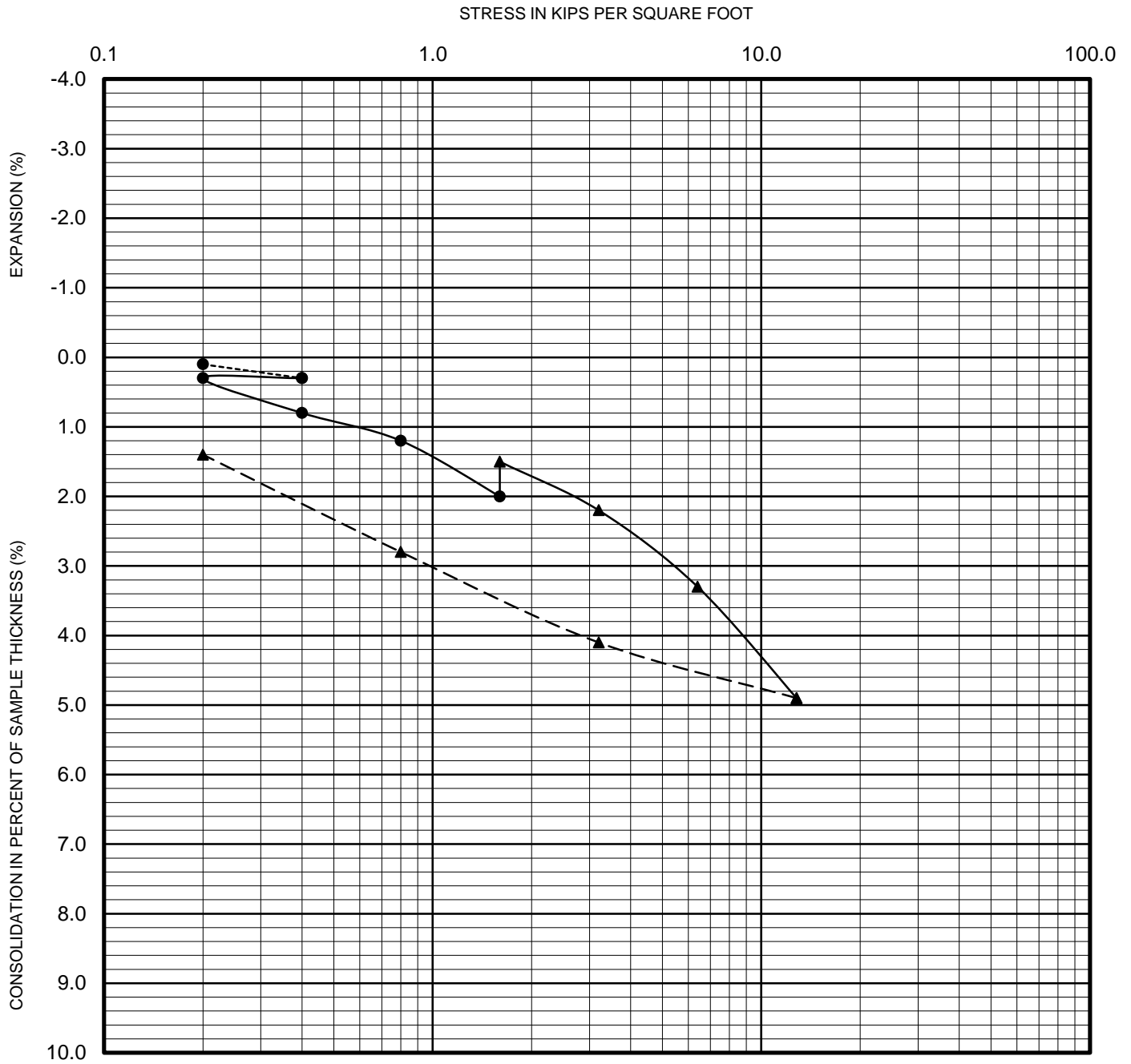
SYMBOL	LOCATION	DEPTH (FT)	LIQUID LIMIT, LL	PLASTIC LIMIT, PL	PLASTICITY INDEX, PI	USCS CLASSIFICATION (Fraction Finer Than No. 40 Sieve)	USCS (Entire Sample)
●	B-4	35.0-36.5	19	16	3	ML	SM
■	B-5	30.0-31.5	40	18	22	CL	CL

NP - INDICATES NON-PLASTIC



PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 4318

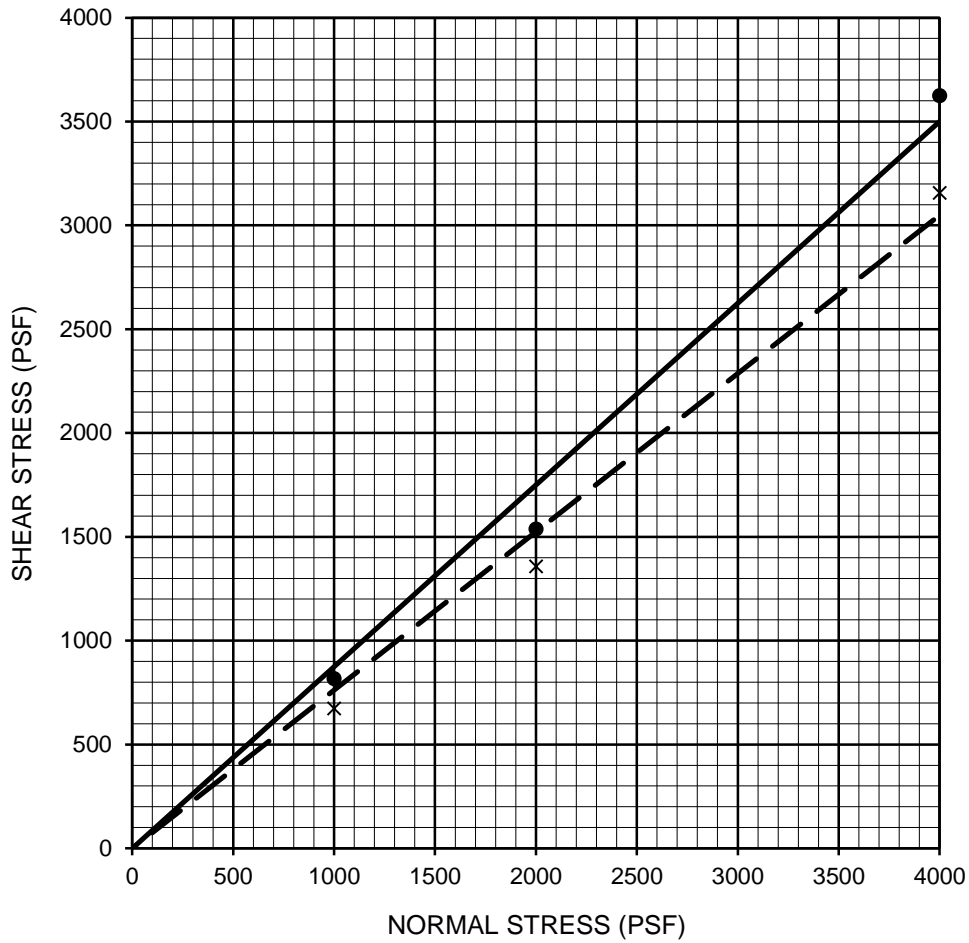
Ninyo & Moore		ATTERBERG LIMITS TEST RESULTS	FIGURE B-4
PROJECT NO. 209537001	DATE 12/15		



---●---	Seating Cycle	Sample Location	B-3
—●—	Loading Prior to Inundation	Depth (ft.)	15.0-16.5
—▲—	Loading After Inundation	Soil Type	CL
- -▲ - -	Rebound Cycle		

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 2435

Ninyo & Moore		CONSOLIDATION TEST RESULTS	FIGURE
PROJECT NO.	DATE		B-5
209537001	12/15	CENTER POINTE SENIOR LIVING 101 BAYVIEW PLACE NEWPORT BEACH, CALIFORNIA	



Description	Symbol	Sample Location	Depth (ft)	Shear Strength	Cohesion, c (psf)	Friction Angle, ϕ (degrees)	Soil Type
POORLY GRADED SAND	—●—	B-5	15.0-16.5	Peak	0	44	SP
POORLY GRADED SAND	- - X - -	B-5	15.0-16.5	Ultimate	0	40	SP

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 3080

Ninyo & Moore		DIRECT SHEAR TEST RESULTS	FIGURE
PROJECT NO.	DATE		B-6
209537001	12/15	CENTER POINTE SENIOR LIVING 101 BAYVIEW PLACE NEWPORT BEACH, CALIFORNIA	

SAMPLE LOCATION	SAMPLE DEPTH (FT)	INITIAL MOISTURE (%)	COMPACTED DRY DENSITY (PCF)	FINAL MOISTURE (%)	VOLUMETRIC SWELL (IN)	EXPANSION INDEX	POTENTIAL EXPANSION
B-2	15.0-16.5	13.0	99.6	22.7	0.093	93	High

PERFORMED IN GENERAL ACCORDANCE WITH UBC STANDARD 18-2 ASTM D 4829

<i>Ninyo & Moore</i>		EXPANSION INDEX TEST RESULTS	FIGURE B-7
PROJECT NO.	DATE		
209537001	12/15	CENTER POINTE SENIOR LIVING 101 BAYVIEW PLACE NEWPORT BEACH, CALIFORNIA	

SAMPLE LOCATION	SAMPLE DEPTH (FT)	pH ¹	RESISTIVITY ¹ (Ohm-cm)	SULFATE CONTENT ²		CHLORIDE CONTENT ³ (ppm)
				(ppm)	(%)	
B-2	15.0-16.5	7.2	300	70	0.007	1,160

¹ PERFORMED IN GENERAL ACCORDANCE WITH CALIFORNIA TEST METHOD 643

² PERFORMED IN GENERAL ACCORDANCE WITH CALIFORNIA TEST METHOD 417

³ PERFORMED IN GENERAL ACCORDANCE WITH CALIFORNIA TEST METHOD 422

<i>Ninyo & Moore</i>		CORROSIVITY TEST RESULTS	FIGURE
PROJECT NO.	DATE		
209537001	12/15	CENTER POINTE SENIOR LIVING 101 BAYVIEW PLACE NEWPORT BEACH, CALIFORNIA	B-8

SAMPLE LOCATION	SAMPLE DEPTH (FT)	SOIL TYPE	R-VALUE
B-8	1.0-5.0	CL	Less than 5

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 2844/CT 301

<i>Ninyo & Moore</i>		R-VALUE TEST RESULTS	FIGURE
PROJECT NO.	DATE	CENTER POINTE SENIOR LIVING 101 BAYVIEW PLACE NEWPORT BEACH, CALIFORNIA	B-9
209537001	12/15		

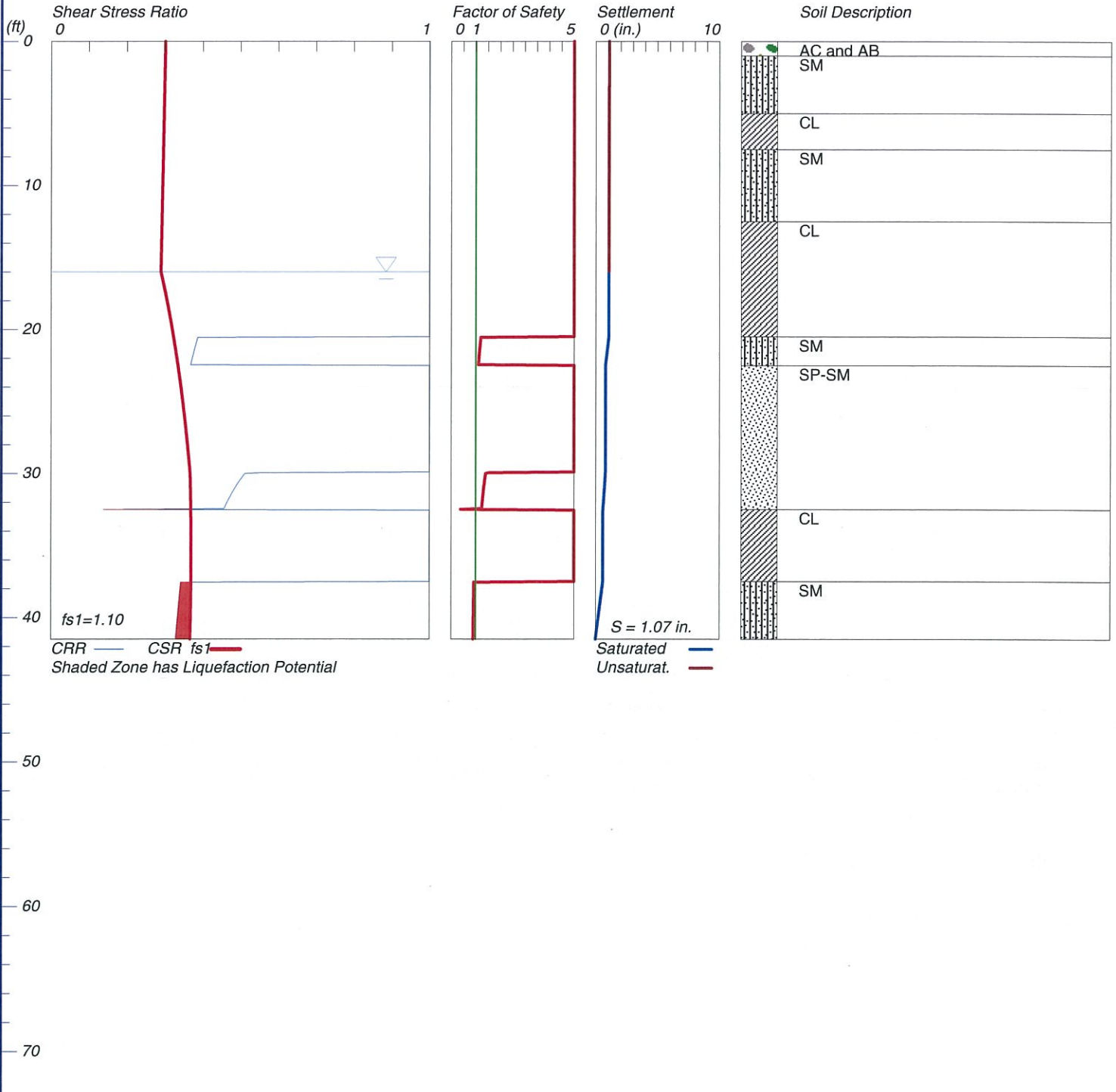
APPENDIX C
LIQUEFACTION ANALYSIS

LIQUEFACTION ANALYSIS

B-3

Hole No.=B-3 Water Depth=16 ft Surface Elev.=56

Magnitude=6.6
Acceleration=.42g



LiquefyPro CivilTech Software USA www.civilttech.com

LIQUEFACTION ANALYSIS SUMMARY
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Input File Name: G:\File Share\ZH.temp\Projects\209537001 Center Pointe Senior
Title: B-3
Subtitle: 209537001

