The Enclave at Upland
Subsequent Initial Study and
Mitigated Negative Declaration

Lead Agency:

City of Upland
Planning Division
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Upland, California 91786

Prepared for:

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- This document is designed for double-sided printing -

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1 Introduction

1.1 – Purpose

The purpose of this Subsequent Initial Study/Mitigated Negative Declaration (Subsequent IS/MND) is to assess the environmental effects of the proposed Development Site Plan for the development of 192 dwelling units on a15.65-acre site within the Enclave at Upland Specific Plan area ("Project"), as required by CEQA (California Public Resources Code Section 21000 et seq.), in accordance with the California Environmental Quality Act Guidelines (State CEQA Guidelines; Title 14, Section 15000 et seq. of the California Code of Regulations). The City of Upland is the Lead Agency for the review of application for the Project submitted by Lewis Land Developers, LLC ("Applicant"). The approval of the Development Site Plan constitutes a project that is subject to review under the California Environmental Quality Act (CEQA) 1970 (Public Resources Code §§ 21000, *et seq.*), and the CEQA Guidelines (14 California Code of Regulations §§ 15000, *et. seq*.).

This Initial Study was prepared to assess the short-term, long-term, and cumulative environmental impacts that could result from the Project.

This report was prepared to comply with CEQA Guidelines § 15063, which sets forth the required contents of an Initial Study. These include:

- A description of the Project, including the location of the Project (See Section 2);
- Identification of the environmental setting (See Section 2.11);
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (See Section 4);
- Discussion of ways to mitigate significant effects identified, if any (See Section 4);
- Examination of whether the Project is compatible with existing zoning, plans, and other applicable land use controls (See Section 4.10); and
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (See Section 5).

1.2 – Purpose of CEQA

CEQA § 21000 of the California Public Resources Code provides as follows:

The Legislature finds and declares as follows:

a) The maintenance of a quality environment for the people of this state now and in the future is a matter of statewide concern.
b) It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.
c) There is a need to understand the relationship between the maintenance of high-quality ecological systems and the general welfare of the people of the state, including their enjoyment of the natural resources of the state.
d) The capacity of the environment is limited, and it is the intent of the Legislature that the government of the state take immediate steps to identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds being reached.

e) Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.
f) The interrelationship of policies and practices in the management of natural resources and waste disposal requires systematic and concerted efforts by public and private interests to enhance environmental quality and to control environmental pollution.
g) It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.

The Legislature further finds and declares that it is the policy of the state to:

h) Develop and maintain a high-quality environment now and in the future, and take all action necessary to protect, rehabilitate, and enhance the environmental quality of the state.
i) Take all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise.
j) Prevent the elimination of fish or wildlife species due to man's activities, insure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history.
k) Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions.
l) Create and maintain conditions under which man and nature can exist in productive harmony to fulfill the social and economic requirements of present and future generations.
m) Require governmental agencies at all levels to develop standards and procedures necessary to protect environmental quality.
n) Require governmental agencies at all levels to consider qualitative factors as well as economic and technical factors and long-term benefits and costs, in addition to short-term benefits and costs and to consider alternatives to proposed actions affecting the environment.

A concise statement of legislative policy, with respect to public agency consideration of Projects for some form of approval, is found in CEQA § 21002, quoted below:

> The Legislature finds and declares that it is the policy of the state that public agencies should not approve Projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such Projects, and that the procedures required by this division are intended to assist public agencies in systematically identifying both the significant effects of Projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. The Legislature further finds and declares that in the event specific economic, social, or other conditions make infeasible such Project alternatives or such mitigation measures, individual Projects may be approved in spite of one or more significant effects thereof.

1.3 – Subsequent EIR's and Negative Declarations

CEQA § 15162 of the California Public Resources Code provides as follows:

The Legislature finds and declares as follows:

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

1.4 – Previous CEQA Review

On July 27, 2015, the Upland City Council approved the Enclave at Upland Specific Plan ("EUSP") and associated Initial Study and Mitigated Negative Declaration ("2015 IS/MND"). The 2015 IS/MND is available for review at https://ceqanet.opr.ca.gov/2015061026/2. The EUSP area comprises approximately 19.04 gross acres (18.42 net acres), includes six Planning Areas, and allows for the development of up to 350 attached or detached dwelling units and approximately 0.83 acres of private recreational and park space. When the EUSP was approved in 2015, development of all six Planning Areas was anticipated to occur in late 2017. However, development has not occurred on the site since approval of the EUSP. The Project proponent is now proposing a Development Site Plan within five of the six Planning Areas that will include 192 attached and detached housing units and associated landscaping and interior circulation improvements. The 2015 IS/MND concluded that although the EUSP project could have a significant effect on the environment, those effects would be reduced to less-than-significant levels with the incorporation of mitigation measures.

1.5 – Justification for a Subsequent IS/MND

Because the proposed Development Site Plan varies from the approved EUSP and because the proposed Development Site Plan could potentially have environmental impacts different from those analyzed in the 2015 IS/MND, the Lead Agency requested preparation of this Subsequent IS/MND pursuant to CEQA Guidelines § 15162. This Subsequent MND evaluates the impacts of the proposed Development Site Plan compared to the approved EUSP, pursuant to CEQA § 15162, to determine whether the proposed changes to the originally approved project, a change in circumstances in which the project will be undertaken, or new information will result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. For any new environmental impacts associated with the changes in the project, this Subsequent IS/MND identifies mitigation measures that can reduce those impacts to less-than-significant levels. Accordingly, it is appropriate to prepare a Subsequent IS/MND under CEQA Guidelines § 15162(b).

1.6 – Public Comments

Comments from all agencies and individuals are invited regarding the information contained in this Initial Study. Such comments should explain any perceived deficiencies in the assessment of impacts, identify the information that is purportedly lacking in the Initial Study or indicate where the information may be found. All materials related to the preparation of this Initial Study are available for public review. To request an appointment to review these materials, please contact:

Mike Poland, Contract Planning Manager
Development Services Department
460 North Euclid Avenue
Upland, California 91786
909-931-4317

Following a 30-day period of circulation and review of the Subsequent Initial Study and Mitigated Negative Declaration (IS/MND), all comments will be considered by the City of Upland prior to adoption. All materials related to the preparation of this Initial Study are available for public review. To request an appointment to review these materials, please contact the Development Services Department.

2 Project Description

2.1 – Project Title

The Enclave at Upland Subsequent IS/MND

2.2 – Lead Agency Name and Address

City of Upland
Development Services Department
460 North Euclid Avenue
Upland, California 91786

2.3 – Contact Person and Phone Number

Mike Poland, Contract Planning Manager
909-931-4317

2.4 – Project Location

The Project site is located on Route 66 (Foothill Boulevard) approximately 1.15-miles to the south of Interstate 210 (I-210) and approximately 1.24-miles to the north of Interstate 10 (I-10) in the City of Upland, San Bernardino County, California (See Exhibit 1, Regional Context Map). The Project site is comprised of five undeveloped parcels totaling 15.65 acres south of Foothill Boulevard, north of 11th Street, west of Central Avenue, and East of Dewey Way (See Exhibit 2, Project Vicinity Map).

- Latitude 34° 6' 17.10" North, Longitude 117° 41' 30.88" West
- APNs: 007-041-05, 007-041-06, 007-051-02, 007-051-03, and 007-051-04

2.5 – Project Sponsor's Name and Address

Lewis Land Developers, LLC
1156 North Mountain Avenue
Upland, California 91786

2.6 – General Plan Land Use Designation

The project site is designated Specific Plan #11 – The Enclave.

2.7 – Zoning District

The City of Upland Zoning Ordinance designates site as Specific Plan #11 – The Enclave.

2.8 – Project Description

<u>Project Background</u>

On July 27, 2015, the Upland City Council approved the EUSP and associated 2015 IS/MND. The EUSP area comprises approximately 19.04 gross acres (18.42 net acres) and allows for the

development of up to 350 attached or detached dwelling units and approximately 0.83 acres of private recreational and park space. In addition, the EUSP provides residential development standards for a variety of attached and detached product types ranging from 12 to 20 dwelling units per acre (DU/AC), along with a variety of architectural styles and landscape guidelines. The EUSP also includes a conceptual circulation scheme that provides for three vehicular access points into the project, one access location along Foothill Boulevard, and two along 11th Street.

The EUSP area is divided into six concept-level Planning Areas. Planning Area 1 encompasses 5.12 acres and supports up to 103 dwelling units. Planning Area 2 encompasses 3.39 acres and supports up to 65 dwelling units. Planning Area 3 encompasses 4.7 acres and supports up to 94 dwelling units. Planning Area 4 encompasses 4.38 acres and supports up to 88 dwelling units. Planning Area 5 encompasses 0.83 acres and supports the development of a private recreation center and park space. Planning Area 6 encompasses 0.61 acres and was originally designed to include a 57-foot wide right-of-way dedication along Foothill Boulevard to serve as a buffer, where a slope, large shrubs, and trees will block noise and create a visually appealing edge condition (see Exhibit 3, Specific Plan Planning Areas).

Proposed Development Site Plan

When the EUSP was approved in 2015, development of all six Planning Areas was anticipated to occur in late 2017. However, development has not occurred on the site since approval of the EUSP. The Project proponent is now proposing a Development Site Plan within five of the six Planning Areas that will include attached and detached housing units and associated landscaping and interior circulation improvements (See Exhibit 4, Conceptual Development Plan). As discussed in detail below, the Development Site Plan reduces the overall number of dwelling units in Planning Areas 1, 3, 4, 5 and 6 from 285 to 192, makes slight revisions to the development proposed in Planning Areas 5 and 6, and adjusts the three Project exit/entry points identified in the EUSP's Circulation concept. Under the proposed development site plan, Planning Area 1 (and small portions of Planning Areas 5 and 6) will be developed with 76 attached townhomes. In addition, Planning Areas 3 and 4 will be developed with 116 detached units. This will result in a total of 192 dwelling units, which is 93 less units than the maximum of 285 units permitted in Planning Areas 1, 3, and 4 under the approved EUSP.

Planning Area 2 is occupied by GT Performance Engineering, Inc., a marine industry service facility that services and tests marine engines. Planning Area 2 is not part of the current Development Site Plan that constitutes the proposed Project. The proposed Development Site Plan does not propose development of Planning Area 2 at this time; however, Planning Area 2 could still develop at a later time, consistent with the EUSP. The EUSP provides for the development of 65 dwelling units in Planning Area 2.