Surface Elev.=56
Hole No.=B-3
Depth of Hole= 41.50 ft
Water Table during Earthquake= 16.00 ft
Water Table during In-Situ Testing= 36.50 ft
Max. Acceleration= 0.42 g
Earthquake Magnitude= 6.60

Input Data:

Surface Elev.=56
Hole No.=B-3
Depth of Hole=41.50 ft
Water Table during Earthquake= 16.00 ft
Water Table during In-Situ Testing= 36.50 ft
Max. Acceleration=0.42 g
Earthquake Magnitude=6.60

1. SPT or BPT Calculation.
 2. Settlement Analysis Method: Tokimatsu/Seed
 3. Fines Correction for Liquefaction: Idriss/Seed
 4. Fine Correction for Settlement: During Liquefaction*
 5. Settlement Calculation in: All zones*
 6. Hammer Energy Ratio, Ce = 1.25
 7. Borehole Diameter, Cb= 1.15
 8. Sampling Method, Cs= 1
 9. User request factor of safety (apply to CSR) , User= 1.1
Plot one CSR curve (fs1=User)
 10. Use Curve Smoothing: Yes*
- * Recommended Options

In-Situ Test Data:

Depth ft	SPT	gamma pcf	Fines %
0.00	15.00	120.00	25.00
4.99	15.00	120.00	25.00
5.00	37.00	115.00	NoLiq
7.49	37.00	115.00	NoLiq
7.50	21.00	120.00	25.00
12.49	21.00	120.00	25.00
12.50	29.00	127.10	NoLiq
15.00	29.00	127.10	NoLiq
20.49	20.00	120.00	NoLiq
20.50	15.00	120.00	25.00
22.49	15.00	120.00	25.00
22.50	74.00	125.00	10.00
25.00	74.00	125.00	10.00
30.00	26.00	125.00	10.00
32.49	26.00	125.00	10.00
32.50	8.00	120.00	NoLiq
37.49	8.00	120.00	NoLiq
37.50	22.00	120.00	13.00
41.50	22.00	120.00	13.00

Output Results:

Settlement of Saturated Sands=1.06 in.
 Settlement of Unsaturated Sands=0.02 in.
 Total Settlement of Saturated and Unsaturated Sands=1.07 in.
 Differential Settlement=0.536 to 0.708 in.

Depth ft	CRRm	CSRfs	F.S.	S_sat. in.	S_dry in.	S_all in.
0.00	2.77	0.30	5.00	1.06	0.02	1.07
1.00	2.77	0.30	5.00	1.06	0.02	1.07
2.00	2.77	0.30	5.00	1.06	0.02	1.07
3.00	2.77	0.30	5.00	1.06	0.01	1.07
4.00	2.77	0.30	5.00	1.06	0.01	1.07
5.00	2.00	0.30	5.00	1.06	0.01	1.06
6.00	2.00	0.30	5.00	1.06	0.01	1.06
7.00	2.00	0.30	5.00	1.06	0.01	1.06
8.00	2.77	0.29	5.00	1.06	0.01	1.06
9.00	2.77	0.29	5.00	1.06	0.01	1.06
10.00	2.77	0.29	5.00	1.06	0.01	1.06
11.00	2.77	0.29	5.00	1.06	0.00	1.06
12.00	2.77	0.29	5.00	1.06	0.00	1.06
13.00	2.00	0.29	5.00	1.06	0.00	1.06
14.00	2.00	0.29	5.00	1.06	0.00	1.06
15.00	2.00	0.29	5.00	1.06	0.00	1.06
16.00	2.00	0.29	5.00	1.06	0.00	1.06
17.00	2.00	0.30	5.00	1.06	0.00	1.06
18.00	2.00	0.31	5.00	1.06	0.00	1.06
19.00	2.00	0.31	5.00	1.06	0.00	1.06
20.00	2.00	0.32	5.00	1.06	0.00	1.06
21.00	0.38	0.33	1.17	1.00	0.00	1.00
22.00	0.37	0.33	1.12	0.87	0.00	0.87
23.00	2.77	0.34	5.00	0.80	0.00	0.80
24.00	2.77	0.34	5.00	0.80	0.00	0.80
25.00	2.77	0.35	5.00	0.80	0.00	0.80
26.00	2.78	0.35	5.00	0.80	0.00	0.80
27.00	2.76	0.36	5.00	0.80	0.00	0.80
28.00	2.74	0.36	5.00	0.80	0.00	0.80
29.00	2.73	0.36	5.00	0.80	0.00	0.80
30.00	0.51	0.37	1.40	0.79	0.00	0.79
31.00	0.49	0.37	1.32	0.72	0.00	0.72
32.00	0.46	0.37	1.26	0.64	0.00	0.64
33.00	2.00	0.37	5.00	0.58	0.00	0.58
34.00	2.00	0.37	5.00	0.58	0.00	0.58
35.00	2.00	0.37	5.00	0.58	0.00	0.58
36.00	2.00	0.37	5.00	0.58	0.00	0.58
37.00	2.00	0.37	5.00	0.58	0.00	0.58
38.00	0.34	0.37	0.92*	0.52	0.00	0.52
39.00	0.34	0.37	0.91*	0.37	0.00	0.37
40.00	0.33	0.37	0.91*	0.22	0.00	0.22
41.00	0.33	0.37	0.90*	0.07	0.00	0.07

* F.S.<1, Liquefaction Potential Zone
 (F.S. is limited to 5, CRR is limited to 2, CSR is limited to 2)

Units: Depth = ft, Stress or Pressure = atm (tsf), Unit weight = pcf, Settlement = in.

1 atm (atmosphere) = 1 tsf (ton/ft²)

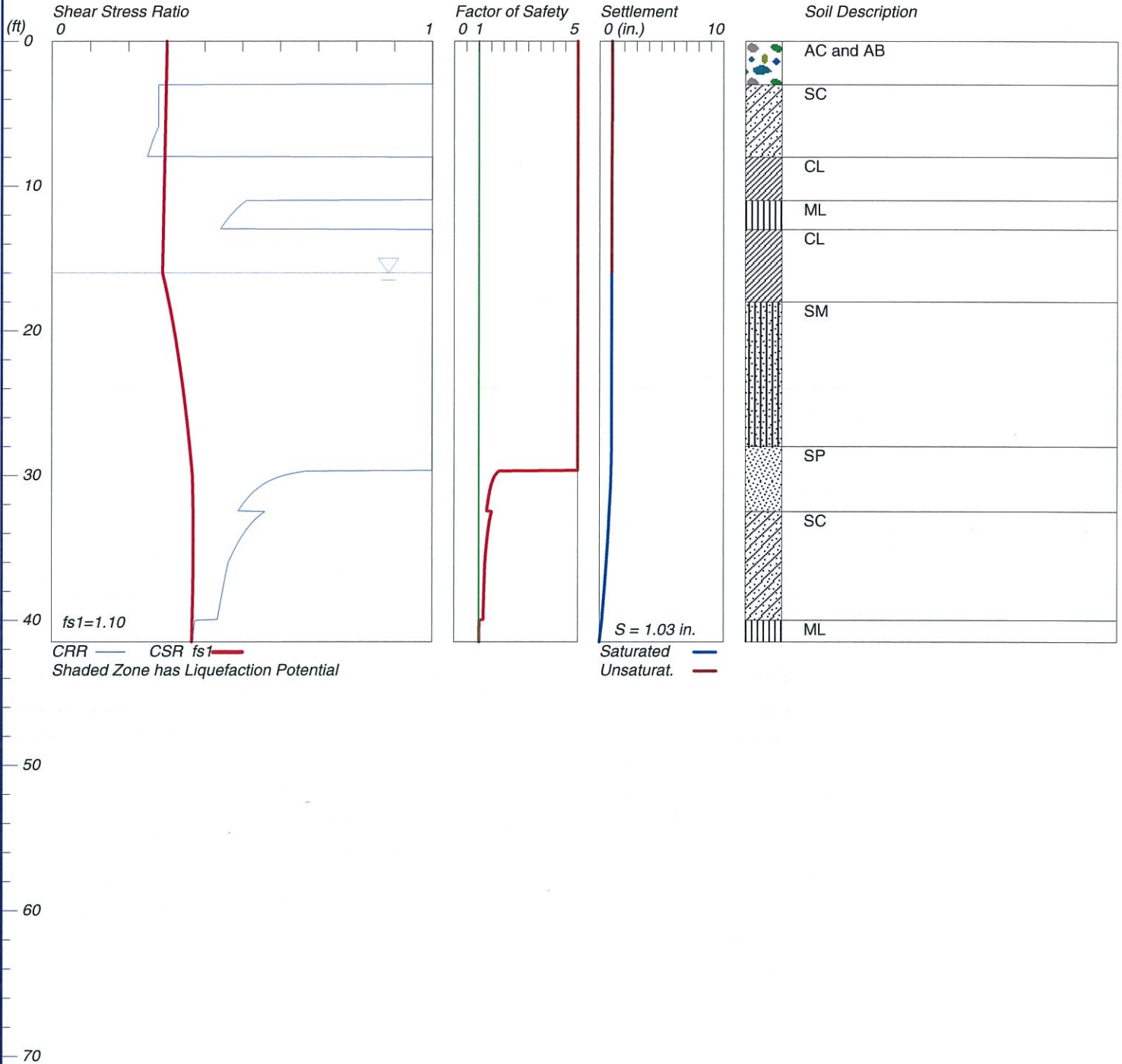
- CRRm Cyclic resistance ratio from soils
- CSRsf Cyclic stress ratio induced by a given earthquake (with user request
- factor of safety)
- F.S. Factor of Safety against liquefaction, F.S.=CRRm/CSRsf
- S_sat Settlement from saturated sands
- S_dry Settlement from Unsaturated Sands
- S_all Total Settlement from Saturated and Unsaturated Sands
- NOLiq No-Liquefy Soils

LIQUEFACTION ANALYSIS

B-4

Hole No.=B-4 Water Depth=16 ft Surface Elev.=56

Magnitude=6.6
Acceleration=.42g



LiquefyPro CivilTech Software USA www.civiltch.com

LIQUEFACTION ANALYSIS SUMMARY
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Title: B-4
Subtitle: 209537001

Surface Elev.=56
Hole No.=B-4
Depth of Hole= 41.50 ft
Water Table during Earthquake= 16.00 ft
Water Table during In-Situ Testing= 36.00 ft
Max. Acceleration= 0.42 g
Earthquake Magnitude= 6.60

Input Data:

Surface Elev.=56
Hole No.=B-4
Depth of Hole=41.50 ft
Water Table during Earthquake= 16.00 ft
Water Table during In-Situ Testing= 36.00 ft
Max. Acceleration=0.42 g
Earthquake Magnitude=6.60

1. SPT or BPT Calculation.
 2. Settlement Analysis Method: Tokimatsu/Seed
 3. Fines Correction for Liquefaction: Idriss/Seed
 4. Fine Correction for Settlement: During Liquefaction*
 5. Settlement Calculation in: All zones*
 6. Hammer Energy Ratio, Ce = 1.25
 7. Borehole Diameter, Cb= 1.15
 8. Sampling Method, Cs= 1
 9. User request factor of safety (apply to CSR) , User= 1.1
Plot one CSR curve (fs1=User)
 10. Use Curve Smoothing: Yes*
- * Recommended Options

In-Situ Test Data:

Depth ft	SPT	gamma pcf	Fines %
0.00	15.00	120.00	50.00
2.99	15.00	120.00	50.00
3.00	7.00	115.00	25.00
7.99	7.00	115.00	25.00
8.00	13.00	115.00	NoLiq
10.99	13.00	115.00	NoLiq
11.00	13.00	115.00	75.00
12.99	13.00	115.00	75.00
13.00	33.00	120.10	NoLiq
17.99	33.00	120.10	NoLiq
18.00	32.00	125.00	43.00
25.00	30.00	125.00	43.00
27.99	30.00	125.00	43.00
28.00	28.00	125.00	3.00
32.49	28.00	125.00	3.00
32.50	23.00	125.40	22.00
39.99	23.00	125.40	22.00
40.00	18.00	120.00	75.00
41.50	18.00	120.00	75.00

Output Results:

Settlement of Saturated Sands=0.98 in.
 Settlement of Unsaturated Sands=0.05 in.
 Total Settlement of Saturated and Unsaturated Sands=1.03 in.
 Differential Settlement=0.514 to 0.678 in.

Depth ft	CRRm	CSRfs	F.S.	S_sat. in.	S_dry in.	S_all in.
0.00	2.77	0.30	5.00	0.98	0.05	1.03
1.00	2.77	0.30	5.00	0.98	0.05	1.03
2.00	2.77	0.30	5.00	0.98	0.05	1.03
3.00	0.28	0.30	5.00	0.98	0.05	1.03
4.00	0.28	0.30	5.00	0.98	0.04	1.02
5.00	0.28	0.30	5.00	0.98	0.04	1.01
6.00	0.28	0.30	5.00	0.98	0.03	1.01
7.00	0.26	0.30	5.00	0.98	0.02	1.00
8.00	2.00	0.29	5.00	0.98	0.01	0.99
9.00	2.00	0.29	5.00	0.98	0.01	0.99
10.00	2.00	0.29	5.00	0.98	0.01	0.99
11.00	0.51	0.29	5.00	0.98	0.01	0.99
12.00	0.47	0.29	5.00	0.98	0.01	0.98
13.00	2.00	0.29	5.00	0.98	0.00	0.98
14.00	2.00	0.29	5.00	0.98	0.00	0.98
15.00	2.00	0.29	5.00	0.98	0.00	0.98
16.00	2.00	0.29	5.00	0.98	0.00	0.98
17.00	2.00	0.30	5.00	0.98	0.00	0.98
18.00	2.77	0.31	5.00	0.98	0.00	0.98
19.00	2.77	0.31	5.00	0.98	0.00	0.98
20.00	2.77	0.32	5.00	0.98	0.00	0.98
21.00	2.77	0.33	5.00	0.98	0.00	0.98
22.00	2.77	0.33	5.00	0.98	0.00	0.98
23.00	2.77	0.34	5.00	0.98	0.00	0.98
24.00	2.77	0.34	5.00	0.98	0.00	0.98
25.00	2.77	0.35	5.00	0.98	0.00	0.98
26.00	2.79	0.35	5.00	0.98	0.00	0.98
27.00	2.77	0.36	5.00	0.98	0.00	0.98
28.00	2.75	0.36	5.00	0.98	0.00	0.98
29.00	2.73	0.36	5.00	0.96	0.00	0.96
30.00	0.61	0.37	1.66	0.93	0.00	0.93
31.00	0.54	0.37	1.45	0.89	0.00	0.89
32.00	0.50	0.37	1.35	0.82	0.00	0.82
33.00	0.54	0.37	1.45	0.76	0.00	0.76
34.00	0.50	0.37	1.36	0.70	0.00	0.70
35.00	0.48	0.37	1.30	0.63	0.00	0.63
36.00	0.46	0.37	1.25	0.55	0.00	0.55
37.00	0.46	0.37	1.23	0.47	0.00	0.47
38.00	0.45	0.37	1.21	0.38	0.00	0.38
39.00	0.44	0.37	1.19	0.29	0.00	0.29
40.00	0.38	0.37	1.03	0.20	0.00	0.20
41.00	0.37	0.37	1.01	0.07	0.00	0.07

* F.S.<1, Liquefaction Potential Zone
 (F.S. is limited to 5, CRR is limited to 2, CSR is limited to 2)

Units: Depth = ft, Stress or Pressure = atm (tsf), Unit Weight = pcf, Settlement = in.

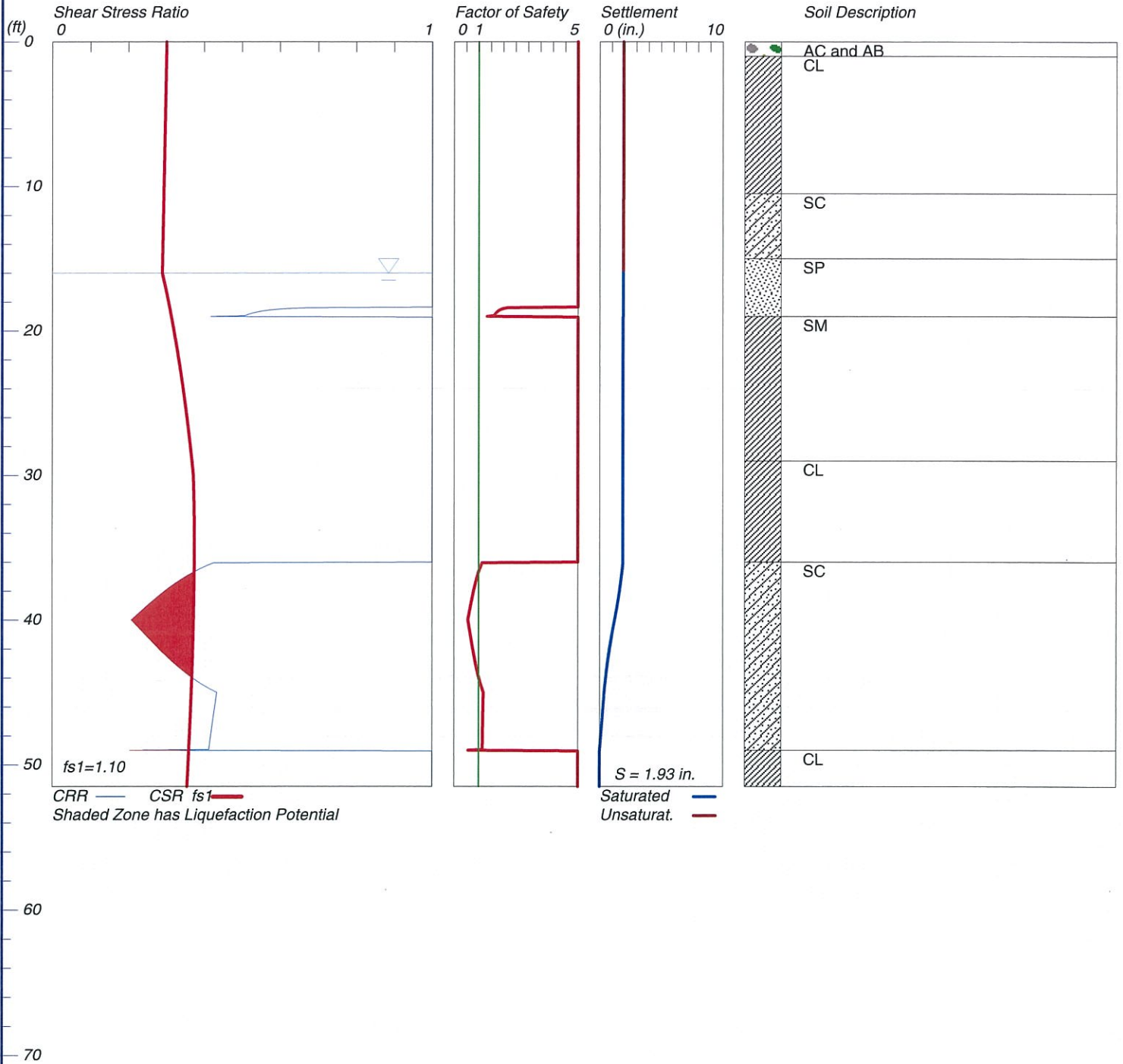
1 atm (atmosphere)	= 1 tsf (ton/ft ²)
CRRm	Cyclic resistance ratio from soils
CSRsf	Cyclic stress ratio induced by a given earthquake (with user request
factor of safety)	
F.S.	Factor of Safety against liquefaction, F.S.=CRRm/CSRsf
S_sat	Settlement from saturated sands
S_dry	Settlement from Unsaturated Sands
S_all	Total Settlement from Saturated and Unsaturated Sands
NoLiq	No-Liquefy soils

LIQUEFACTION ANALYSIS

B-5

Hole No.=B-5 Water Depth=16 ft Surface Elev.=56

Magnitude=6.6
Acceleration=.42g



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LIQUEFACTION ANALYSIS SUMMARY
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Input File Name: G:\File Share\ZH.temp\Projects\209537001 Center Pointe Senior
Center\Liquefaction\B-5_dbc-gw16.liq
Title: B-5
Subtitle: 209537001

Surface Elev.=56
Hole No.=B-5
Depth of Hole= 51.50 ft
Water Table during Earthquake= 16.00 ft
Water Table during In-Situ Testing= 36.00 ft
Max. Acceleration= 0.42 g
Earthquake Magnitude= 6.60

Input Data:

Surface Elev.=56
Hole No.=B-5
Depth of Hole=51.50 ft
Water Table during Earthquake= 16.00 ft
Water Table during In-Situ Testing= 36.00 ft
Max. Acceleration=0.42 g
Earthquake Magnitude=6.60

1. SPT or BPT Calculation.
 2. Settlement Analysis Method: Tokimatsu/Seed
 3. Fines Correction for Liquefaction: Idriss/Seed
 4. Fine Correction for Settlement: During Liquefaction*
 5. Settlement Calculation in: All zones*
 6. Hammer Energy Ratio, Ce = 1.25
 7. Borehole Diameter, Cb= 1.15
 8. Sampling Method, Cs= 1
 9. User request factor of safety (apply to CSR) , User= 1.1
Plot one CSR curve (fs1=User)
 10. Use Curve Smoothing: Yes*
- * Recommended Options

In-Situ Test Data:

Depth ft	SPT	gamma pcf	Fines %
0.00	20.00	130.00	4.00
2.99	20.00	130.00	NoLiq
3.00	12.00	115.00	NoLiq
5.00	12.00	115.00	NoLiq
10.49	12.00	115.00	NoLiq
10.50	22.00	117.80	25.00
15.00	22.00	117.80	25.00
18.99	22.00	117.80	7.00
19.00	20.00	114.10	NoLiq
25.00	27.00	114.10	NoLiq
28.99	27.00	114.10	NoLiq
29.00	14.00	120.00	NoLiq
35.99	25.00	126.80	NoLiq
36.00	19.00	126.80	35.00
40.00	10.00	120.00	24.00
45.00	23.00	120.00	24.00
48.99	23.00	120.00	24.00
49.00	10.00	115.00	NoLiq
51.50	10.00	115.00	NoLiq

Output Results:

Settlement of Saturated Sands=1.92 in.

Settlement of Unsaturated Sands=0.02 in.

Total settlement of saturated and Unsaturated Sands=1.93 in.

Differential settlement=0.967 to 1.277 in.

Depth ft	CRRm	CSRfs	F.S.	S_sat. in.	S_dry in.	S_all in.
0.00	2.77	0.30	5.00	1.92	0.02	1.93
1.00	2.77	0.30	5.00	1.92	0.02	1.93
2.00	2.77	0.30	5.00	1.92	0.02	1.93
3.00	2.00	0.30	5.00	1.92	0.01	1.93
4.00	2.00	0.30	5.00	1.92	0.01	1.93
5.00	2.00	0.30	5.00	1.92	0.01	1.93
6.00	2.00	0.30	5.00	1.92	0.01	1.93
7.00	2.00	0.30	5.00	1.92	0.01	1.93
8.00	2.00	0.29	5.00	1.92	0.01	1.93
9.00	2.00	0.29	5.00	1.92	0.01	1.93
10.00	2.00	0.29	5.00	1.92	0.01	1.93
11.00	2.77	0.29	5.00	1.92	0.01	1.93
12.00	2.77	0.29	5.00	1.92	0.01	1.93
13.00	2.77	0.29	5.00	1.92	0.01	1.93
14.00	2.77	0.29	5.00	1.92	0.01	1.92
15.00	2.77	0.29	5.00	1.92	0.00	1.92
16.00	2.77	0.29	5.00	1.92	0.00	1.92
17.00	2.77	0.30	5.00	1.92	0.00	1.92
18.00	2.77	0.31	5.00	1.92	0.00	1.92
19.00	0.42	0.31	1.33	1.91	0.00	1.91
20.00	2.00	0.32	5.00	1.91	0.00	1.91
21.00	2.00	0.33	5.00	1.91	0.00	1.91
22.00	2.00	0.33	5.00	1.91	0.00	1.91
23.00	2.00	0.34	5.00	1.91	0.00	1.91
24.00	2.00	0.34	5.00	1.91	0.00	1.91
25.00	2.00	0.35	5.00	1.91	0.00	1.91
26.00	2.00	0.35	5.00	1.91	0.00	1.91
27.00	2.00	0.36	5.00	1.91	0.00	1.91
28.00	2.00	0.36	5.00	1.91	0.00	1.91
29.00	2.00	0.37	5.00	1.91	0.00	1.91
30.00	2.00	0.37	5.00	1.91	0.00	1.91
31.00	2.00	0.37	5.00	1.91	0.00	1.91
32.00	2.00	0.37	5.00	1.91	0.00	1.91
33.00	2.00	0.37	5.00	1.91	0.00	1.91
34.00	2.00	0.37	5.00	1.91	0.00	1.91
35.00	2.00	0.37	5.00	1.91	0.00	1.91
36.00	2.00	0.37	5.00	1.91	0.00	1.91
37.00	0.35	0.37	0.94*	1.79	0.00	1.79
38.00	0.30	0.37	0.79*	1.63	0.00	1.63
39.00	0.25	0.37	0.67*	1.45	0.00	1.45
40.00	0.21	0.37	0.56*	1.23	0.00	1.23
41.00	0.24	0.37	0.66*	1.01	0.00	1.01
42.00	0.28	0.37	0.76*	0.82	0.00	0.82
43.00	0.32	0.37	0.87*	0.66	0.00	0.66
44.00	0.37	0.37	1.00	0.51	0.00	0.51
45.00	0.43	0.37	1.19	0.40	0.00	0.40
46.00	0.43	0.37	1.17	0.30	0.00	0.30
47.00	0.42	0.36	1.17	0.21	0.00	0.21
48.00	0.42	0.36	1.16	0.11	0.00	0.11
49.00	0.20	0.36	0.57*	0.01	0.00	0.01
50.00	2.00	0.36	5.00	0.00	0.00	0.00
51.00	2.00	0.36	5.00	0.00	0.00	0.00

* F.S.<1, Liquefaction Potential Zone
(F.S. is limited to 5, CRR is limited to 2, CSR is limited to 2)

Units: Depth = ft, Stress or Pressure = atm (tsf), Unit weight = pcf, Settlement = in.