Development Site Plan Details

The attached townhomes in Planning Area 1 will be developed in three building types (Building A, B, and C). Each building type has a maximum of three stories and includes four different unit sizes (Unit 1 = 1,468 SF; Unit 2 = 1,580 SF; Unit 3 = 1,715 SF; and Unit 4 = 1,862 SF). The Building A type will be a 3-plex and will be designed in either the French Provincial or Santa Barbara architectural styles (See Exhibits 5, Building A Elevations and Exhibit 6, Building A Floor Plans). The Building A type will have a maximum height of 37-feet/8-inches for the Santa Barbara architectural style and a maximum height of 40-feet/11-inches for the French Provincial architectural style. The Building B type will be a 4-plex and will also be designed in either the French Provincial or Santa Barbara architectural styles (See Exhibit 7, Building B Elevations and Exhibit 8, Building B Floor Plans). The Building B type will have a maximum height of 37-feet/8-inches for the Santa Barbara architectural style and a maximum height of 41-feet/7-

inches for the French Provincial architectural style. The Building C type will be a 5-plex and will be designed in either the Spanish Monterey or Santa Barbara architectural styles (See Exhibit 9, Building C Elevations and Exhibit 10, Building C Floor Plans). The Building C type will have a maximum height of 38-feet/6-inches for the Santa Barbara architectural style and a maximum height of 38-feet/9-inches for the Spanish Monterey architectural style. The proposed Project includes development of six (6) of the Building A types (18 units), twelve (12) of the Building B types (48 units), and two (2) of the Building C types (10 units) for a total of 76 units.

The detached units in Planning Areas 3 and 4 will be developed in four different Plan Types (Plan 1, 2, 3, and 4). Each detached unit Plan Type consists of a two-story single-family home in each of the three architectural styles discussed above. Plan Type 1 has an average floor area of 1,651 square feet and includes three bedrooms, two and half bathrooms, a loft/optional 4th bedroom, and a staggered two-car garage with two garage doors (See Exhibit 11, Plan Type 1 Elevations and Exhibit 12, Plan Type 1 Floor Plans). The maximum building heights for Plan Type 1 range from 24-feet/7-inches for the Santa Barbara and Spanish Monterey architectural styles to 25-feet/10-inches for the French Provincial architectural style. Plan Type 2 has an average floor area of 1,761 square feet and includes three bedrooms, two and half bathrooms, a loft/optional 4th bedroom, and a staggered two-car garage with two garage doors. (See Exhibit 13, Plan Type 2 Elevations and Exhibit 14, Plan Type 2 Floor Plans). The maximum building heights for Plan Type 2 range from 24-feet/9-inches for the Santa Barbara and Spanish Monterey architectural styles to 25-feet/10-inches for the French Provincial architectural style. Plan Type 3 has an average floor area of 1,868 square feet and includes four bedrooms, two and half bathrooms, and a traditional two-car garage with a single door (See Exhibit 15, Plan Type 3 Elevations and Exhibit 16, Plan Type 3 Floor Plans). The maximum building heights for Plan Type 3 range from 24-feet/9-inches for the Santa Barbara and Spanish Monterey architectural styles to 25-feet/10-inches for the French Provincial architectural style. Plan Type 4 has an average floor area of 1,970 square feet and includes four bedrooms, two and half bathrooms, a loft, and a traditional two-car garage with a single door (See Exhibit 17, Plan Type 4 Elevations and Exhibit 18, Plan Type 4 Floor Plans). The maximum building heights for Plan Type 4 range from 24-feet/9-inches for the Santa Barbara and Spanish Monterey architectural styles to 25-feet/10-inches for the French Provincial architectural style.

The proposed Project also includes development of Planning Area 5 with a number of recreation and outdoor amenities including an open turf area, a children's play area, a Zen courtyard area, and a recreation center (See Exhibit 19, Recreation and Outdoor Amenities). It should be noted that the northwestern portion of Planning Area 5 will be developed with two of the attached buildings described above. The remainder of Planning Area 5 is dedicated to the recreation and outdoor amenities described herein. The proposed open turf/grass area is intended for informal use and will include "dwarf" citrus pots and concrete pads. The proposed children's play area is intended for more active use and will include a terraced "Tot-Lot", tower element, crawlers, and elevated bench seating. The Zen courtyard area will include round table seating and "Festoon" light strings under shade canopy trees. The recreation center includes a recreation center building, a community-sized swimming pool, a spa, overhead shade structures on the north and south side of the swimming pool, and an outdoor countertop barbeque area. The 931-square foot recreation center building includes a 489-square foot community gathering room, a pool equipment storage room, and men's and women's restrooms separated by a breezeway/vestibule entrance (See Exhibit 20, Recreation Center Floor Plan). The recreation center building will be a mix of the Santa Barbara and French Provincial architectural styles and will include an arched breezeway/entry (See Exhibit 21, Recreation Center Elevations). The maximum height of the recreation center building will be 18-feet/10-inches.

Planning Area 6 will be developed with a narrower buffer along Foothill Boulevard than was originally proposed in the approved EUSP. This is due to the fact that the City was requesting a right-of-way easement at the time the EUSP was approved in 2015. However, the City is no longer requesting that

easement. As such, the buffer along Foothill Boulevard will be a 10-foot wide buffer, rather than the 57-foot wide buffer that was part of the approved EUSP. It should also be noted that the southern portion of Planning Area 6 will be developed with parts of six of the attached buildings described above.

Access and Circulation

The proposed Development Site Plan also makes some adjustments to the three Project entries identified in the EUSP's Circulation concept. These adjustments are analyzed in Section 4.17 of this Subsequent IS/MND. Three vehicular access points are still provided, one access location along Foothill Boulevard, and two along 11th Street. All three of the access points will be gated, although the 2015 IS/MND analyzed both gated and ungated options. Foothill Boulevard is located near the northern property line of the Project and will be constrained to right turn in and right turn out movements by an existing raised median. The primary entrance at 11th Street has been shifted to the approximate middle of the Project's 11th Street frontage. Each of the two primary entrances provide a turn-around is provided for emergency vehicles and non-access guests. The secondary access will be located along the west side of the Project frontage of 11th Street provides with the gate located at the right-of-way line, with no guest access or turn around required. It will be utilized as an emergency vehicle access only, and for ingress and egress for construction vehicles and equipment. All internal streets will be private with varied street right-of-way widths and guest parking. Alley ways will be a minimum of 26 feet wide unobstructed paved travel ways, with a maximum length of 150 feet unless a Fire Department approved turnaround is provided. Frontage improvements are existing along Foothill Boulevard and 11th Street, with minor alterations to existing improvements proposed with the Development Site Plan such as landscaping and street trees.

Grading and Drainage

Earthwork and grading will provide a balanced site. On-site drainage from the Project will be conveyed through a system of v-ditches, catch basins and on-site storm drains to an existing off-site storm drain in 11th Street to connect to the existing storm drain line in Dewey Way which ultimately discharges into the Upland Recharge Basin. The storm drain system is maintained by the City of Upland. There are no material differences in the grading and drainage elements of the proposed project compared to the originally approved 2015 project.

Utilities

Water to the site is supplied by the City of Upland, and lines will be provided by lateral connections from 11th Street and Foothill Boulevard to an internal loop system. Wastewater discharges from the site will occur through internal sewer mains connecting to an existing eight-inch sewer line in 11th Street that connects to the existing trunk sewer in Dewey Way. Sewer mains are maintained by the City of Upland and wastewater is treated at the Inland Empire Utilities Agency Regional Plant No.1 (RP-1). There are no material differences in the utilities elements of the proposed project compared to the originally approved 2015 project.

Project Phasing and Construction Scheduling

Demolition is anticipated to begin in Winter 2021 followed by site preparation and grading. Construction of eight to twelve model units are anticipated for Summer 2021. Construction of the remaining units will begin in late 2021. Improvements include connecting the Project site to the existing storm drain and trunk sewer in 11th Street. In addition, off-site improvements include parkway landscaping along the Project frontage at Foothill Boulevard and 11th Street. Water connections will be made to existing lines at 11th Street and Foothill Boulevard to provide loop water service on site.

2.9 – Surrounding Land Uses

The proposed Project is surrounded to the north, south, and east by industrial and commercial uses, and to the west by commercial and residential uses. Surrounding uses are summarized in Table 1 (Surrounding Land Uses).

The condition of the Project site remains generally the same as it was in 2015, with one change being that two of the three businesses that were located on the site in 2015 have since ceased operations- the masonry supply retailer on the northeastern portion of the site and the rock and stone wholesaler and distributor on the southern portion of the site. The recreational vehicle sales and service facility on the northwestern portion of the site remains operational. The areas of the Project site previously occupied by the masonry supply retailer and the rock and stone wholesaler and distributor are characterized by a mix of cobbles, dirt, gravel, and asphalt. The surrounding area remains generally the same as it was in 2015, with a noted change to the west where a new residential subdivision (Harvest at Upland) has been developed on previously vacant land.

Table 1
Surrounding Land Uses

Direction	General Plan Designation	Zoning District	Existing Land Use
Project Site	Specific Plan #11 – The Enclave	Specific Plan #11 – The Enclave	Industrial Vacant
North	Highway Commercial	Highway Commercial (HC)	Commercial/ Industrial
South	Light Industrial/Business Park	Light Industrial (LI)	Industrial
East	Commercial Industrial Mixed Use	Commercial Industrial Mixed Use (C/I-MU)	Industrial Auto Repair Retail Commercial
West	Commercial Industrial Mixed Use/Harvest at Upland Specific Plan	Commercial Industrial Mixed Use (C/I-MU)/ Harvest at Upland Specific Plan	Commercial and Residential

2.10 – Environmental Setting

The Project site is surrounded by industrial, commercial, and residential uses and the area is built-out and urbanized. The Project site is not developed with any permanent structures but is partially used as a recreational vehicle maintenance and sales business. The site is comprised of mostly dirt and cobble with some disturbed non-native weeds/ruderal vegetation that has no value as natural habitat. The site slopes slightly from north to south with an elevation ranging between approximately 1,299 feet above mean sea level (AMSL) on the south side of the site to 1,344 feet AMSL on the north side of the site. There are no on-site water features indicative of potential riparian habitat or wetlands.