1 atm (atmosphere) = 1 tsf (ton/ft²)

CRRm Cyclic resistance ratio from soils

CSRsf Cyclic stress ratio induced by a given earthquake (with user request

factor of safety)

F.S. Factor of Safety against liquefaction, F.S.=CRRm/CSRsf

S_sat settlement from saturated sands

S_dry settlement from Unsaturated Sands

S_all
NOLiq

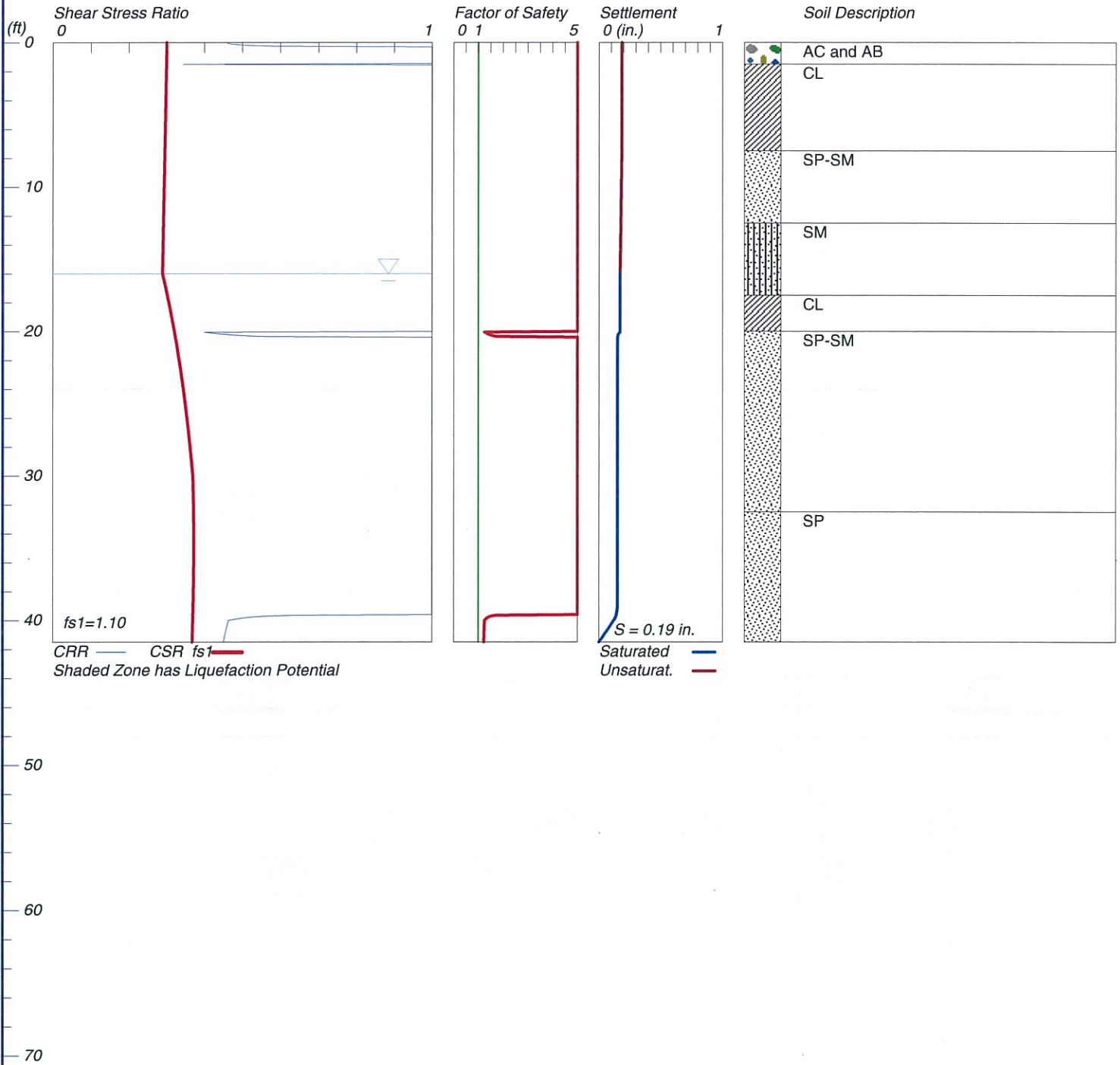
B-5_dbc-gw16
Total Settlement from Saturated and Unsaturated Sands
No-Liquefy Soils

LIQUEFACTION ANALYSIS

B-7

Hole No.=B-7 Water Depth=16 ft Surface Elev.=56

Magnitude=6.6
Acceleration=.42g



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LIQUEFACTION ANALYSIS SUMMARY
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Title: B-7
Subtitle: 209537001

Surface Elev.=56
Hole No.=B-7
Depth of Hole= 41.50 ft
Water Table during Earthquake= 16.00 ft
Water Table during In-Situ Testing= 36.00 ft
Max. Acceleration= 0.42 g
Earthquake Magnitude= 6.60

Input Data:

Surface Elev.=56
Hole No.=B-7
Depth of Hole=41.50 ft
Water Table during Earthquake= 16.00 ft
Water Table during In-Situ Testing= 36.00 ft
Max. Acceleration=0.42 g
Earthquake Magnitude=6.60

1. SPT or BPT Calculation.
2. Settlement Analysis Method: Tokimatsu/Seed
3. Fines Correction for Liquefaction: Idriss/Seed
4. Fine Correction for Settlement: During Liquefaction*
5. Settlement Calculation in: All zones*
6. Hammer Energy Ratio,
7. Borehole Diameter,
8. Sampling Method,
9. User request factor of safety (apply to CSR) , User= 1.1
Plot one CSR curve (fs1=User)
10. Use Curve Smoothing: Yes*

Ce = 1.25
Cb= 1.15
Cs= 1

In-Situ Test Data:

Depth ft	SPT	gamma pcf	Fines %
0.00	15.00	120.00	4.00
1.49	15.00	120.00	50.00
1.50	8.00	115.00	NoLiq
7.49	8.00	115.00	NoLiq
7.50	38.00	120.00	10.00
12.49	38.00	120.00	10.00
12.50	43.00	114.30	25.00
17.49	43.00	114.30	25.00
17.50	19.00	115.00	NoLiq
19.99	19.00	115.00	NoLiq
20.00	19.00	120.00	8.00
25.00	77.00	125.00	8.00
30.00	55.00	125.00	8.00
32.49	55.00	125.00	8.00
32.50	64.00	125.00	3.00
40.00	30.00	125.00	3.00
41.50	30.00	125.00	3.00

Output Results:

Settlement of saturated sands=0.17 in.
Settlement of Unsaturated Sands=0.01 in.

Total Settlement of Saturated and Unsaturated Sands=0.19 in.
 Differential Settlement=0.093 to 0.122 in.

Depth ft	CRRm	CSRfs	F.S.	S_sat. in.	S_dry in.	S_all in.
0.00	0.46	0.30	5.00	0.17	0.01	0.19
1.00	2.77	0.30	5.00	0.17	0.01	0.18
2.00	2.00	0.30	5.00	0.17	0.01	0.18
3.00	2.00	0.30	5.00	0.17	0.01	0.18
4.00	2.00	0.30	5.00	0.17	0.01	0.18
5.00	2.00	0.30	5.00	0.17	0.01	0.18
6.00	2.00	0.30	5.00	0.17	0.01	0.18
7.00	2.00	0.30	5.00	0.17	0.01	0.18
8.00	2.77	0.29	5.00	0.17	0.01	0.18
9.00	2.77	0.29	5.00	0.17	0.01	0.18
10.00	2.77	0.29	5.00	0.17	0.01	0.18
11.00	2.77	0.29	5.00	0.17	0.01	0.18
12.00	2.77	0.29	5.00	0.17	0.01	0.18
13.00	2.77	0.29	5.00	0.17	0.01	0.18
14.00	2.77	0.29	5.00	0.17	0.00	0.17
15.00	2.77	0.29	5.00	0.17	0.00	0.17
16.00	2.77	0.29	5.00	0.17	0.00	0.17
17.00	2.77	0.30	5.00	0.17	0.00	0.17
18.00	2.00	0.31	5.00	0.17	0.00	0.17
19.00	2.00	0.31	5.00	0.17	0.00	0.17
20.00	2.00	0.32	5.00	0.17	0.00	0.17
21.00	2.77	0.33	5.00	0.15	0.00	0.15
22.00	2.77	0.33	5.00	0.15	0.00	0.15
23.00	2.77	0.34	5.00	0.15	0.00	0.15
24.00	2.77	0.34	5.00	0.15	0.00	0.15
25.00	2.77	0.35	5.00	0.15	0.00	0.15
26.00	2.77	0.35	5.00	0.15	0.00	0.15
27.00	2.77	0.36	5.00	0.15	0.00	0.15
28.00	2.76	0.36	5.00	0.15	0.00	0.15
29.00	2.74	0.37	5.00	0.15	0.00	0.15
30.00	2.72	0.37	5.00	0.15	0.00	0.15
31.00	2.70	0.37	5.00	0.15	0.00	0.15
32.00	2.69	0.37	5.00	0.15	0.00	0.15
33.00	2.67	0.37	5.00	0.15	0.00	0.15
34.00	2.66	0.37	5.00	0.15	0.00	0.15
35.00	2.64	0.37	5.00	0.15	0.00	0.15
36.00	2.62	0.37	5.00	0.15	0.00	0.15
37.00	2.62	0.37	5.00	0.15	0.00	0.15
38.00	2.61	0.37	5.00	0.15	0.00	0.15
39.00	2.60	0.37	5.00	0.15	0.00	0.15
40.00	0.46	0.37	1.26	0.12	0.00	0.12
41.00	0.46	0.37	1.23	0.04	0.00	0.04

* F.S.<1, Liquefaction Potential Zone

(F.S. is limited to 5, CRR is limited to 2, CSR is limited to 2)

Units: Depth = ft, Stress or Pressure = atm (tsf), Unit weight = pcf, Settlement = in.

1 atm (atmosphere) = 1 tsf (ton/ft²)

CRRm Cyclic resistance ratio from soils

CSRsf Cyclic stress ratio induced by a given earthquake (with user request

factor of safety)

F.S. Factor of Safety against liquefaction, F.S.=CRRm/CSRsf

S_sat Settlement from saturated sands

S_dry Settlement from Unsaturated Sands

S_all Total Settlement from Saturated and Unsaturated Sands

NoLiq No-Liquefy Soils

Attachment F

Operations & Maintenance (O&M) and Inspection Form

Operations and Maintenance (O&M) Plan

**Water Quality Management Plan
for**

Centerpointe Senior Living

101 Bayview Place

Newport Beach, CA 92660

APN #442-283-05

Legal Project Description:

The land referred to herein below is situated in the city of Newport Beach, in the county of Orange, state of California, and is described as follows:

Lot 1 of Tract No. 12528, in the city of Newport Beach, county of Orange, state of California, as per map recorded in book 551 pages 38 through 41 inclusive of miscellaneous maps, in the office of the county recorder of said county.

Exhibit A, Operations and Maintenance Plan

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
Non-Structural Source Control BMPs			
Yes	<p>N1. Education for Property Owners, Tenants and Occupants The property owner shall prepare a training manual for all existing and future employees. The manual shall include information regarding proper practices that contribute to the protection of the stormwater quality. Training shall be provided upon hire of new associates. A copy of the training manual shall remain in the building at all times for employees to use as needed. The manual shall include all Educational Material included on Attachment A of this report. Additional education material may be found in the following website: http://www.ocwatershed.com/PublicEd/resources/business-brochures.html</p>	Quarterly	Owner
Yes	<p>N2. Activity Restriction The property owner shall ensure that the rules and guidelines as determined on the project conditions, covenants and restrictions (CC&R's) and lease terms or other policies are followed at all times once the project is operations. Prohibited activities for the project that promoted water quality includes:</p> <ul style="list-style-type: none"> • Prohibit discharges of fertilizer, pesticides, or animal wastes to streets or storm drains. • Prohibit blowing or sweeping of debris (leaf litter, grass clippings, litter, etc.) into streets or storm drains. • Requirement to keep dumpster lids closed at all times. • Prohibit vehicle washing, maintenance, or repair on the premises or restrict those activities to designated areas. 	Continual	Owner

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
Yes	<p>N3. Common Area Landscape Management Specific practices are followed for landscape maintenance as identified on the COA landscape specification included in Attachment G. Ongoing maintenance is conducted to minimize erosion and over-irrigation, conserve water and reduce pesticide and fertilizer applications.</p> <p>All maintenance must be consistent with the City of Newport Beach requirements. Proper maintenance practices should help reduce and/or eliminate pollution from pesticides, nutrients, trash/debris and sediments. The project common area landscape maintenance should be consistent with the following documents included in Attachment A:</p> <ul style="list-style-type: none"> • Building and Ground Maintenance Guidelines • Housekeeping practices • Plaza and sidewalk cleaning • Landscape maintenance 	Weekly	Owner

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
Yes	<p>N4. BMP Maintenance Bio-Filtration Planter Areas</p> <ul style="list-style-type: none"> • Visual Inspection for trash and debris accumulation and dispose of any trash and debris accumulation. • Inspect for standing water, and vegetation condition per the specifications included in the manual. • When the system is not functioning (standing water, lack of infiltration), replace the bio-filtration media and inspect the condition of the gravel underdrain to ensure adequate flow rates through the bio-filtration system. <p>Detention Basin</p> <ul style="list-style-type: none"> • Inspect cleanout and access ports. • Measure sediment build up. • Clean system by either a vacuum truck or by manual methods. • Remove obstructions from inlet and outlet locations. • Inspect structural components of the system. • Fill in the CUDO Inspection/Maintenance Data Sheet and send a copy to the regulatory agency if necessary. 	<p>Prior to and following the rainy season</p> <p>After each rain event</p> <p>Inspection Frequency twice a year (one in spring and one in the Fall)</p> <p>Maintenance Frequency twice a year (one in spring and one in the Fall)</p>	Owner
Yes	<p>N5. Title 22 CCR Compliance Hazardous waste shall be managed properly through compliance with applicable title 22 regulations.</p> <p>Storage and transportation of hazardous materials shall be per the title 22 of the California Code of Regulations and the Health and Safety Code.</p>	Continual	Owner
No	N7. Spill Contingency Plan		

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
No	N8. Underground Storage Tank Compliance		
Yes	N9. Hazardous Materials Disclosure Compliance The Owner is responsible for obtaining the required permits for the use and transportation of hazardous materials. Permits may be required from the County of Orange Health Department, City of Newport Beach, and other local authorities.	Continual	Owner
Yes	N10. Uniform Fire Code Implementation The Owner is responsible for complying with the Los Angeles Fire Department requirements regarding proper management of hazardous materials and emergency response plans. An inventory of hazardous materials should be maintained on-site and an emergency response plans should be established.	Continual	Owner
Yes	N11. Common Area Litter Control The Owner will be required to implement trash management and litter control procedures in the common areas aimed at reducing pollution of drainage water. The Owner may contract with their landscape maintenance firm to provide this service with regularly scheduled maintenance, which should consist of litter patrol, emptying of trash receptacles in common areas, and noting trash disposal violations and reporting the violations to the Owner for investigation.	Continual	Owner
Yes	N12. Employee Training	Quarterly	Owner
No	N13. Housekeeping of Loading Docks		

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
Yes	<p>N14. Common Area Catch Basin Inspection The Owner must ensure that the on-site drain inlets, grates, and drain pipes will be periodically inspected visually. Cleaning should take place in the late summer/early fall prior to the start of the rainy season. If necessary, clean, repair, or replace any drainage facility prior to the start of each rainy season (no later than October 15 of each year). Also refer to “Drainage System Maintenance” in Attachment A.</p>	<p>Continual -Before and after predicted storm events</p>	<p>Owner</p>
Yes	<p>N15. Street Sweeping Private Streets and Parking Lots The Owner must sweep outdoor lots regularly (minimum monthly), and prior to the storm season (no later than October 15 each year). Sweeping shall be done with a vacuum-type sweeper. Under no circumstances are outdoor areas/lots to be rinsed or washed with water unless said rinse/wash water is collected and disposed of properly (i.e. into the sewer).</p>	<p>Monthly</p>	<p>Owner</p>
No	<p>N17. Retail Gasoline Outlets</p>		
Structural Source Control BMPs			
No	<p>Provide Storm Drain System Stenciling and Signage All catch basins/inlets/outlets on site must be marked using the City’s “No Dumping – Drains to Ocean” curb marker or stenciled. An approved stencil shall be used to paint this message on the top of curb directly above the inlet, and on one side of the curb face. Labeling for catch basins is to be inspected regularly and maintained so as to be reasonably legible at all times. The inspection and maintenance is to be performed by the Owner. This stencil is to alert the public/employees to the destination of pollutants discharged into the storm water.</p>	<p>Annual</p>	<p>Owner</p>

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
No	Design and Construct Outdoor Material Storage Areas to Reduce Pollutant Introduction		
Yes	Design and Construct Trash and Waste Storage Areas to Reduce Pollutant Introduction The owner shall post signs on trash enclosure gates that state "Keep Dumpster Lids Closed." The Owner will monitor dumpster usage such that dumpsters are not overfilled and the dumpster lids can close completely. The Owner shall increase the trash pickup schedule as necessary to prevent dumpsters from overfilling. The Owner will observe and damage to the trash enclosure wall and any discharge from the trash storage area.	Continual	Owner
Yes	Use Efficient Irrigation Systems & Landscape Design All irrigation systems will be inspected to ensure that the systems are functioning properly and that the programmable timers are set correctly.	Weekly	Owner
No	Protect Slopes and Channels and Provide Energy Dissipation		
No	Loading Docks		
No	Maintenance Bays		
No	Vehicle Wash Areas		
No	Outdoor Processing Areas		

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
No	Equipment Wash Areas		
No	Fueling Areas		
No	Hillside Landscaping		
No	Wash Water Controls for Food Preparation Areas		
No	Community Car Wash Racks		
Treatment Control BMPs			

Required Permits

No permits are required.

Forms to Record BMP Implementation, Maintenance, and Inspection

The form that will be used to record implementation, maintenance, and inspection of BMPs is attached.

Recordkeeping

All records must be maintained for at least five (5) years and must be made available for review upon request.

RECORD OF BMP IMPLEMENTATION, MAINTENANCE, AND INSPECTION

Today's Date:

**Name of Person Performing Activity
(Printed):**

Signature:

BMP Name (As Shown in O&M Plan)	Brief Description of Implementation, Maintenance, and Inspection Activity Performed

APPENDIX F

NOISE MONITORING RESULTS

Summary

File Name 831_Data.101
Serial Number 0001742
Model Model 831
Firmware Version 2.300
User JAG
Location 1-west corner
Job Description Harbor Pointe

Note

Measurement Description

Start 2016-05-24 14:05:39
Stop 2016-05-24 14:30:41
Duration 0:25:02.5
Run Time 0:25:02.5
Pause 0:00:00.0

Pre Calibration 2016-02-22 10:31:34
Post Calibration None
Calibration Deviation ---

Overall Settings

RMS Weight A Weighting
Peak Weight A Weighting
Detector Slow
Preamp PRM831
Microphone Correction Off
Integration Method Linear
Gain 0.0 dB
Overload 144.6 dB

A C Z

Results

LAeq 56.2 dB
LAE 88.0 dB
EA 69.520 $\mu\text{Pa}^2\text{h}$
LApeak (max) 2016-05-24 14:08:40 88.9 dB
LASmax 2016-05-24 14:08:40 73.0 dB
LASmin 2016-05-24 14:29:07 49.1 dB

Statistics

LAS5.00 61.1 dB
LAS10.00 57.1 dB
LAS33.30 53.1 dB
LAS50.00 52.2 dB
LAS66.60 51.7 dB
LAS90.00 50.6 dB

Record #	Date	Time	Run Duration	LAeq	LASmin	LASmin Time	LASmax	LASmax Time
1	2016-05-24	14:05:39	0:00:20.9	52.2	49.9	14:05:56	55.6	14:05:59
2	2016-05-24	14:06:00	0:01:00.0	55.8	49.6	14:06:13	61.6	14:06:38
3	2016-05-24	14:07:00	0:01:00.0	52.2	49.1	14:07:42	57.4	14:07:28
4	2016-05-24	14:08:00	0:01:00.0	63.5	49.2	14:08:04	73.0	14:08:40
5	2016-05-24	14:09:00	0:01:00.0	59.2	51.0	14:09:20	66.8	14:09:39
6	2016-05-24	14:10:00	0:01:00.0	53.3	50.3	14:10:22	57.5	14:10:05
7	2016-05-24	14:11:00	0:01:00.0	52.1	49.3	14:11:38	55.2	14:11:28
8	2016-05-24	14:12:00	0:01:00.0	52.1	49.5	14:12:41	55.8	14:12:00
9	2016-05-24	14:13:00	0:01:00.0	52.0	50.1	14:13:42	53.8	14:13:20
10	2016-05-24	14:14:00	0:01:00.0	57.9	51.1	14:14:03	66.4	14:14:24
11	2016-05-24	14:15:00	0:01:00.0	57.9	49.5	14:15:21	64.4	14:15:26
12	2016-05-24	14:16:00	0:01:00.0	53.5	50.3	14:16:26	58.5	14:16:54
13	2016-05-24	14:17:00	0:01:00.0	53.8	51.2	14:17:45	56.9	14:17:11
14	2016-05-24	14:18:00	0:01:00.0	53.9	51.7	14:18:24	57.2	14:18:34
15	2016-05-24	14:19:00	0:01:00.0	53.2	51.1	14:19:56	55.4	14:19:07
16	2016-05-24	14:20:00	0:01:00.0	51.6	49.8	14:20:26	53.3	14:20:51
17	2016-05-24	14:21:00	0:01:00.0	55.9	50.6	14:21:02	66.5	14:21:44
18	2016-05-24	14:22:00	0:01:00.0	62.8	50.5	14:22:44	71.1	14:22:06
19	2016-05-24	14:23:00	0:01:00.0	52.5	49.8	14:23:31	57.0	14:23:56
20	2016-05-24	14:24:00	0:01:00.0	55.8	50.9	14:24:38	63.4	14:24:12
21	2016-05-24	14:25:00	0:01:00.0	52.6	49.7	14:25:54	58.2	14:25:35
22	2016-05-24	14:26:00	0:01:00.0	51.7	50.4	14:26:26	56.1	14:26:16
23	2016-05-24	14:27:00	0:01:00.0	51.7	50.6	14:27:28	53.3	14:27:31
24	2016-05-24	14:28:00	0:01:00.0	52.7	50.4	14:28:36	56.1	14:28:02
25	2016-05-24	14:29:00	0:01:00.0	51.6	49.1	14:29:07	53.6	14:29:33
26	2016-05-24	14:30:00	0:00:41.6	51.4	49.7	14:30:24	53.8	14:30:41

Summary

File Name 831_Data.102
Serial Number 0001742
Model Model 831
Firmware Version 2.300
User JAG
Location 2-NE boundary
Job Description Harbor Pointe

Note**Measurement Description**

Start 2016-05-24 14:40:59
Stop 2016-05-24 15:06:02
Duration 0:25:03.0
Run Time 0:25:03.0
Pause 0:00:00.0

Pre Calibration 2016-02-22 10:31:34
Post Calibration None
Calibration Deviation ---

Overall Settings

RMS Weight A Weighting
Peak Weight A Weighting
Detector Slow
Preamp PRM831
Microphone Correction Off
Integration Method Linear
Gain 0.0 dB
Overload 144.6 dB

A C Z

Results

LAeq 65.4 dB
LAE 97.2 dB
EA 582.750 $\mu\text{Pa}^2\text{h}$
LApeak (max) 2016-05-24 14:46:57 95.8 dB
LASmax 2016-05-24 14:46:22 81.8 dB
LASmin 2016-05-24 15:02:22 54.7 dB

Statistics

LAS5.00 69.3 dB
LAS10.00 68.0 dB
LAS33.30 65.4 dB
LAS50.00 64.0 dB
LAS66.60 62.4 dB
LAS90.00 59.4 dB

Record #	Date	Time	Run Duration	LAeq	LASmin	LASmin Time	LASmax	LASmax Time
1	2016-05-24	14:40:59	0:00:00.9	65.3	65.2	14:40:59	65.4	14:40:59
2	2016-05-24	14:41:00	0:01:00.0	64.0	57.0	14:41:22	68.0	14:41:56
3	2016-05-24	14:42:00	0:01:00.0	63.5	56.2	14:42:32	68.2	14:42:24
4	2016-05-24	14:43:00	0:01:00.0	64.3	58.7	14:43:42	69.0	14:43:46
5	2016-05-24	14:44:00	0:01:00.0	64.2	59.2	14:44:38	70.4	14:44:22
6	2016-05-24	14:45:00	0:01:00.0	64.1	57.9	14:45:57	74.3	14:45:36
7	2016-05-24	14:46:00	0:01:00.0	69.7	58.1	14:46:55	81.8	14:46:22
8	2016-05-24	14:47:00	0:01:00.0	63.5	55.5	14:47:27	71.4	14:47:00
9	2016-05-24	14:48:00	0:01:00.0	64.4	55.9	14:48:29	69.2	14:48:46
10	2016-05-24	14:49:00	0:01:00.0	64.7	57.8	14:49:59	69.1	14:49:17
11	2016-05-24	14:50:00	0:01:00.0	64.8	55.4	14:50:01	69.2	14:50:48
12	2016-05-24	14:51:00	0:01:00.0	64.9	57.2	14:51:55	68.7	14:51:23
13	2016-05-24	14:52:00	0:01:00.0	64.8	57.7	14:52:00	70.4	14:52:28
14	2016-05-24	14:53:00	0:01:00.0	67.3	57.6	14:53:18	72.6	14:53:27
15	2016-05-24	14:54:00	0:01:00.0	63.8	57.8	14:54:12	68.6	14:54:26
16	2016-05-24	14:55:00	0:01:00.0	64.9	56.3	14:55:47	69.2	14:55:13
17	2016-05-24	14:56:00	0:01:00.0	67.5	61.6	14:56:48	75.9	14:56:25
18	2016-05-24	14:57:00	0:01:00.0	66.4	59.3	14:57:08	72.9	14:57:29
19	2016-05-24	14:58:00	0:01:00.0	63.0	55.5	14:58:43	66.8	14:58:10
20	2016-05-24	14:59:00	0:01:00.0	67.5	55.8	14:59:30	75.9	14:59:43
21	2016-05-24	15:00:00	0:01:00.0	65.0	56.7	15:00:59	71.2	15:00:10
22	2016-05-24	15:01:00	0:01:00.0	65.6	56.1	15:01:53	69.7	15:01:32
23	2016-05-24	15:02:00	0:01:00.0	63.1	54.7	15:02:22	66.9	15:02:13
24	2016-05-24	15:03:00	0:01:00.0	63.0	57.6	15:03:06	66.3	15:03:16
25	2016-05-24	15:04:00	0:01:00.0	68.2	58.6	15:04:12	73.3	15:04:27
26	2016-05-24	15:05:00	0:01:00.0	62.9	55.0	15:05:49	67.7	15:05:53
27	2016-05-24	15:06:00	0:00:02.1	66.2	65.6	15:06:02	67.5	15:06:00

Summary

File Name 831_Data.103
Serial Number 0001742
Model Model 831
Firmware Version 2.300
User JAG
Location 3-SE boundary
Job Description Harbor Pointe

Note**Measurement Description**

Start 2016-05-24 15:10:11
Stop 2016-05-24 15:35:13
Duration 0:25:01.8
Run Time 0:25:01.8
Pause 0:00:00.0

Pre Calibration 2016-02-22 10:31:34
Post Calibration None
Calibration Deviation ---

Overall Settings

RMS Weight A Weighting
Peak Weight A Weighting
Detector Slow
Preamp PRM831
Microphone Correction Off
Integration Method Linear
Gain 0.0 dB
Overload 144.6 dB

A C Z

Results

LAeq 67.7 dB
LAE 99.4 dB
EA 978.202 $\mu\text{Pa}^2\text{h}$
LApeak (max) 2016-05-24 15:34:34 110.0 dB
LASmax 2016-05-24 15:34:35 92.5 dB
LASmin 2016-05-24 15:16:30 49.5 dB

Statistics

LAS5.00 70.9 dB
LAS10.00 66.6 dB
LAS33.30 59.6 dB
LAS50.00 56.8 dB
LAS66.60 54.7 dB
LAS90.00 52.2 dB