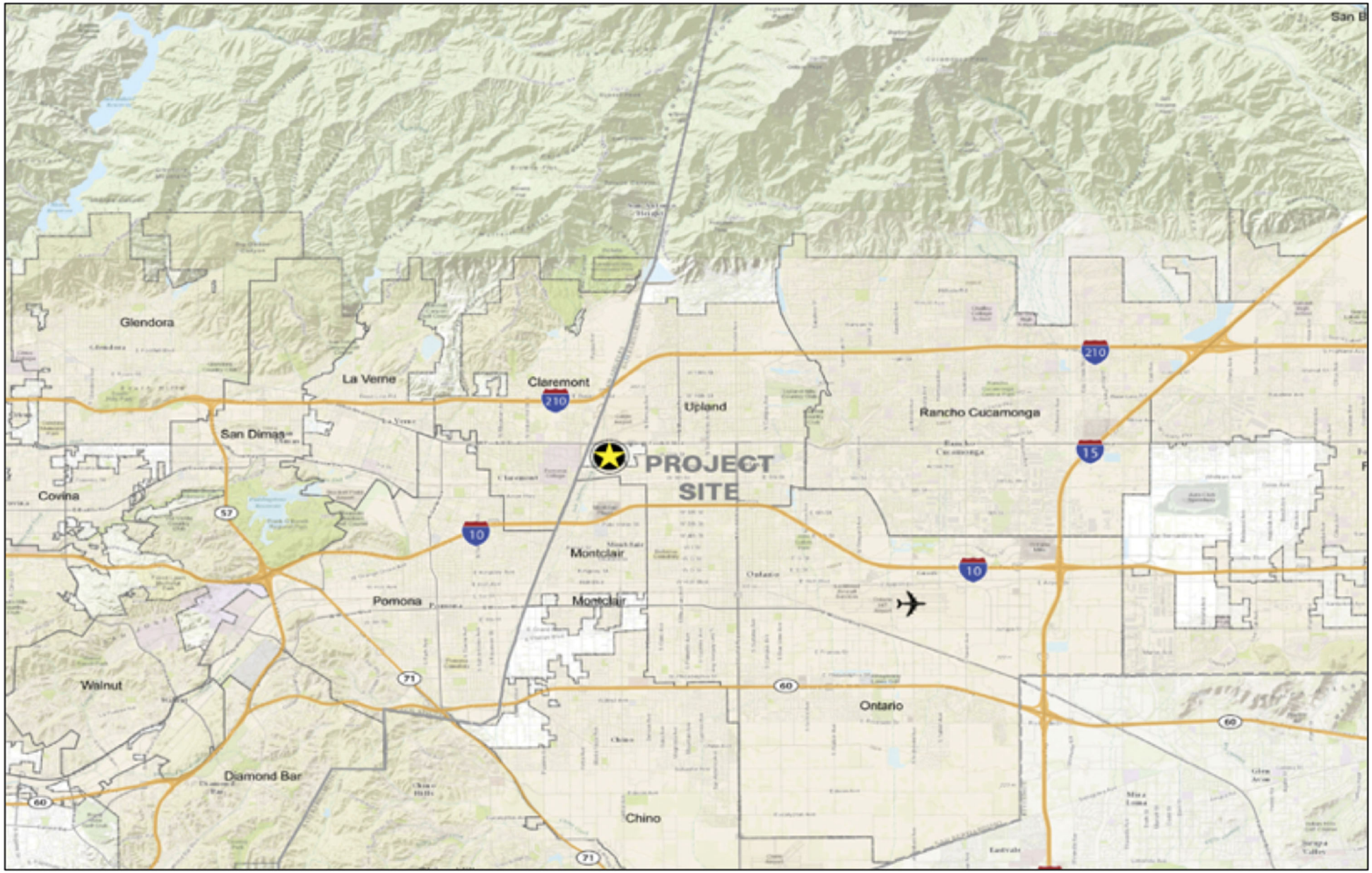
2.11 – Required Approvals

The Project will require the following approvals:

- Development Site Plan
- Design Review
- Tentative Tract Map for Condominium Purposes
- Airport Land Use Plan Consistency Determination

2.12 – Other Public Agency Whose Approval is Required

- None



Source: The Enclave at Upland Specific Plan

Exhibit 1: Regional Context Map

The Enclave at Upland Subsequent IS/MND
Upland, California

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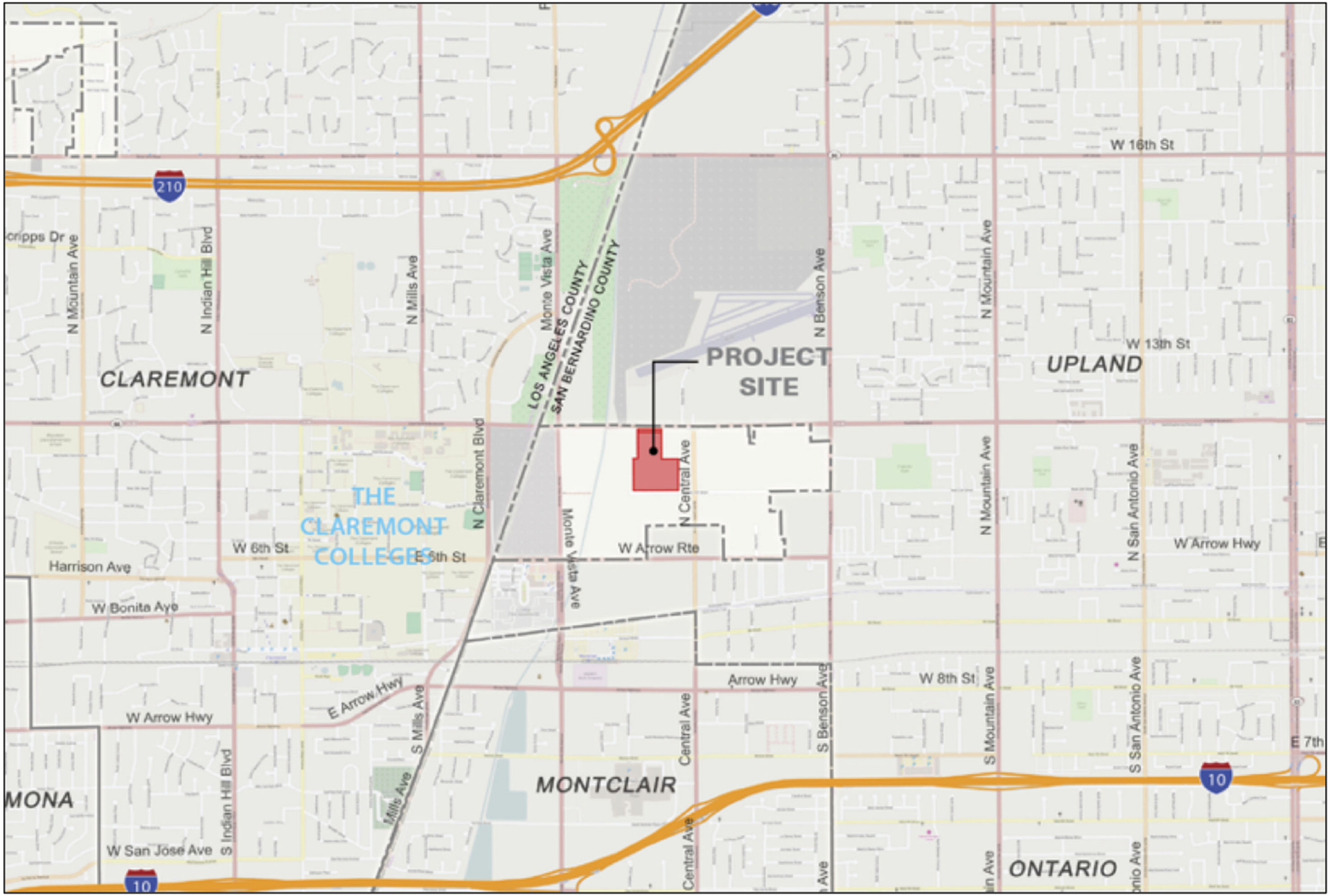
Admin Draft



Source: The Enclave at Upland Specific Plan

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Exhibit 2: Project Vicinity Map

The Enclave at Upland Subsequent IS/MND

Upland, California

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Admin Draft

Source: The Enclave at Upland Specific Plan

LAND USE	PLANNING AREA	ACRES	MAXIMUM DENSITY (DU/AC)	MAXIMUM DWELLING UNITS
RESIDENTIAL	PA-1	5.12	20	103
RESIDENTIAL	PA-2	3.39	20	65
RESIDENTIAL	PA-3	4.70	20	94
RESIDENTIAL	PA-4	4.38	20	88
PARK	PA-5	0.83	—	—
BUFFER	PA-6	0.61	—	—
TOTAL		**19.03**		**350**

Exhibit 3: Specific Plan Planning Areas

The Enclave at Upland Subsequent IS/MND
Upland, California

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PLANT PALETTE:

TREES

MULTI-TRUNK SPECIMEN TREE
- *Quercus agrifolia* - Coast Live Oak

FOOTHILL BLVD. / W. 11TH STREET BACKGROUND STREETSCAPE TREE
- *Pinus canariences* - Canary Island Pine

FOOTHILL BLVD. / W. 11TH PARKWAY STREET TREE
- *Lagerstroemia indica* - Crape Myrtle

INTERIOR STREET TREES
- *Tristania conferta* - Brisbane Box
- *Quercus ilex* - Holly Oak

EVERGREEN CANOPY TREE
- *Arbutus unedo 'Marina'* - Strawberry Tree
- *Olea europaea 'Wilsonii'* - Wilson Olive (Fruitless)

UPRIGHT DECIDUOUS CANOPY TREE
- *Pyrus calleryana 'Chanticleer'* - Chanticleer Pear

SMALL FLOWERING ACCENT TREE
- *Lagerstroemia indica 'Muskogee'* - Crape Myrtle

EVERGREEN SCREENING TREE MASS
- *Podocarpus gracilior* - Fern Pine

SMALL EVERGREEN UPRIGHT TREE
- *Cupressus sempervirens* - Italian Cypress

FEATURE LEGEND:

1. Primay and Secondary Entries with Dial - Up Call Box, Island Planter, Enhanced Pavement, Vehicular Entry and Exit Double Swing Gates, and Pedestrian Access Gate.
2. Perimeter Block Wall.
3. Tubular Steel Fence / Pool Fence.
4. Emergency Vehicle Access.
5. Enhanced Pedestrian Crossing.
6. Enhanced Paving.
7. Combination Retaining and Perimeter Block Wall.
8. Open Turf Area for Informal Use.
9. Children's Tot-Lot on Slope with Bench Seating and Tower Element on Upper Terrace with Crawler's on SLope.
10. Courtyard Area with Round Table Seating, Festoon Llights Under Shade Canopy Tree.
11. Rec-Area with Community Room, Men and Women Bathrooms, Shower Area, Swimming Pool, Spa, Outdoor Barbeque (2) with Dining Table Seatng, Shade Structures and Sun Deck.
12. Accessible Parking with Loading Zone.
13. Parking Stalls.
14. Vehicular Access Gates.
15. Pedestrian Access Gates.
16. Combination Retaining Wall and Residential Privacy Fencing.
17. Combination Retaining and Tubular Steel Pool Fence.
18. Retaining Wall at Parking.
19. Diamond Tree Planter.
20. 5' Wide Concrete Sidewalk.
21. Planter Fingers.

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Exhibit 4: Conceptual Development Plan

The Enclave at Upland Subsequent IS/MND

Upland, California

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BUILDING 'A'
Santa Barbara Elevation

BUILDING 'A'
French Provincial Elevation

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. ROLL UP GARAGE DOOR
D. BUILT-UP STUCCO EAVE
E. WOOD FASCIA
F. STUCCO
G. LAP SIDING
H. COMPOSITE SHUTTER
I. LIGHT FIXTURE
J. FOAM TRIM
K. DECORATIVE CLAY PIPE
L. WROUGHT IRON RAILING
M. WOOD RAILING
N. DECORATIVE TILE
O. DECORATIVE WROUGHT IRON DETAIL
P. DECORATIVE CORBEL
Q. WOOD POST
R. WOOD OUTLOOKER
S. WOOD POT SHELF
T. DECORATIVE VENT
U. BOX BAY
V. ADDRESS SIGNAGE

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Exhibit 5: Building "A" Elevations

The Enclave at Upland Subsequent IS/MND

Upland, California

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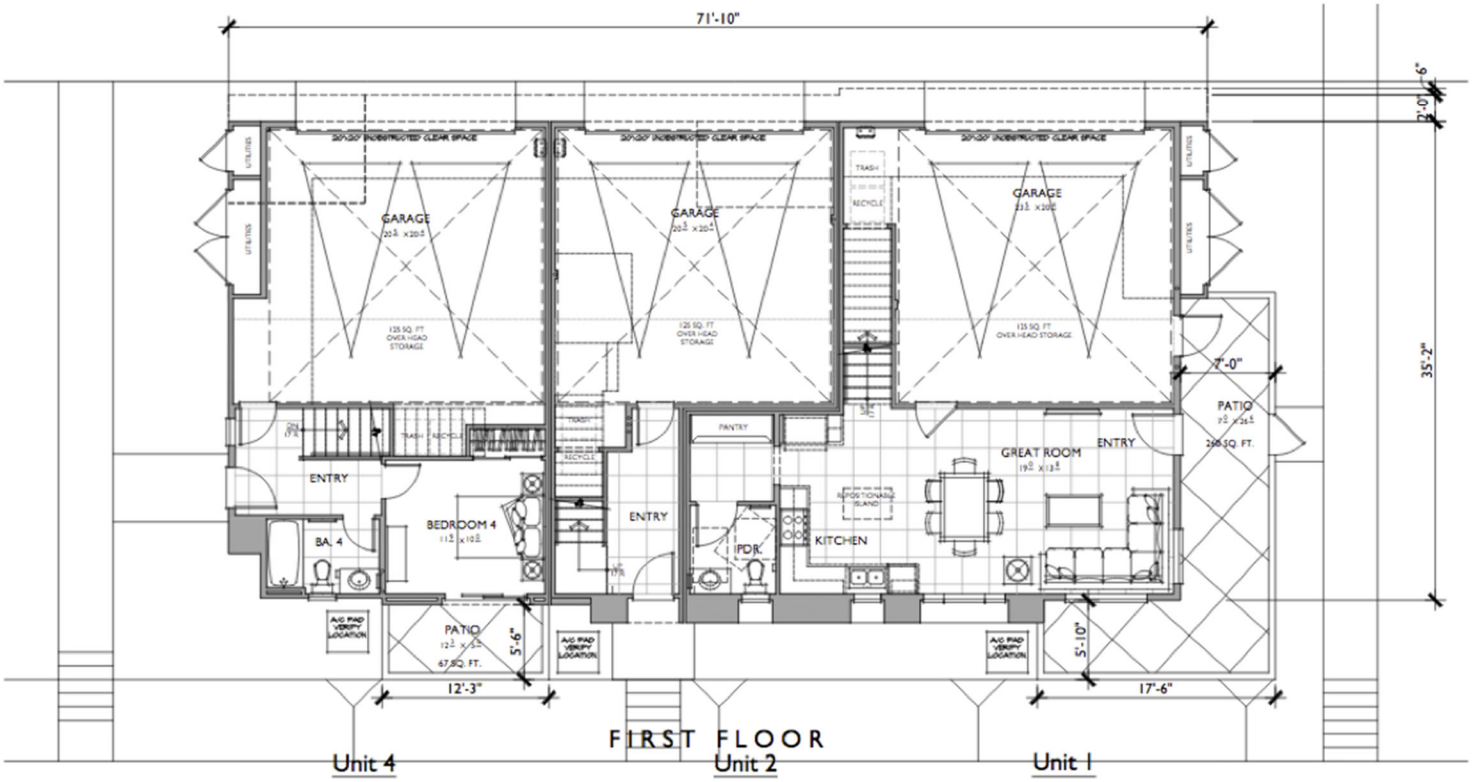
BUILDING 'A' 3 PLEX

Reflects Santa Barbara Elevation



Unit 4	Unit 2	Unit 1
4 BEDROOMS / 4 BATH	3 BEDROOMS / 2.5 BATH / DEN	3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE	2 - CAR GARAGE	2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	313 SQ. FT.
2ND FLOOR	755 SQ. FT.
3RD FLOOR	794 SQ. FT.
TOTAL LIVING	**1,862 SQ. FT.**
NET SQ. FT.	1,769 SQ. FT.
2 - CAR GARAGE	488 SQ. FT.
PATIO	67 SQ. FT.
COVERED DECK	80 SQ. FT.

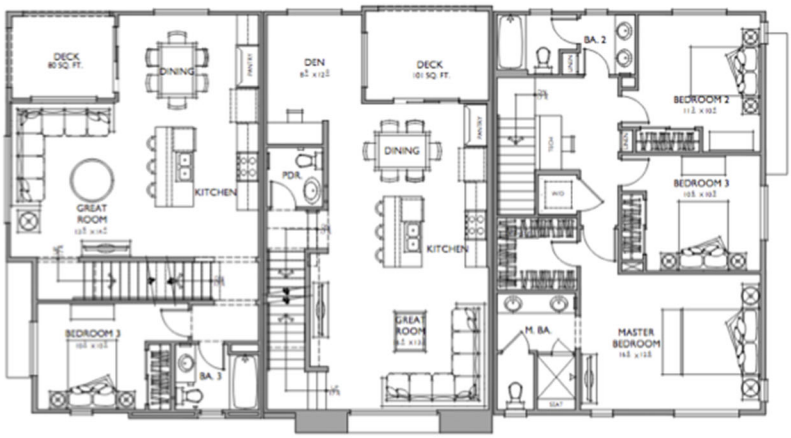
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR AREA TABLE	
1ST FLOOR	157 SQ. FT.
2ND FLOOR	682 SQ. FT.
3RD FLOOR	740 SQ. FT.
TOTAL LIVING	**1,580 SQ. FT.**
NET SQ. FT.	1,495 SQ. FT.
2 - CAR GARAGE	457 SQ. FT.
PATIO	0 SQ. FT.
COVERED DECK	101 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR AREA TABLE	
1ST FLOOR	585 SQ. FT.
2ND FLOOR	881 SQ. FT.
TOTAL LIVING	**1,468 SQ. FT.**
NET SQ. FT.	1,377 SQ. FT.
2 - CAR GARAGE	467 SQ. FT.
PATIO	260 SQ. FT.
COVERED DECK	0 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



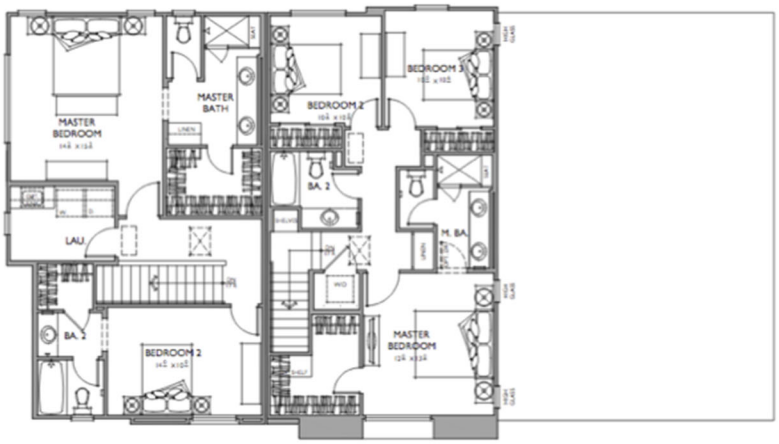


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Exhibit 6: Building "A" Floor Plans

The Enclave at Upland Subsequent IS/MND

Upland, California

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BUILDING 'B'
Santa Barbara Elevation

BUILDING 'B'
French Provincial Elevation

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. ROLL UP GARAGE DOOR
D. BUILT-UP STUCCO EAVE
E. WOOD FASCIA
F. STUCCO
G. LAP SIDING
H. COMPOSITE SHUTTER
I. LIGHT FIXTURE
J. FOAM TRIM
K. DECORATIVE CLAY PIPE
L. WROUGHT IRON RAILING
M. WOOD RAILING
N. DECORATIVE TILE
O. DECORATIVE WROUGHT IRON DETAIL
P. DECORATIVE CORBEL
Q. WOOD POST
R. WOOD OUTLOOKER
S. WOOD POT SHELF
T. DECORATIVE VENT
U. BOX BAY
V. ADDRESS SIGNAGE

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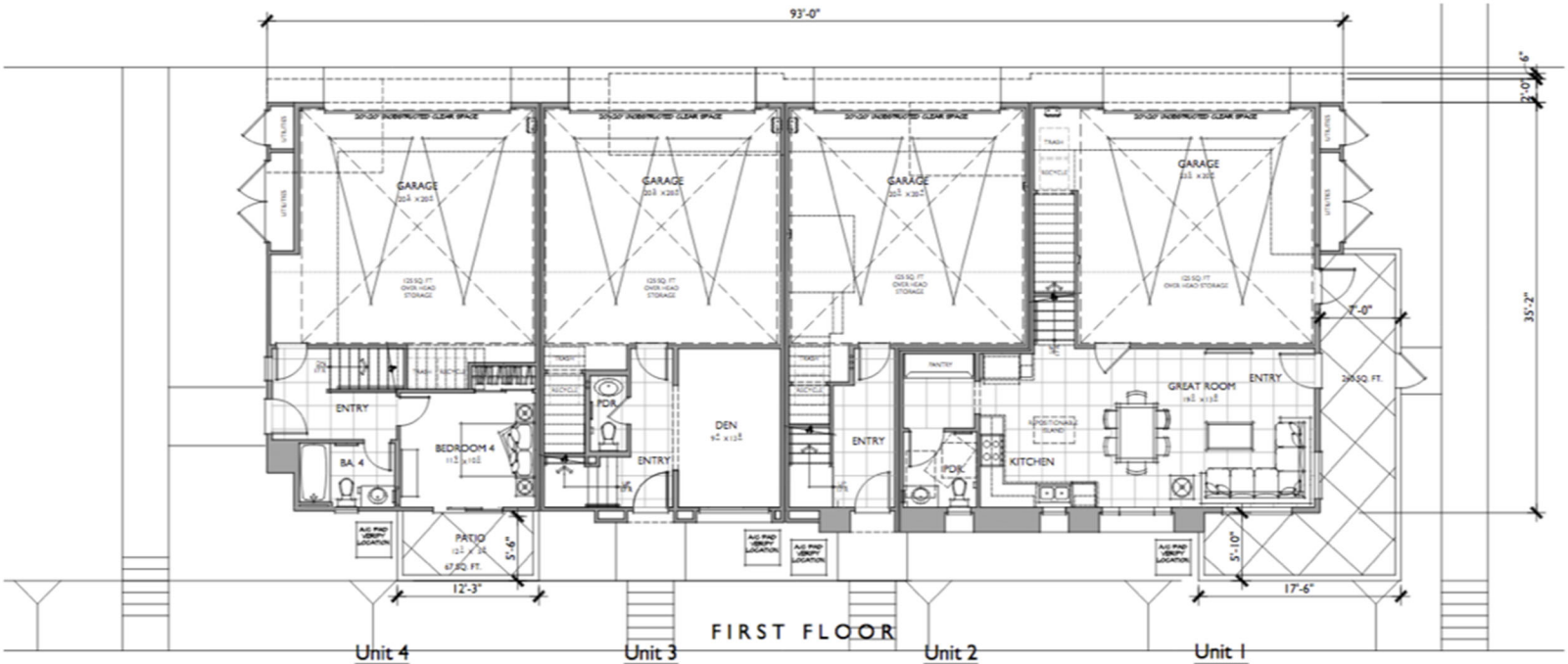
BUILDING 'B' 4 PLEX