Record #	Date	Time	Run Duration	LAeq	LASmin	LASmin Time	LASmax	LASmax Time
1	2016-05-24	15:10:11	0:00:48.1	62.1	56.2	15:10:19	67.5	15:10:26
2	2016-05-24	15:11:00	0:01:00.0	63.1	54.9	15:11:59	70.7	15:11:38
3	2016-05-24	15:12:00	0:01:00.0	59.6	52.6	15:12:53	70.1	15:12:58
4	2016-05-24	15:13:00	0:01:00.0	55.0	51.0	15:13:53	65.7	15:13:00
5	2016-05-24	15:14:00	0:01:00.0	58.9	50.7	15:14:59	66.0	15:14:02
6	2016-05-24	15:15:00	0:01:00.0	57.1	50.7	15:15:01	65.0	15:15:47
7	2016-05-24	15:16:00	0:01:00.0	54.9	49.5	15:16:30	64.3	15:16:20
8	2016-05-24	15:17:00	0:01:00.0	55.5	49.6	15:17:28	64.8	15:17:59
9	2016-05-24	15:18:00	0:01:00.0	72.9	52.1	15:18:24	87.2	15:18:56
10	2016-05-24	15:19:00	0:01:00.0	68.7	53.3	15:19:28	76.0	15:19:44
11	2016-05-24	15:20:00	0:01:00.0	65.9	50.9	15:20:44	77.8	15:20:56
12	2016-05-24	15:21:00	0:01:00.0	72.5	54.5	15:21:55	82.2	15:21:25
13	2016-05-24	15:22:00	0:01:00.0	56.5	51.3	15:22:59	65.1	15:22:11
14	2016-05-24	15:23:00	0:01:00.0	57.8	49.9	15:23:04	65.4	15:23:52
15	2016-05-24	15:24:00	0:01:00.0	64.1	52.5	15:24:09	73.7	15:24:38
16	2016-05-24	15:25:00	0:01:00.0	64.6	52.5	15:25:06	77.7	15:25:17
17	2016-05-24	15:26:00	0:01:00.0	58.7	52.6	15:26:17	66.8	15:26:27
18	2016-05-24	15:27:00	0:01:00.0	66.9	56.1	15:27:00	73.4	15:27:12
19	2016-05-24	15:28:00	0:01:00.0	57.3	51.5	15:28:55	65.3	15:28:16
20	2016-05-24	15:29:00	0:01:00.0	55.7	51.2	15:29:52	63.3	15:29:59
21	2016-05-24	15:30:00	0:01:00.0	61.9	54.3	15:30:19	68.2	15:30:08
22	2016-05-24	15:31:00	0:01:00.0	58.9	51.5	15:31:28	66.9	15:31:10
23	2016-05-24	15:32:00	0:01:00.0	58.0	53.7	15:32:44	63.5	15:32:04
24	2016-05-24	15:33:00	0:01:00.0	63.2	51.0	15:33:27	72.1	15:33:51
25	2016-05-24	15:34:00	0:01:00.0	78.7	54.1	15:34:58	92.5	15:34:35
26	2016-05-24	15:35:00	0:00:13.7	56.5	53.3	15:35:13	60.9	15:35:01

Summary

File Name 831_Data.104
Serial Number 0001742
Model Model 831
Firmware Version 2.300
User JAG
Location 4-Bristol/Bayview
Job Description Harbor Pointe

Note

Measurement Description

Start 2016-05-24 15:38:35
Stop 2016-05-24 16:03:39
Duration 0:25:03.6
Run Time 0:25:03.6
Pause 0:00:00.0

Pre Calibration 2016-02-22 10:31:34
Post Calibration None
Calibration Deviation ---

Overall Settings

RMS Weight A Weighting
Peak Weight A Weighting
Detector Slow
Preamp PRM831
Microphone Correction Off
Integration Method Linear
Gain 0.0 dB
Overload 144.6 dB
A C

Results

LAeq 66.2 dB
LAE 98.0 dB
EA 695.297 $\mu\text{Pa}^2\text{h}$
LApeak (max) 2016-05-24 15:40:58 101.2
LASmax 2016-05-24 15:40:58 85.8
LASmin 2016-05-24 15:46:44 53.6

Statistics

LAS5.00 69.9 dB
LAS10.00 68.1 dB
LAS33.30 64.2 dB
LAS50.00 62.9 dB
LAS66.60 61.6 dB
LAS90.00 58.6 dB

Record #	Date	Time	Run Duration	LAeq	LASmin	LASmin Time	LASmax	LASmax Time
1	2016-05-24	15:38:35	0:00:24.6	66.1	58.6	15:38:57	70.0	15:38:59
2	2016-05-24	15:39:00	0:01:00.0	62.7	54.8	15:39:11	73.6	15:39:12
3	2016-05-24	15:40:00	0:01:00.0	73.2	56.5	15:40:21	85.8	15:40:58
4	2016-05-24	15:41:00	0:01:00.0	69.1	56.5	15:41:28	84.8	15:41:00
5	2016-05-24	15:42:00	0:01:00.0	62.9	56.2	15:42:30	69.9	15:42:00
6	2016-05-24	15:43:00	0:01:00.0	61.2	54.9	15:43:34	64.4	15:43:44
7	2016-05-24	15:44:00	0:01:00.0	64.2	57.7	15:44:35	69.6	15:44:15
8	2016-05-24	15:45:00	0:01:00.0	63.1	57.1	15:45:51	69.2	15:45:22
9	2016-05-24	15:46:00	0:01:00.0	62.1	53.6	15:46:44	69.2	15:46:20
10	2016-05-24	15:47:00	0:01:00.0	62.5	56.3	15:47:56	66.6	15:47:07
11	2016-05-24	15:48:00	0:01:00.0	63.8	58.1	15:48:41	71.9	15:48:51
12	2016-05-24	15:49:00	0:01:00.0	64.2	59.2	15:49:00	68.9	15:49:03
13	2016-05-24	15:50:00	0:01:00.0	67.9	61.2	15:50:59	74.0	15:50:30
14	2016-05-24	15:51:00	0:01:00.0	68.7	55.3	15:51:16	76.6	15:51:44
15	2016-05-24	15:52:00	0:01:00.0	64.8	55.7	15:52:28	73.0	15:52:45
16	2016-05-24	15:53:00	0:01:00.0	63.6	58.0	15:53:57	67.8	15:53:16
17	2016-05-24	15:54:00	0:01:00.0	63.9	55.9	15:54:31	71.3	15:54:59
18	2016-05-24	15:55:00	0:01:00.0	66.4	55.2	15:55:16	74.4	15:55:03
19	2016-05-24	15:56:00	0:01:00.0	63.6	55.1	15:56:42	70.9	15:56:49
20	2016-05-24	15:57:00	0:01:00.0	64.6	57.1	15:57:36	70.1	15:57:13
21	2016-05-24	15:58:00	0:01:00.0	62.2	57.6	15:58:33	66.0	15:58:38
22	2016-05-24	15:59:00	0:01:00.0	70.8	61.3	15:59:53	84.0	15:59:15
23	2016-05-24	16:00:00	0:01:00.0	62.6	56.2	16:00:53	68.0	16:00:00
24	2016-05-24	16:01:00	0:01:00.0	65.8	56.6	16:01:00	72.6	16:01:38
25	2016-05-24	16:02:00	0:01:00.0	65.8	59.5	16:02:43	70.5	16:02:06
26	2016-05-24	16:03:00	0:00:39.0	63.7	55.8	16:03:07	68.9	16:03:38

APPENDIX G

TRAFFIC MEMORANDUM



Ofc: 1001 Dove St. | Suite 260 | Newport Beach, CA 92660
Main: 260 E. Baker St. | Suite 200 | Costa Mesa, CA 92626
urbanxroads.com

February 12, 2018

Ms. Kathleen Brady
Psomas
3 Hutton Centre Drive, Suite 200
Santa Ana, CA 92707

SUBJECT: HARBOR POINTE SENIOR LIVING TRAFFIC MEMORANDUM

Dear Ms. Kathleen Brady:

Urban Crossroads, Inc. is pleased to provide this Traffic Memorandum for the Harbor Pointe Senior Living ("Project"), which is located at 101 Bayview Place in the City of Newport Beach. Exhibit 1 shows the location of the proposed Project.

PROJECT DESCRIPTION

It is our understanding that the Project is to consist of demolition of an existing approximately 8,800 square foot, single story restaurant and the development of a three-story building containing 120 Assisted Living and Memory Care beds, with ancillary uses. Exhibit 2 provides an overlay of the Project site plan on the existing roadway system. Access to the Project site is provided via the Project driveway to Bayview Place. An emergency only exit driveway is provided to Bristol Street.

PROJECT TRIP GENERATION

The purpose of the trip generation calculation is to evaluate the net new trip generation associated with the proposed Project, and determine if additional analysis is required pursuant to the City of Newport Beach's Traffic Phasing Ordinance (TPO).

Trip generation represents the amount of traffic which is both attracted to and produced by a development. The proposed Project will replace the existing 8,800 square foot restaurant. Traffic generation rates for the existing use and proposed Project have been derived from Institute of Transportation Engineers (ITE) Trip Generation (10th Edition, 2017). Table 1 summarizes the Project trip generation.

The existing use is estimated to generate a total of 738 trips per day with 6 AM peak hour trips and 69 PM peak hour trips. The proposed Project is anticipated to generate a total of 312 trips per day with approximately 23 AM peak hour trips and 31 PM peak hour trips.

The TPO ordinance allows for trip credit to be applied to all existing uses on the site. Therefore, the trip generation credits are based on the square footage of the existing restaurant. Based on the City's TPO

requirements, a Traffic Study would not be required of any project that generates no more than 300 net new average daily trips.

The proposed Project, with credit for existing trips, is anticipated to generate 426 fewer trips per day with approximately 17 net new AM peak hour trips and 38 fewer PM peak hour trips. A summary of Project's trip generation is shown on Table 1. As shown, the Project would not generate more than 300 net new average daily trips, and therefore a Traffic Study is not required for the Project.

PROJECT CONSTRUCTION ACTIVITY BY PHASE

The Project construction activities would include three phases (1) demolition of the existing restaurant on site (2) excavation / grading for the new facility, and (3) construction of the new building and site features. The following discussion has been prepared to address the anticipated construction traffic associated with heavy vehicles and construction workers.

Large construction equipment such as bulldozers, loaders, etc. would be required during the three construction phases. A staging area would be designated on-site to store construction equipment and supplies during construction.

Throughout construction, the size of the work crew each day varies depending on the construction phase and the construction activities taking place at the time. Parking for workers would be provided on-site during all phases of construction, and construction workers would not park on local streets.

The following information regarding construction activities and quantities has been provided by the Applicant:

- A 12-14 month construction schedule is anticipated
- Cut = 13,000 cubic yards, Fill = 200 cubic yards, Net = 12,800 cubic yards
- Employee numbers on-site vary between 2 and 50 workers at any time.

Assuming the demolition and excavation phases last for 6 months, with a capacity of 18 cubic yards per truckload, demolition activities will require removal of approximately 712 truckloads of cut and fill. Assuming a two- to three-month period for the excavation/grading phases (approximately 21 workdays per month), this would equate to an average of 12 - 17 inbound and 12 - 17 outbound trucks per day for the duration.

The duration of the construction phase (foundation and above-ground) is estimated to be 8 - 10 months. It is estimated that there will be up to four truck deliveries of construction materials per day during the construction phase.

Construction related traffic estimates for each phase are presented in Table 2.

Ms. Kathleen Brady
Psomas
February 12, 2018
Page 3

Heavy haul vehicles and delivery trucks would arrive and depart the site throughout the construction day, whereas construction workers would arrive in the morning, and depart in the evening.

Construction traffic will be required to use arterial roadways to get to and from the site. No residential streets can be used. Approach and departure routes for construction vehicles are assumed to be via Bristol Street and Bayview Place. Exhibit 3 shows the anticipated trip distribution of construction activity. Estimates of project only construction daily trips on adjacent roadway segments are shown on Exhibits 4 through 6.

EXISTING CONDITIONS

Current average daily traffic (ADT) counts for midblock arterial roadway segments in the study area have been recently conducted. Exhibit 7 presents the existing ADT volumes. Daily traffic volumes based on 3-day counts conducted between January 23rd and 25th, 2018 range from 4,512 to 4,887 daily trips on Bayview Place and from 31,473 to 32,593 daily trips on Bristol Street (see Attachment 1).

PROJECT CONSTRUCTION EVALUATION

For each construction phase, the daily construction traffic volumes are anticipated to be less than the current site traffic that will be eliminated when the project construction activity begins, and also less than the future project traffic to be generated by the proposed Project. However, temporary delays in traffic will occasionally occur due to heavy vehicles traveling at lower speeds than general traffic. Such short delays would occur outside the peak hours on an occasional basis. These temporary delays are considered less than significant.

The Project construction traffic management plan should include such things as requiring an encroachment permit for work in the public right-of-way, limiting heavy truck activity during peak hours, using flaggers to manage short-term traffic control, requiring a formal traffic control plan for extended street and lane closures, limiting time and duration of closures, and/or requiring a minimum number of lanes to be open for travel during peak hours.

If you have any questions, please contact us at (949) 336-5990 for John or (949) 336-5991 for Marlie.

Respectfully submitted,

URBAN CROSSROADS, INC.



John Kain, AICP
Principal



Marlie Whiteman, P.E.
Senior Associate

EXHIBIT 1: LOCATION MAP

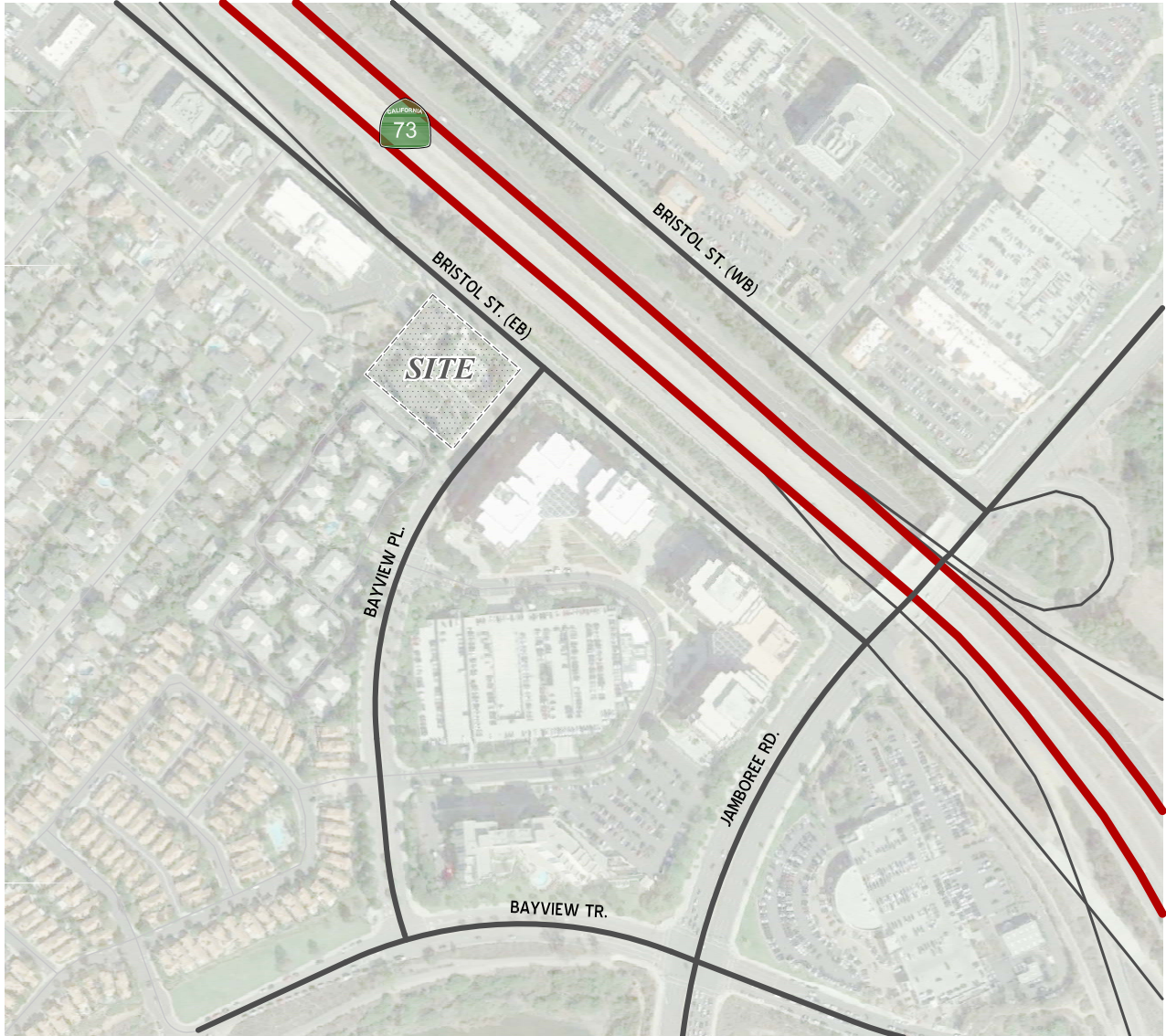


EXHIBIT 2: PRELIMINARY SITE PLAN

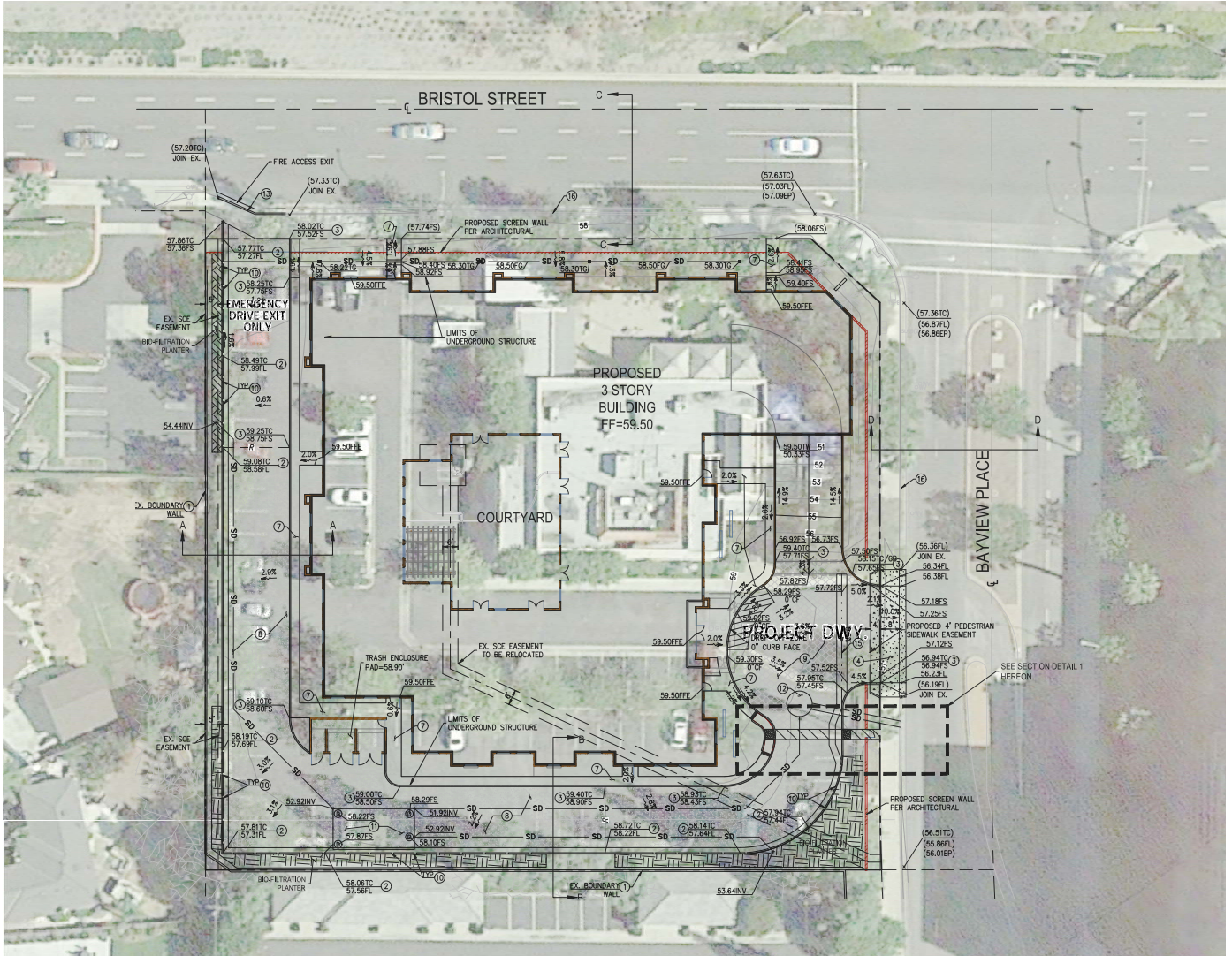


Table 1

Project Trip Generation Summary

Land Use	ITE LU Code	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Rates¹									
Quality Restaurant	931	TSF	0.365	0.365	0.73	5.23	2.57	7.80	83.84
Assisted Living	254	Beds	0.12	0.07	0.19	0.10	0.16	0.26	2.60

Land Use	Quantity	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Existing Trip Generation									
Quality Restaurant	8,800	TSF	3	3	6	46	23	69	738
Existing Trip Generation			3	3	6	46	23	69	738
Project Trip Generation									
Assisted Living	120	BEDS	14	8	23	12	19	31	312
Difference (Project Increase or Decrease)			11	5	17	-34	-4	-38	-426

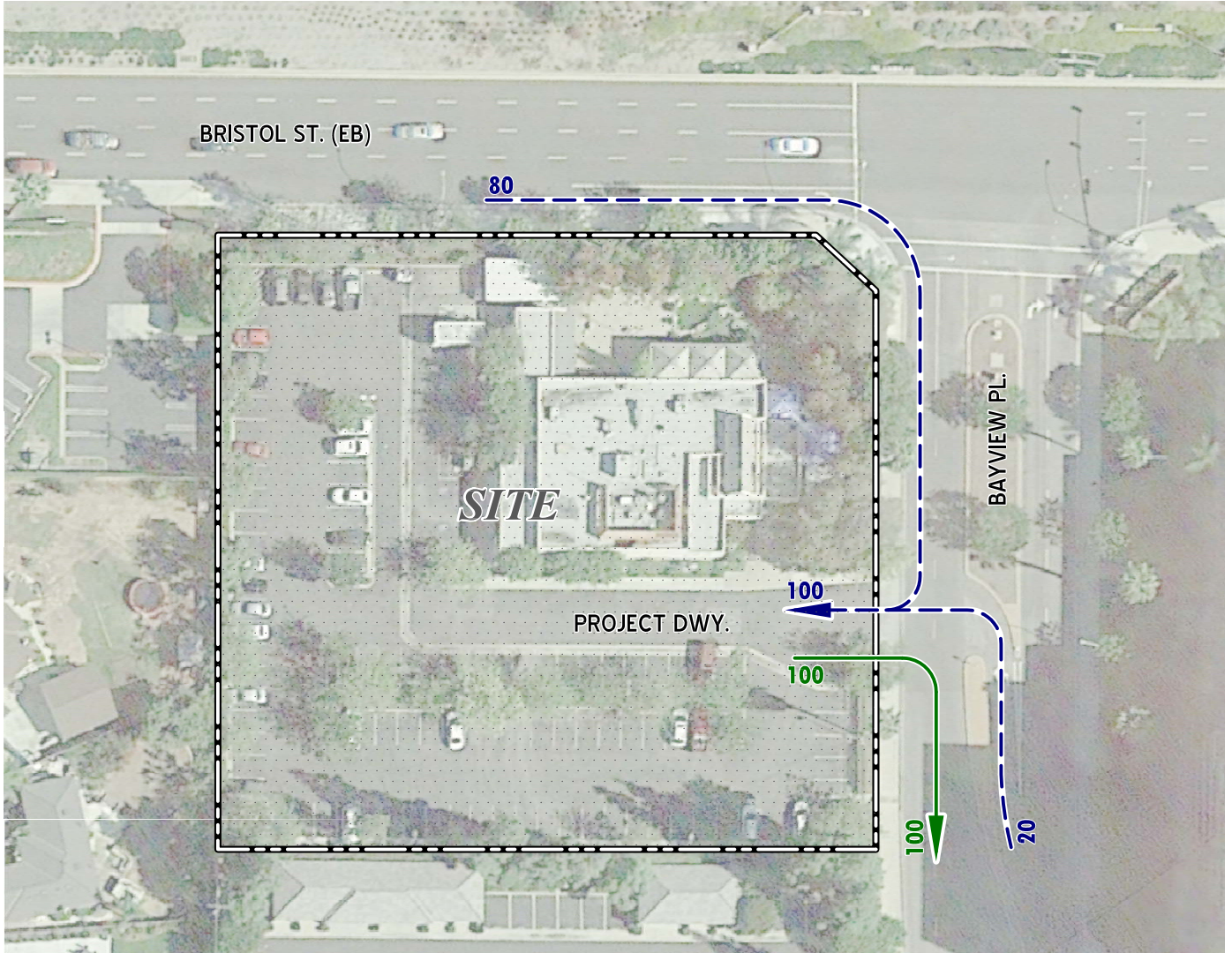
¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

² TSF = Thousand Square Feet

Table 2**Table 2: Construction Phase Trip Generation**

Construction Phase	Duration	Construction-related Vehicles	Daily Trips		
			Inbound	Outbound	Total
Demolition	1 month	Debris Haul Trucks	6 - 7	6 - 7	12 - 14
		Workers	10	10	20
Excavation / Grading	2 - 3 months	Export/Import Haul Trucks	12 - 17	12 - 17	24 - 34
		Workers	10	10	20
Construction	10 months	Material Delivery Trucks	2 - 3	2 - 3	4 - 6
		Workers	50	50	100

EXHIBIT 3: CONSTRUCTION ACTIVITY TRIP DISTRIBUTION



LEGEND:

- ← 10 = PERCENT FROM PROJECT (OUTBOUND)
- ← 10 = PERCENT TO PROJECT (INBOUND)



**EXHIBIT 4: PROJECT ONLY DEMOLITION PHASE
AVERAGE DAILY TRAFFIC (ADT)**



LEGEND:

20	34	-	TRUCKS	TOTAL VEHICLES PER DAY
14			OTHER VEHICLES	



**EXHIBIT 5: PROJECT ONLY EXCAVATION/GRADING PHASE
AVERAGE DAILY TRAFFIC (ADT)**



LEGEND:

20	54	TRUCKS	TOTAL VEHICLES PER DAY
34		OTHER VEHICLES	



**EXHIBIT 6: PROJECT ONLY CONSTRUCTION PHASE
AVERAGE DAILY TRAFFIC (ADT)**



LEGEND:

100	106	-	TRUCKS	TOTAL VEHICLES PER DAY
6			OTHER VEHICLES	



EXHIBIT 7: EXISTING (2018) AVERAGE DAILY TRAFFIC (ADT)



LEGEND:

1,000	=	VEHICLES PER DAY (COUNT DATE: 1/23/18 TUESDAY)
1,000	=	VEHICLES PER DAY (COUNT DATE: 1/24/18 WEDNESDAY)
1,000	=	VEHICLES PER DAY (COUNT DATE: 1/25/18 THURSDAY)



ATTACHMENT 1
EXISTING (2018) TRAFFIC COUNTS

Counts Unlimited, Inc.