Reflects Santa Barbara Elevation



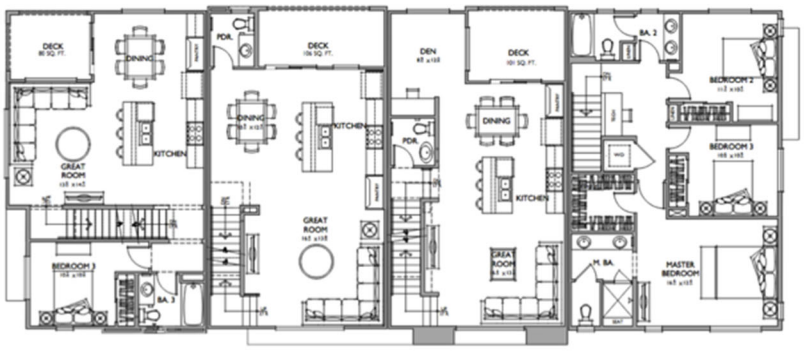
FIRST FLOOR

Unit 4 | Unit 3 | Unit 2 | Unit 1

Unit 4	Unit 3	Unit 2	Unit 1
4 BEDROOMS / 4 BATH	3 BEDROOMS / 3.5 BATH / DEN	3 BEDROOMS / 2.5 BATH / DEN	3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE	2 - CAR GARAGE	2 - CAR GARAGE	2 - CAR GARAGE

FLOOR AREA TABLE					
1ST FLOOR	313 SQ. FT.	1ST FLOOR	291 SQ. FT.	1ST FLOOR	157 SQ. FT.	1ST FLOOR	585 SQ. FT.
2ND FLOOR	755 SQ. FT.	2ND FLOOR	679 SQ. FT.	2ND FLOOR	682 SQ. FT.	2ND FLOOR	881 SQ. FT.
3RD FLOOR	794 SQ. FT.	3RD FLOOR	745 SQ. FT.	3RD FLOOR	740 SQ. FT.		
TOTAL LIVING	**1,862 SQ. FT.**	**TOTAL LIVING**	**1,715 SQ. FT.**	**TOTAL LIVING**	**1,580 SQ. FT.**	**TOTAL LIVING**	**1,468 SQ. FT.**
NET SQ. FT.	1,769 SQ. FT.	NET SQ. FT.	1,628 SQ. FT.	NET SQ. FT.	1,495 SQ. FT.	NET SQ. FT.	1,377 SQ. FT.
2 - CAR GARAGE	488 SQ. FT.	2 - CAR GARAGE	445 SQ. FT.	2 - CAR GARAGE	457 SQ. FT.	2 - CAR GARAGE	467 SQ. FT.
PATIO	67 SQ. FT.	PATIO	0 SQ. FT.	PATIO	0 SQ. FT.	PATIO	260 SQ. FT.
COVERED DECK	80 SQ. FT.	COVERED DECK	106 SQ. FT.	COVERED DECK	101 SQ. FT.	COVERED DECK	0 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



SECOND FLOOR

Unit 4 | Unit 3 | Unit 2 | Unit 1

THIRD FLOOR

Unit 4 | Unit 3 | Unit 2 | Unit 1

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Exhibit 8: Building "B" Floor Plans

The Enclave at Upland Subsequent IS/MND

Upland, California

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BUILDING 'C'
Santa Barbara Elevation

BUILDING 'C'
Spaniah Monterey Elevation

MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. ROLL UP GARAGE DOOR
D. BUILT-UP STUCCO EAVE
E. WOOD FASCIA
F. STUCCO
G. LAP SIDING
H. COMPOSITE SHUTTER
I. LIGHT FIXTURE
J. FOAM TRIM
K. DECORATIVE CLAY PIPE
L. WROUGHT IRON RAILING
M. WOOD RAILING
N. DECORATIVE TILE
O. DECORATIVE WROUGHT IRON DETAIL
P. DECORATIVE CORBEL
Q. WOOD POST
R. WOOD OUTLOOKER
S. WOOD POT SHELF
T. DECORATIVE VENT
U. BOX BAY
V. ADDRESS SIGNAGE

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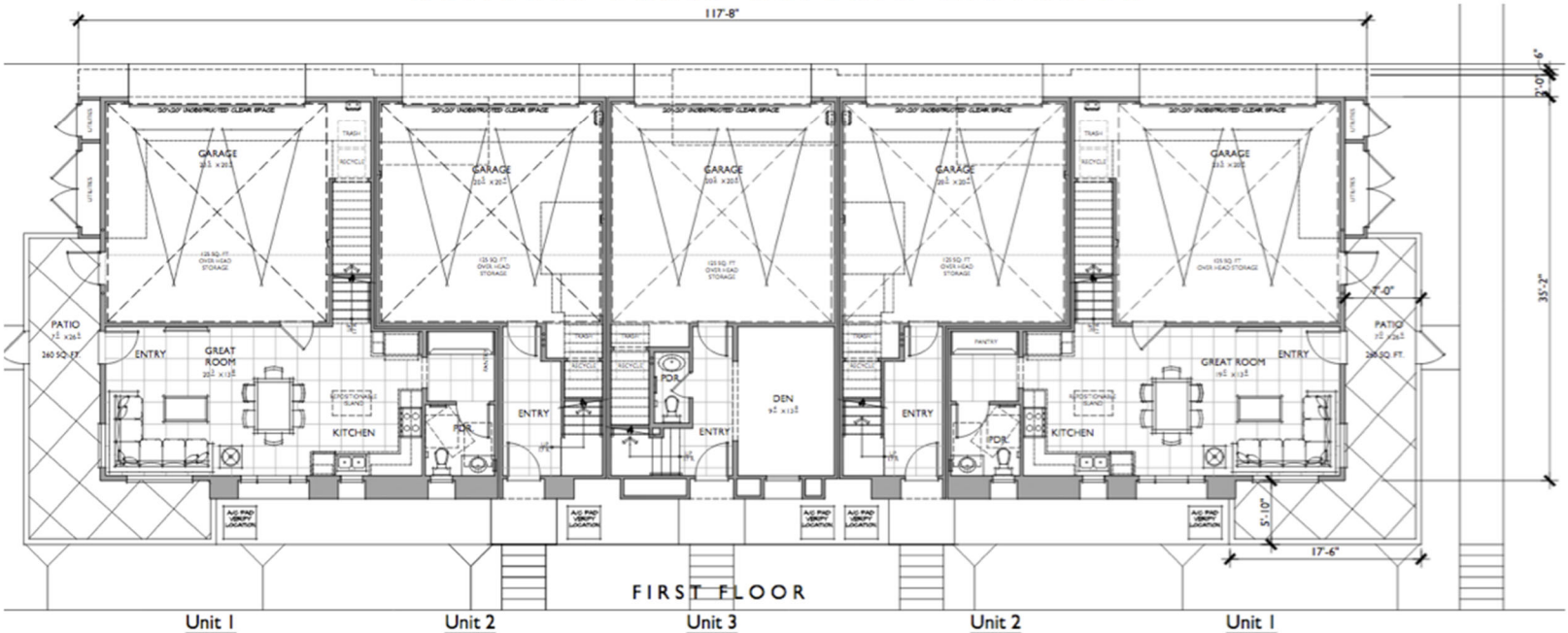
BUILDING 'C' 5 PLEX

Reflects Santa Barbara Elevation



Unit 1 | Unit 2 | Unit 3 | Unit 2 | Unit 1

Unit 3

3 BEDROOMS / 3.5 BATH / DEN
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	291 SQ. FT.
2ND FLOOR	679 SQ. FT.
3RD FLOOR	745 SQ. FT.
TOTAL LIVING	**1,715 SQ. FT.**
NET SQ. FT.	1,628 SQ. FT.
2 - CAR GARAGE	445 SQ. FT.
PATIO	0 SQ. FT.
COVERED DECK	106 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Unit 2

3 BEDROOMS / 2.5 BATH / DEN
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	157 SQ. FT.
2ND FLOOR	682 SQ. FT.
3RD FLOOR	740 SQ. FT.
TOTAL LIVING	**1,580 SQ. FT.**
NET SQ. FT.	1,495 SQ. FT.
2 - CAR GARAGE	457 SQ. FT.
PATIO	0 SQ. FT.
COVERED DECK	101 SQ. FT.

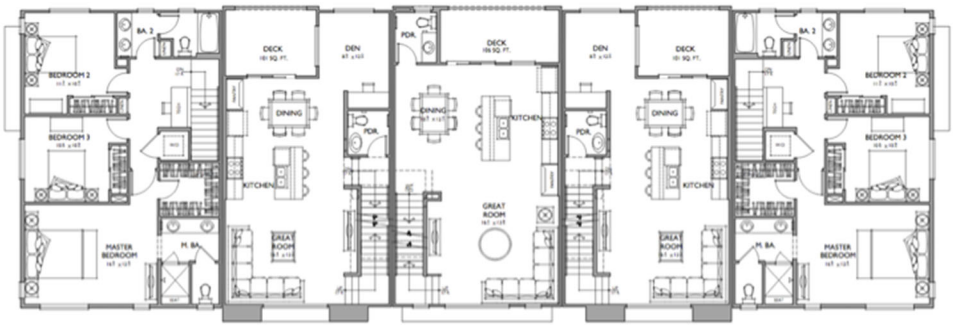
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Unit 1

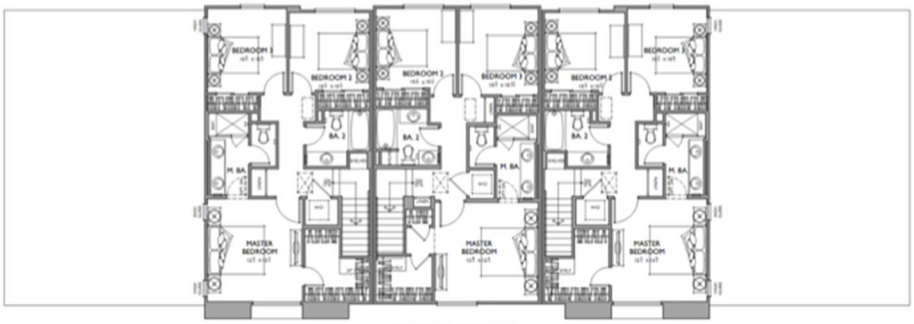
3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	585 SQ. FT.
2ND FLOOR	881 SQ. FT.
TOTAL LIVING	**1,468 SQ. FT.**
NET SQ. FT.	1,377 SQ. FT.
2 - CAR GARAGE	467 SQ. FT.
PATIO	260 SQ. FT.
COVERED DECK	0 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