City of Newport Beach
 Bayview Place
 S/ Bristol Street
 72 Hour Directional Volume Count

PO Box 1178
 Corona, CA 92878
 Phone: 951-268-6268
 email: counts@countsunlimited.com

NPB001
 Site Code: 051-18056

Start Time	23-Jan-18 Tue	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	57			0	50				
12:15		0	44			1	58				
12:30		1	43			1	67				
12:45		1	39	2	183	1	45	3	220	5	403
01:00		0	47			1	60				
01:15		1	32			2	56				
01:30		0	38			0	48				
01:45		0	26	1	143	1	45	4	209	5	352
02:00		0	37			1	43				
02:15		5	27			2	30				
02:30		4	30			0	28				
02:45		1	23	10	117	0	25	3	126	13	243
03:00		0	29			0	32				
03:15		0	16			0	27				
03:30		0	22			0	26				
03:45		0	19	0	86	1	25	1	110	1	196
04:00		1	49			3	23				
04:15		1	42			2	27				
04:30		2	51			5	37				
04:45		2	48	6	190	4	27	14	114	20	304
05:00		0	126			2	42				
05:15		2	58			6	34				
05:30		3	114			6	34				
05:45		6	65	11	363	16	25	30	135	41	498
06:00		10	67			12	25				
06:15		6	56			17	28				
06:30		4	42			28	17				
06:45		7	35	27	200	51	15	108	85	135	285
07:00		12	33			38	18				
07:15		8	18			57	18				
07:30		15	14			73	22				
07:45		13	14	48	79	88	18	256	76	304	155
08:00		18	9			106	10				
08:15		20	13			114	21				
08:30		15	13			85	9				
08:45		14	10	67	45	76	12	381	52	448	97
09:00		26	5			72	5				
09:15		25	14			74	8				
09:30		22	2			45	9				
09:45		27	6	100	27	37	6	228	28	328	55
10:00		14	6			44	6				
10:15		19	9			45	7				
10:30		18	1			30	3				
10:45		22	2	73	18	32	6	151	22	224	40
11:00		28	4			41	3				
11:15		33	1			42	6				
11:30		67	1			51	3				
11:45		32	1	160	7	46	1	180	13	340	20
Total		505	1458	505	1458	1359	1190	1359	1190	1864	2648
Combined Total		1963		1963		2549		2549		4512	
AM Peak	-	11:00	-	-	-	07:45	-	-	-	-	-
Vol.	-	160	-	-	-	393	-	-	-	-	-
P.H.F.	-	0.597	-	-	-	0.862	-	-	-	-	-
PM Peak	-	-	05:00	-	-	-	00:15	-	-	-	-
Vol.	-	-	363	-	-	-	230	-	-	-	-
P.H.F.	-	-	0.720	-	-	-	0.858	-	-	-	-
Percentage		25.7%	74.3%			53.3%	46.7%				

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 72 Hour Directional Volume Count

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 email: counts@countsunlimited.com

NPB001
 Site Code: 051-18056

Start Time	24-Jan-18 Wed	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		2	56			2	47				
12:15		1	54			4	62				
12:30		1	51			2	53				
12:45		0	45	4	206	1	43	9	205	13	411
01:00		0	40			0	64				
01:15		2	26			3	37				
01:30		0	36			0	42				
01:45		1	36	3	138	1	53	4	196	7	334
02:00		0	22			2	39				
02:15		2	21			3	35				
02:30		3	16			1	29				
02:45		0	26	5	85	1	30	7	133	12	218
03:00		0	17			0	28				
03:15		0	27			0	34				
03:30		0	24			1	43				
03:45		1	37	1	105	2	32	3	137	4	242
04:00		0	41			2	31				
04:15		1	51			3	32				
04:30		4	56			5	37				
04:45		1	60	6	208	7	32	17	132	23	340
05:00		2	106			4	34				
05:15		4	74			11	36				
05:30		4	79			12	37				
05:45		2	72	12	331	6	35	33	142	45	473
06:00		8	47			13	32				
06:15		6	58			22	25				
06:30		15	41			33	12				
06:45		17	44	46	190	49	15	117	84	163	274
07:00		9	37			39	13				
07:15		9	25			58	11				
07:30		16	24			76	15				
07:45		12	10	46	96	93	12	266	51	312	147
08:00		16	12			90	11				
08:15		18	13			92	15				
08:30		15	6			91	11				
08:45		20	10	69	41	100	9	373	46	442	87
09:00		13	16			73	10				
09:15		23	3			55	7				
09:30		25	5			52	12				
09:45		24	4	85	28	65	8	245	37	330	65
10:00		15	9			48	5				
10:15		25	2			37	6				
10:30		26	5			33	2				
10:45		18	2	84	18	26	4	144	17	228	35
11:00		40	2			34	4				
11:15		47	5			47	4				
11:30		50	2			42	2				
11:45		56	3	193	12	59	8	182	18	375	30
Total		554	1458	554	1458	1400	1198	1400	1198	1954	2656
Combined Total		2012		2012		2598		2598		4610	
AM Peak	-	11:00	-	-	-	08:00	-	-	-	-	-
Vol.	-	193	-	-	-	373	-	-	-	-	-
P.H.F.	-	0.862	-	-	-	0.933	-	-	-	-	-
PM Peak	-	-	05:00	-	-	-	00:15	-	-	-	-
Vol.	-	-	331	-	-	-	222	-	-	-	-
P.H.F.	-	-	0.781	-	-	-	0.867	-	-	-	-
Percentage		27.5%	72.5%			53.9%	46.1%				

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 72 Hour Directional Volume Count

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NPB001
 Site Code: 051-18056

Start Time	25-Jan-18 Thu	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	58			1	54				
12:15		1	50			5	51				
12:30		0	55			4	44				
12:45		4	33	5	196	2	64	12	213	17	409
01:00		0	57			3	50				
01:15		2	56			0	46				
01:30		1	42			4	43				
01:45		0	26	3	181	0	37	7	176	10	357
02:00		0	21			2	61				
02:15		6	34			2	49				
02:30		2	26			2	39				
02:45		0	24	8	105	0	30	6	179	14	284
03:00		1	40			2	39				
03:15		0	19			0	41				
03:30		1	27			2	32				
03:45		2	21	4	107	2	34	6	146	10	253
04:00		0	66			1	38				
04:15		1	55			2	35				
04:30		0	71			3	40				
04:45		1	63	2	255	4	34	10	147	12	402
05:00		3	128			0	38				
05:15		2	68			8	47				
05:30		4	81			10	31				
05:45		1	75	10	352	14	26	32	142	42	494
06:00		9	60			18	30				
06:15		7	55			20	18				
06:30		11	29			27	19				
06:45		13	35	40	179	48	32	113	99	153	278
07:00		15	30			53	18				
07:15		13	25			56	19				
07:30		19	23			90	16				
07:45		23	10	70	88	97	19	296	72	366	160
08:00		12	6			90	12				
08:15		15	18			93	8				
08:30		21	8			94	10				
08:45		20	8	68	40	99	9	376	39	444	79
09:00		18	10			68	13				
09:15		21	5			70	9				
09:30		20	8			56	7				
09:45		27	0	86	23	59	5	253	34	339	57
10:00		11	10			38	9				
10:15		30	6			50	11				
10:30		29	15			31	9				
10:45		24	4	94	35	39	6	158	35	252	70
11:00		34	6			28	9				
11:15		26	0			43	3				
11:30		51	1			59	2				
11:45		61	3	172	10	53	6	183	20	355	30
Total		562	1571	562	1571	1452	1302	1452	1302	2014	2873
Combined Total		2133		2133		2754		2754		4887	
AM Peak	-	11:00	-	-	-	08:00	-	-	-	-	-
Vol.	-	172	-	-	-	376	-	-	-	-	-
P.H.F.	-	0.705	-	-	-	0.949	-	-	-	-	-
PM Peak	-	-	05:00	-	-	-	12:00	-	-	-	-
Vol.	-	-	352	-	-	-	213	-	-	-	-
P.H.F.	-	-	0.688	-	-	-	0.832	-	-	-	-
Percentage		26.3%	73.7%			52.7%	47.3%				
ADT/AADT		ADT 4,670		AADT 4,670							

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 72 Hour Directional Volume Count

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NPB002
 Site Code: 051-18056

Start Time	23-Jan-18 Tue	Eastbound		Hour Totals		Hour Totals		Combined Totals			
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		15	479			0	0				
12:15		26	483			0	0				
12:30		26	523			0	0				
12:45		25	548	92	2033	0	0	0	0	92	2033
01:00		8	520			0	0				
01:15		8	511			0	0				
01:30		15	480			0	0				
01:45		9	464	40	1975	0	0	0	0	40	1975
02:00		6	480			0	0				
02:15		11	433			0	0				
02:30		17	515			0	0				
02:45		7	470	41	1898	0	0	0	0	41	1898
03:00		4	492			0	0				
03:15		3	527			0	0				
03:30		23	536			0	0				
03:45		24	515	54	2070	0	0	0	0	54	2070
04:00		31	563			0	0				
04:15		40	538			0	0				
04:30		93	579			0	0				
04:45		94	572	258	2252	0	0	0	0	258	2252
05:00		128	683			0	0				
05:15		155	590			0	0				
05:30		215	670			0	0				
05:45		278	620	776	2563	0	0	0	0	776	2563
06:00		281	543			0	0				
06:15		347	529			0	0				
06:30		400	448			0	0				
06:45		527	381	1555	1901	0	0	0	0	1555	1901
07:00		473	328			0	0				
07:15		535	264			0	0				
07:30		636	267			0	0				
07:45		706	226	2350	1085	0	0	0	0	2350	1085
08:00		680	196			0	0				
08:15		682	226			0	0				
08:30		685	185			0	0				
08:45		647	156	2694	763	0	0	0	0	2694	763
09:00		590	167			0	0				
09:15		600	161			0	0				
09:30		502	142			0	0				
09:45		512	144	2204	614	0	0	0	0	2204	614
10:00		437	146			0	0				
10:15		469	129			0	0				
10:30		405	75			0	0				
10:45		434	68	1745	418	0	0	0	0	1745	418
11:00		418	58			0	0				
11:15		462	50			0	0				
11:30		534	32			0	0				
11:45		509	29	1923	169	0	0	0	0	1923	169
Total		13732	17741	13732	17741	0	0	0	0	13732	17741
Combined Total		31473		31473		0		0		31473	
AM Peak	-	07:45	-	-	-	-	-	-	-	-	-
Vol.	-	2753	-	-	-	-	-	-	-	-	-
P.H.F.	-	0.975	-	-	-	-	-	-	-	-	-
PM Peak	-	-	05:00	-	-	-	-	-	-	-	-
Vol.	-	-	2563	-	-	-	-	-	-	-	-
P.H.F.	-	-	0.938	-	-	-	-	-	-	-	-
Percentage		43.6%	56.4%			0.0%	0.0%				

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 72 Hour Directional Volume Count

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NPB002
 Site Code: 051-18056

Start Time	24-Jan-18 Wed	Eastbound		Hour Totals		Hour Totals		Combined Totals		Morning	Afternoon
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon		
12:00		27	526			0	0				
12:15		23	520			0	0				
12:30		18	546			0	0				
12:45		20	565	88	2157	0	0	0	0	88	2157
01:00		10	509			0	0				
01:15		18	531			0	0				
01:30		15	493			0	0				
01:45		12	515	55	2048	0	0	0	0	55	2048
02:00		10	460			0	0				
02:15		23	468			0	0				
02:30		14	458			0	0				
02:45		10	503	57	1889	0	0	0	0	57	1889
03:00		10	461			0	0				
03:15		7	473			0	0				
03:30		25	502			0	0				
03:45		28	512	70	1948	0	0	0	0	70	1948
04:00		26	566			0	0				
04:15		39	575			0	0				
04:30		82	559			0	0				
04:45		108	608	255	2308	0	0	0	0	255	2308
05:00		124	636			0	0				
05:15		147	627			0	0				
05:30		193	630			0	0				
05:45		270	615	734	2508	0	0	0	0	734	2508
06:00		267	590			0	0				
06:15		341	525			0	0				
06:30		405	480			0	0				
06:45		528	398	1541	1993	0	0	0	0	1541	1993
07:00		493	368			0	0				
07:15		608	317			0	0				
07:30		656	283			0	0				
07:45		640	246	2397	1214	0	0	0	0	2397	1214
08:00		637	202			0	0				
08:15		674	227			0	0				
08:30		658	218			0	0				
08:45		726	158	2695	805	0	0	0	0	2695	805
09:00		623	181			0	0				
09:15		583	156			0	0				
09:30		487	149			0	0				
09:45		466	140	2159	626	0	0	0	0	2159	626
10:00		450	126			0	0				
10:15		466	102			0	0				
10:30		452	84			0	0				
10:45		494	84	1862	396	0	0	0	0	1862	396
11:00		466	63			0	0				
11:15		499	54			0	0				
11:30		524	48			0	0				
11:45		517	46	2006	211	0	0	0	0	2006	211
Total		13919	18103	13919	18103	0	0	0	0	13919	18103
Combined Total		32022		32022		0		0		32022	
AM Peak	-	08:00	-	-	-	-	-	-	-	-	-
Vol.	-	2695	-	-	-	-	-	-	-	-	-
P.H.F.	-	0.928	-	-	-	-	-	-	-	-	-
PM Peak	-	-	05:00	-	-	-	-	-	-	-	-
Vol.	-	-	2508	-	-	-	-	-	-	-	-
P.H.F.	-	-	0.986	-	-	-	-	-	-	-	-
Percentage		43.5%	56.5%			0.0%	0.0%				

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Start Time	25-Jan-18 Thu	Eastbound		Hour Totals		Hour Totals		Combined Totals		Morning	Afternoon
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon		
12:00		25	536			0	0				
12:15		30	550			0	0				
12:30		16	550			0	0				
12:45		26	548	97	2184	0	0	0	0	97	2184
01:00		15	533			0	0				
01:15		21	551			0	0				
01:30		12	513			0	0				
01:45		10	504	58	2101	0	0	0	0	58	2101
02:00		8	436			0	0				
02:15		14	501			0	0				
02:30		14	515			0	0				
02:45		7	490	43	1942	0	0	0	0	43	1942
03:00		12	541			0	0				
03:15		9	529			0	0				
03:30		14	529			0	0				
03:45		28	501	63	2100	0	0	0	0	63	2100
04:00		43	556			0	0				
04:15		44	548			0	0				
04:30		76	616			0	0				
04:45		116	596	279	2316	0	0	0	0	279	2316
05:00		126	688			0	0				
05:15		139	600			0	0				
05:30		217	637			0	0				
05:45		257	615	739	2540	0	0	0	0	739	2540
06:00		249	561			0	0				
06:15		307	503			0	0				
06:30		413	392			0	0				
06:45		516	419	1485	1875	0	0	0	0	1485	1875
07:00		494	333			0	0				
07:15		608	336			0	0				
07:30		648	270			0	0				
07:45		689	239	2439	1178	0	0	0	0	2439	1178
08:00		686	233			0	0				
08:15		686	248			0	0				
08:30		661	242			0	0				
08:45		678	199	2711	922	0	0	0	0	2711	922
09:00		584	203			0	0				
09:15		602	194			0	0				
09:30		498	172			0	0				
09:45		524	131	2208	700	0	0	0	0	2208	700
10:00		442	169			0	0				
10:15		430	174			0	0				
10:30		414	139			0	0				
10:45		475	117	1761	599	0	0	0	0	1761	599
11:00		473	77			0	0				
11:15		550	57			0	0				
11:30		499	46			0	0				
11:45		500	51	2022	231	0	0	0	0	2022	231
Total		13905	18688	13905	18688	0	0	0	0	13905	18688
Combined Total			32593		32593		0		0		32593
AM Peak	-	07:45	-	-	-	-	-	-	-	-	-
Vol.	-	2722	-	-	-	-	-	-	-	-	-
P.H.F.	-	0.988	-	-	-	-	-	-	-	-	-
PM Peak	-	-	05:00	-	-	-	-	-	-	-	-
Vol.	-	-	2540	-	-	-	-	-	-	-	-
P.H.F.	-	-	0.923	-	-	-	-	-	-	-	-
Percentage		42.7%	57.3%			0.0%	0.0%				
ADT/AADT		ADT 32,029	AADT 32,029								