Unit 1 | Unit 2 | Unit 3 | Unit 2 | Unit 1



Unit 1 | Unit 2 | Unit 3 | Unit 2 | Unit 1

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Exhibit 10: Building "C" Floor Plans

The Enclave at Upland Subsequent IS/MND

Upland, California

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© 2020 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"A" SANTA BARBARA
FRONT

© 2020 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"B" SPANISH MONTEREY
FRONT

2020 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"C" FRENCH PROVINCIAL
FRONT

"A" SANTA BARBARA
REAR

"B" SPANISH MONTEREY
REAR

"C" FRENCH PROVINCIAL
REAR

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Exhibit 11: Plan Type 1 Elevations

The Enclave at Upland Subsequent IS/MND
Upland, California

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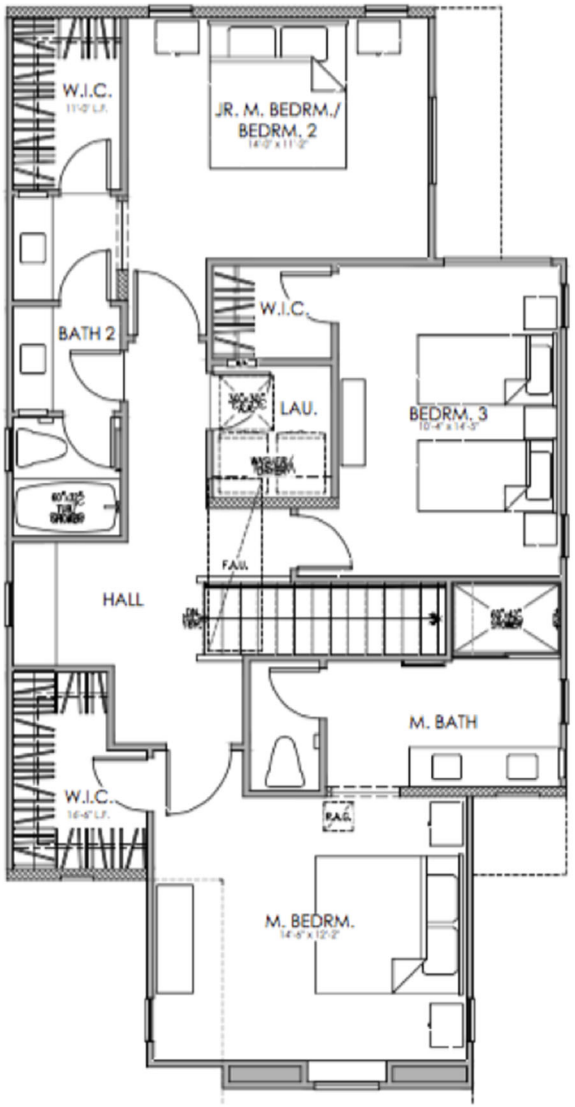


SECOND FLOOR PLAN

PLAN 1
3 BEDROOM, 2.5 BATH

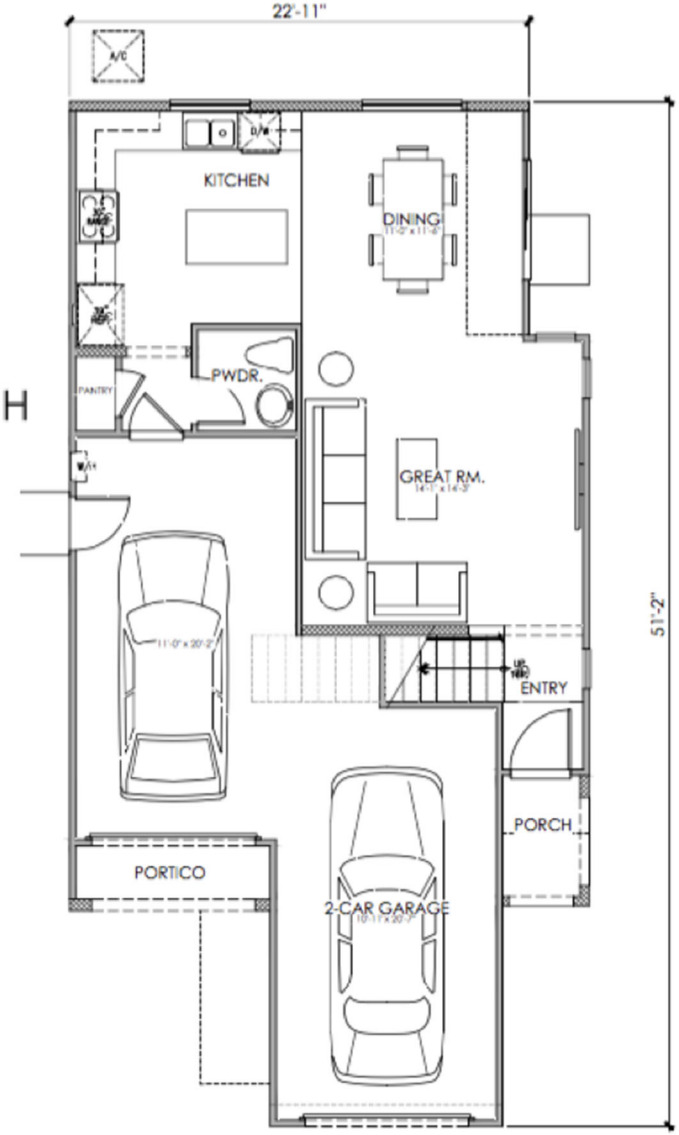
PLAN 1
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	598 SQ. FT.
SECOND FLOOR AREA	1,053 SQ. FT.
TOTAL DWELLING	1,651 SQ. FT.

UNCONDITIONED SPACE

GARAGE	478 SQ. FT.
PORCH "A"	28 SQ. FT.
PORCH "B"	28 SQ. FT.
PORCH "C"	28 SQ. FT.



FIRST FLOOR PLAN

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Exhibit 12: Plan Type 1 Floor Plans

The Enclave at Upland Subsequent IS/MND
Upland, California

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"A" SANTA BARBARA
FRONT

"B" SPANISH MONTEREY
FRONT

"C" FRENCH PROVINCIAL
FRONT

"A" SANTA BARBARA
REAR

"B" SPANISH MONTEREY
REAR

"C" FRENCH PROVINCIAL
REAR

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Exhibit 13: Plan Type 2 Elevations

The Enclave at Upland Subsequent IS/MND
Upland, California

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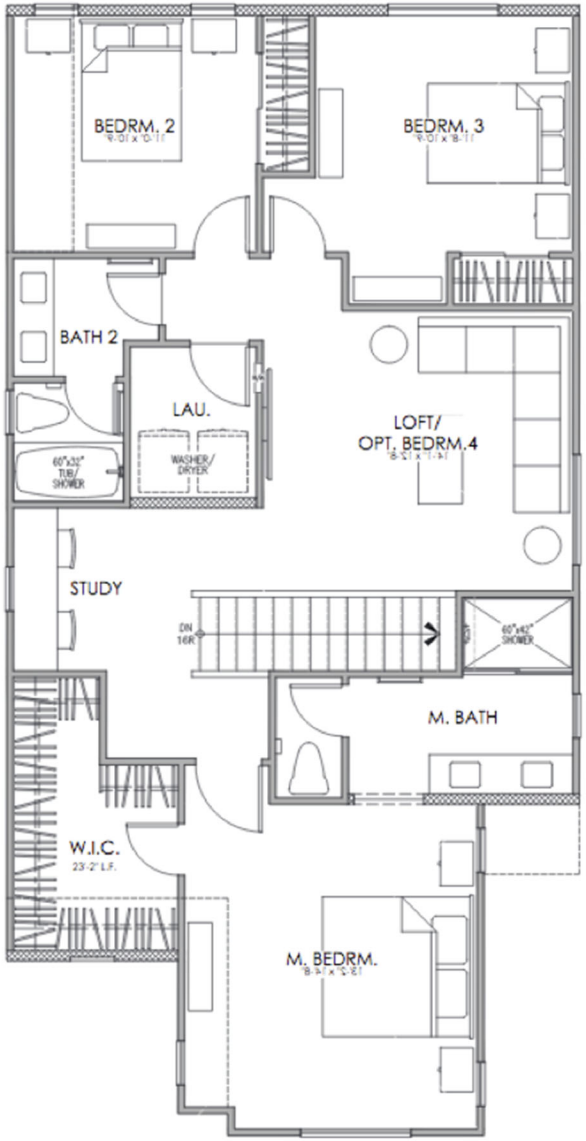
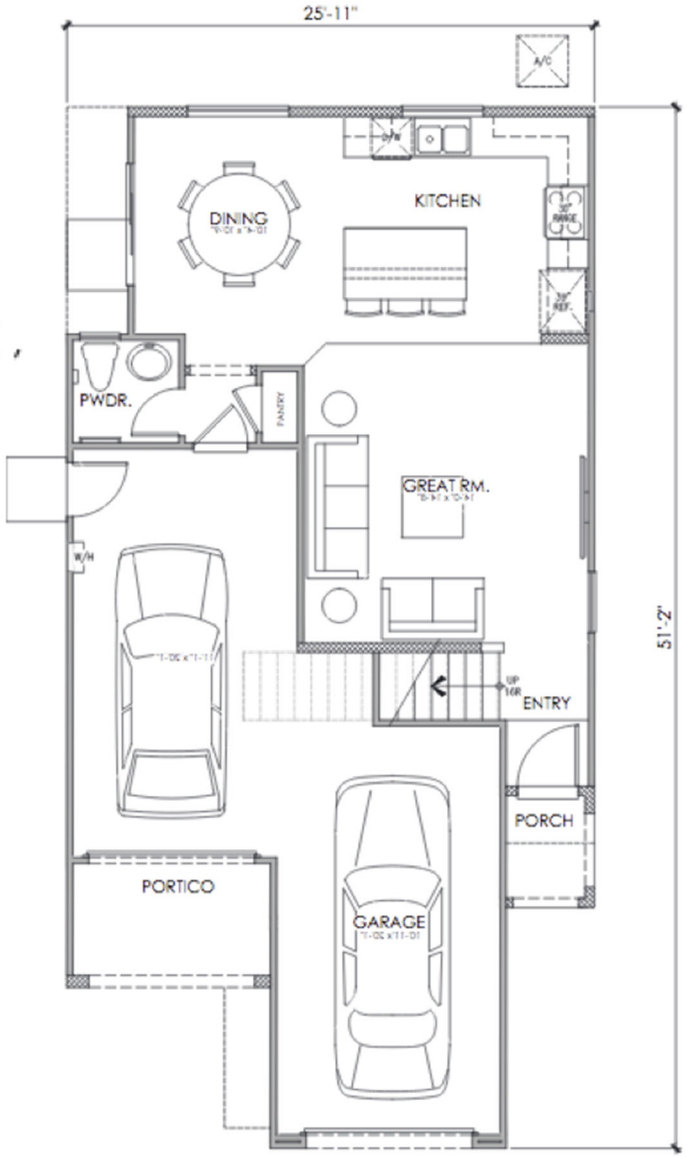


SECOND FLOOR PLAN

PLAN 2
3 BEDROOM, 2.5 BATH, LOFT OR BEDRM. 4

PLAN 2 AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	603 SQ. FT.
SECOND FLOOR AREA	1,158 SQ. FT.
TOTAL DWELLING	1,761 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	469 SQ. FT.
PORCH "A"	24 SQ. FT.



FIRST FLOOR PLAN

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Exhibit 14: Plan Type 2 Floor Plans

The Enclave at Upland Subsequent IS/MND
Upland, California

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"A" SANTA BARBARA
FRONT

"B" SPANISH MONTEREY
FRONT

"C" FRENCH PROVINCIAL
FRONT

"A" SANTA BARBARA
REAR

"B" SPANISH MONTEREY
REAR

"C" FRENCH PROVINCIAL
REAR

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Exhibit 15: Plan Type 3 Elevations

The Enclave at Upland Subsequent IS/MND
Upland, California

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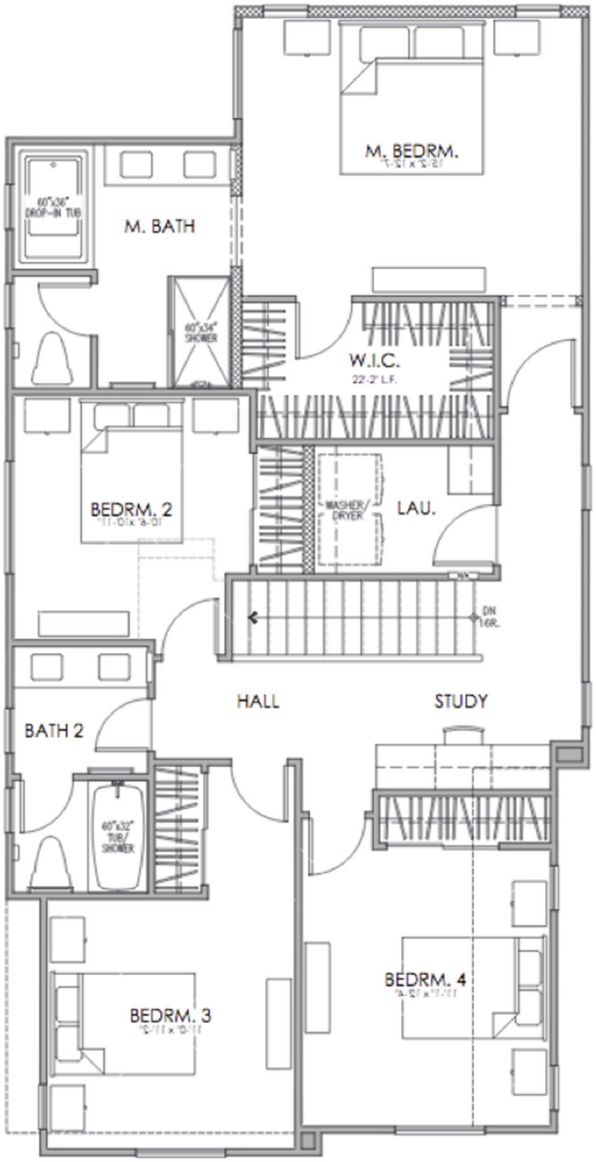


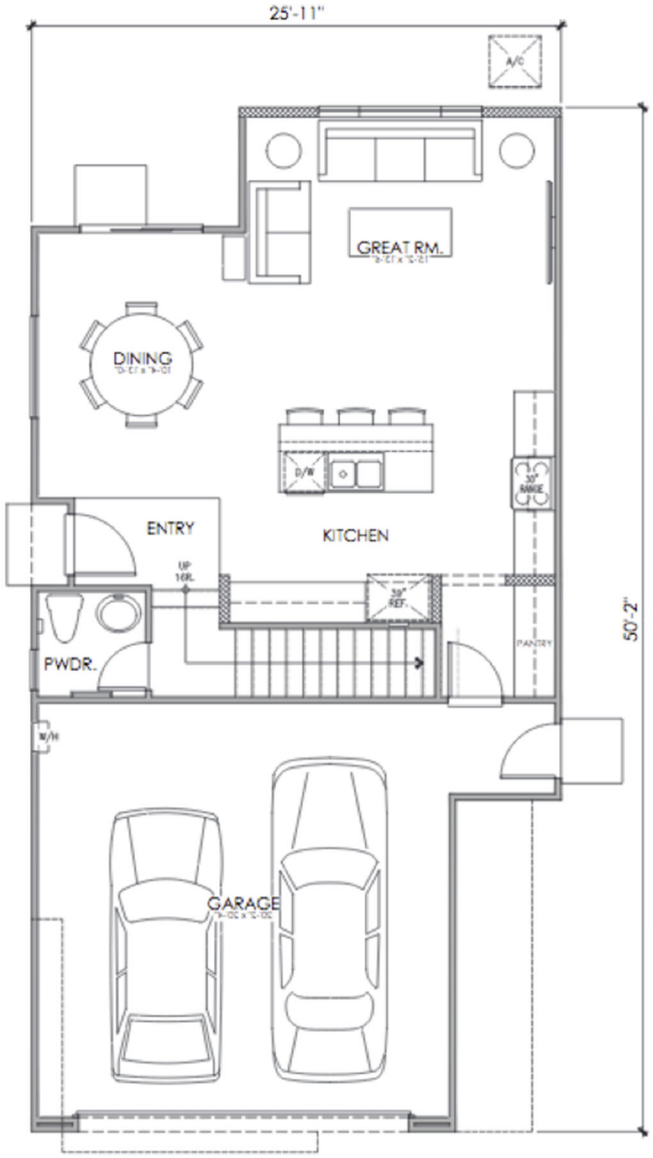
SECOND FLOOR PLAN

PLAN 3

4 BEDROOM, 2.5 BATH

PLAN 3
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	689 SQ. FT.
SECOND FLOOR AREA	1,179 SQ. FT.
TOTAL DWELLING	1,868 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	452 SQ. FT.



FIRST FLOOR PLAN

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Exhibit 16: Plan Type 3 Floor Plans

The Enclave at Upland Subsequent IS/MND
Upland, California

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"A" SANTA BARBARA
FRONT

© 2020 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"B" SPANISH MONTEREY
FRONT

© 2020 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"C" FRENCH PROVINCIAL
FRONT

"A" SANTA BARBARA
REAR

"B" SPANISH MONTEREY
REAR

"C" FRENCH PROVINCIAL
REAR

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Exhibit 17: Plan Type 4 Elevations

The Enclave at Upland Subsequent IS/MND
Upland, California

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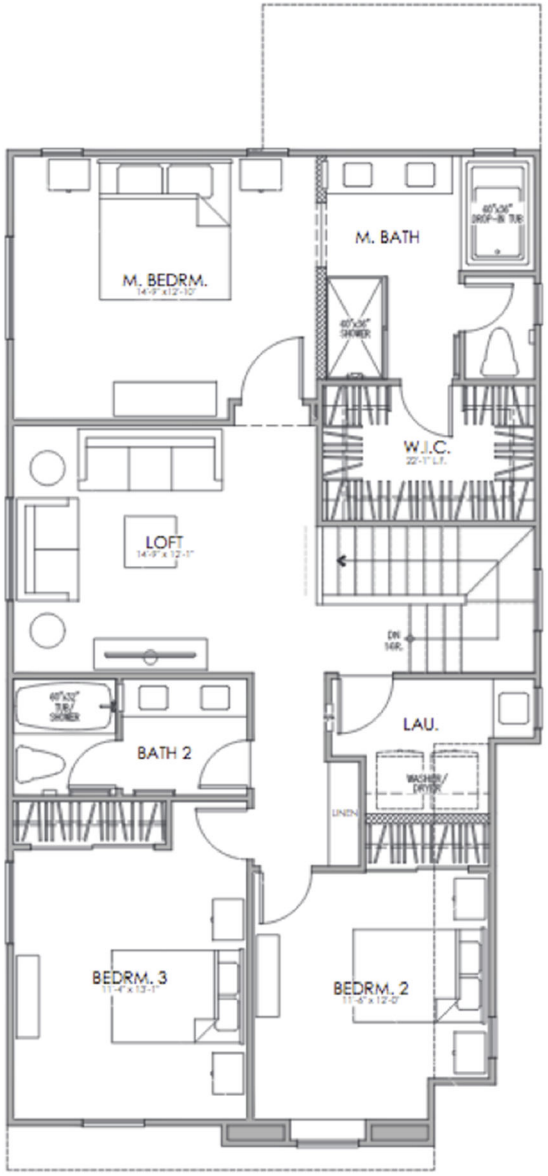


SECOND FLOOR PLAN

PLAN 4

4 BEDROOM, 3 BATH, LOFT

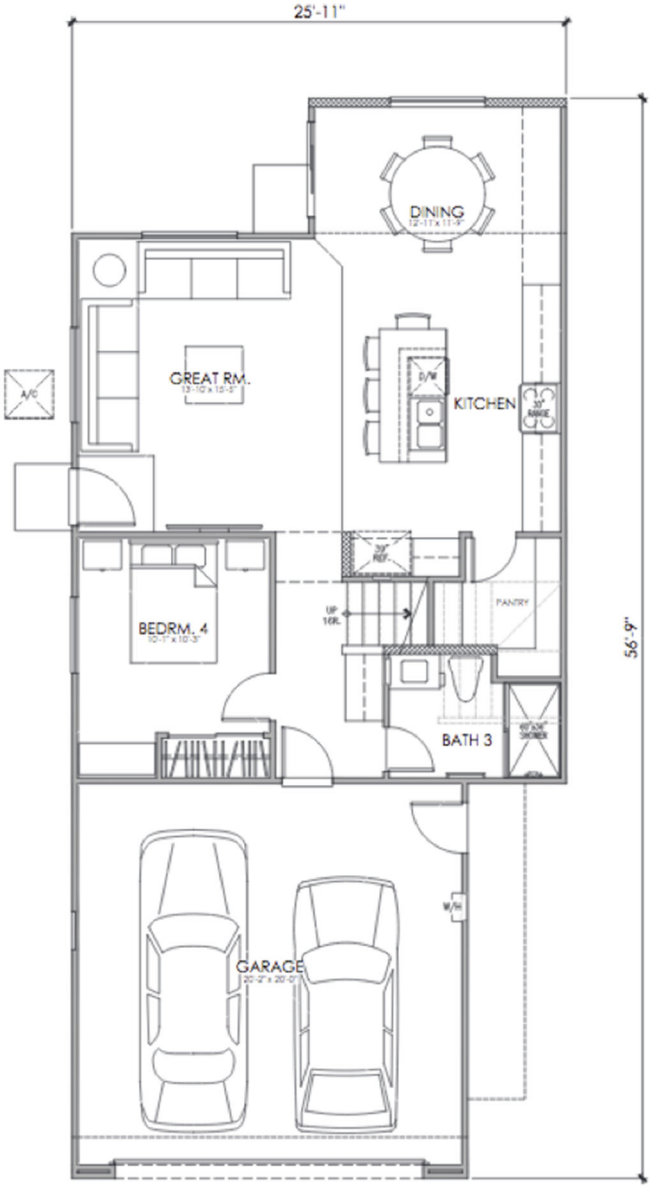
PLAN 4
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	845 SQ. FT.
SECOND FLOOR AREA	1,125 SQ. FT.
TOTAL DWELLING	1,970 SQ. FT.

UNCONDITIONED SPACE

GARAGE	422 SQ. FT.



FIRST FLOOR PLAN

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Exhibit 18: Plan Type 4 Floor Plans

The Enclave at Upland Subsequent IS/MND
Upland, California

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FEATURE LEGEND:

1. Bench Seating at Upper Terrace of Tot-Lot.
2. 86' x 42' Open Lawn Play Area with Dwarf Citrus Pots on Concrete Pads.
3. Concrete Staircase with Handrails.
4. Children's Tot-Lot on Downslope with Tower Element on Upper Terrace with Crawlers on Slope.
5. Courtyard Zen Area with Round Table Seating, Festoon light Strings Under Shade Canopy Trees.
6. Vine Planting on Slopes.
7. Combination Low Retaining Wall and Pool Enclosure Fencing.
8. Overhead Shade Structure on North and South of Swimming Pool.
9. Community Size Swimming Pool.
10. 10' x 12' Spa.
11. Swimming Pool Area Enclosure Gate.
12. Swimmig Pool Area Enclosure Fence.
13. Back to Back Outdoor Countertop Barbeque Area.
14. Rec-Center Primary Entrance Through Vestibule.
15. Flowering Planter Pots.

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Exhibit 19: Recreation and Outdoor Amenities

The Enclave at Upland Subsequent IS/MND
Upland, California

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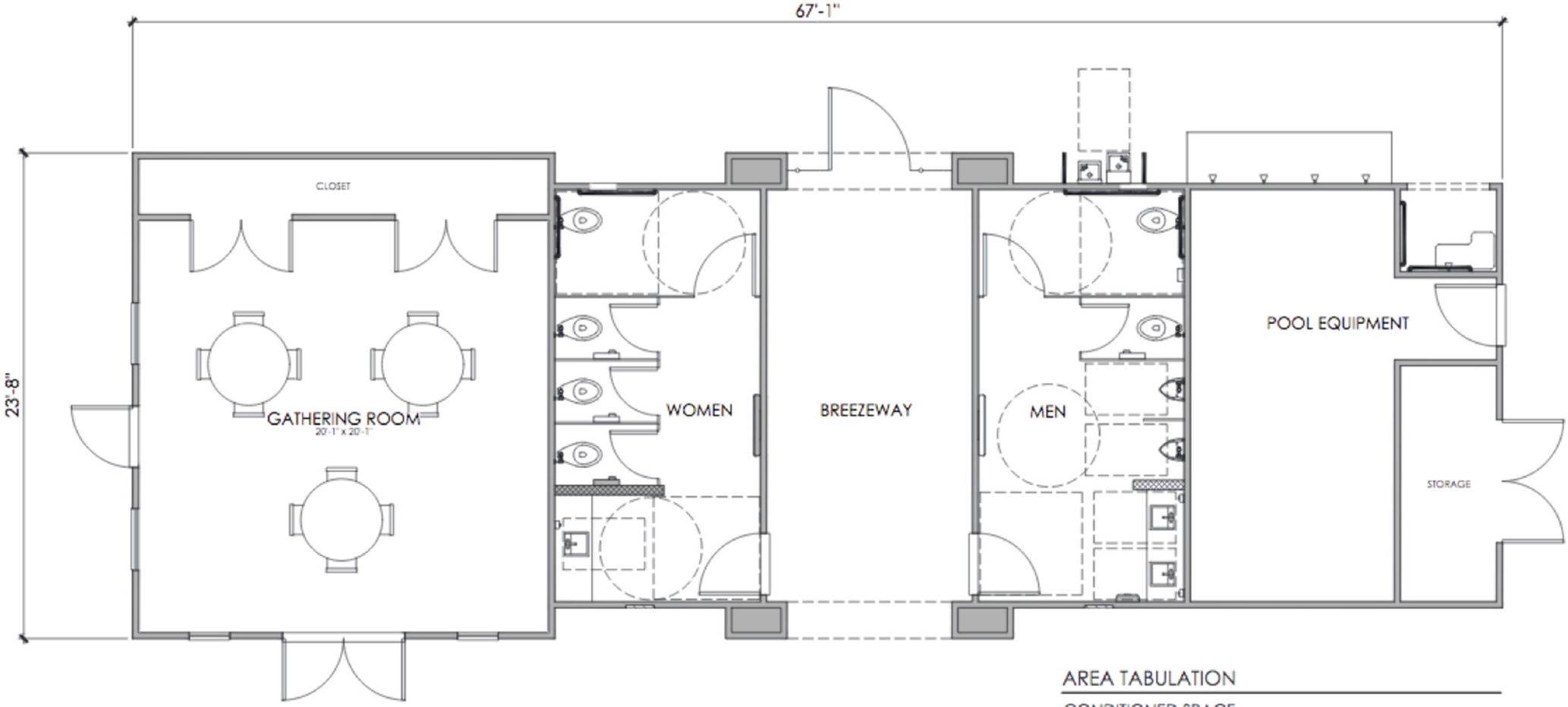

AREA TABULATION

CONDITIONED SPACE

GATHERING AREA	489 SQ. FT.
TOTAL:	489 SQ. FT.

UNCONDITIONED SPACE

BREEZE WAY	208 SQ. FT.
EQUIPMENT ROOM	240 SQ. FT.
MENS RESTROOM	214 SQ. FT.
WOMENS RESTROOM	214 SQ. FT.
STORAGE ROOM	55 SQ. FT.
TOTAL:	931 SQ. FT.

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Exhibit 20: Recreation Center Floor Plan

The Enclave at Upland Subsequent IS/MND
Upland, California

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FRONT

RIGHT

REAR

COLOR SCHEME 1

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Exhibit 21: Recreation Center Elevations

The Enclave at Upland Subsequent IS/MND

Upland, California

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3 Determination

3.1 – Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages.

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

3.2 – Determination

☐	I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☑	I find that although the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the Project MAY have a 'potentially significant impact' or 'potentially significant unless mitigated' impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Project, nothing further is required.

Name: Mike Poland, Contract Planning Manager Date

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4.1 – Aesthetics

Would the Project:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☑	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within view from a state scenic highway?	☐	☐	☐	☑
c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☑	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☑	☐

The 2015 IS/MND concluded that potential impacts of the EUSP Project related to aesthetics would be less than significant. The proposed Development Site Plan would not result in a new significant aesthetics impact or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. The analysis provided below summarizes the conclusions of the 2015 IS/MND and confirms that the Development Site Plan will be consistent with those conclusions.

a) **Less than Significant Impact.** The proposed Development Site Plan would result in fewer acres disturbed and fewer dwelling units than evaluated in the 2015 IS/MND. The type and design of the proposed Development Site Plan will be generally the same as the approved EUSP. The proposed Project includes development of a residential sub-division consisting of attached and detached dwelling units designed in the Santa Barbara, Monterey, French Provencial, or Industrial architectural styles. The Project also includes internal streets and associated sidewalk and gutter improvements. The internal streets would include landscaped planters and landscaping around the attached and detached units. The 2015 IS/MND determined that the site is not considered to be within or to comprise a portion of a scenic vista.[1] The 2015 IS/MND determined that views of the surrounding mountains were partially blocked due to the developed nature of the Project Vicinity. Views are currently obstructed by existing development and landscaping consistent with the 2015 IS/MND. The maximum building heights for the Project will reach 41 feet, 7 inches and the maximum allowable height in the EUSP is 45 feet. Construction of residential units, streets, parking, and accessory landscaping elements would have little effect on the currently limited views of surrounding mountains when compared to existing developed conditions. Views of the mountains from W. 11th Street would be partially obstructed as a result of the proposed Project; however, this condition already exists to the east west along 11th Street. The Project site is zoned for residential uses and building heights would be similar to surrounding development. As such, the proposed Development Site Plan would result in a less than significant impact with respect to view of a scenic vista and no new or more significant impacts would occur.

b) **No Impact.** The Project site is not adjacent to a designated state scenic highway or eligible state scenic highway as identified on the California Scenic Highway Mapping System.[2] However, the City's General Plan recognizes Foothill Boulevard has both scenic and historical value.[3] As part of Historic Route 66, Foothill Boulevard is Upland's most important east-west visual corridor. Additionally, it is one of the City's two primary commercial corridors. Therefore, Foothill Boulevard plays a key role in establishing the City's visual character. Foothill Boulevard features a mix of uses providing amenities for Upland's citizens, as well as being a location for an increase in multi-family residential. The Project site has been previously disturbed and contains no scenic resources. Therefore, the proposed Development Site Plan will result in less than significant impact to scenic resources, including with respect to Foothill Boulevard.

c) **Less than Significant Impact.** The 2015 IS/MND determined that development of the EUSP could result in a significant impact if it resulted in substantial degradation of the existing visual character or quality of the site and its surroundings. Degradation of visual character or quality is defined by substantial changes to the existing site appearance through construction of structures such that they are poorly designed or conflict with the site's existing surroundings. It was determined that development of the EUSP would result in short-term impacts to the existing visual character and quality of the area, and construction activities would require the use of equipment and storage of materials within the Project site. However, it was determined that construction activities would be temporary and would not result in any permanent visual impact. The proposed Development Site Plan would have similar short-term construction-related impacts, and these impacts would be less than significant. No new or more significant impacts would occur as a result of the proposed Development Site Plan.

The 2015 IS/MND determined that development of the EUSP would alter the existing visual character of the site. The 2015 IS/MND noted that pursuant to Chapter 17.06 (Design Review) of the Upland Municipal Code, development facilitated by the EUSP would be subject to review and approval by the City in order to ensure consistency with the City's goals and objectives pertaining to the preservation and enhancement of visual appeal, environmental soundness and economic stability of the community. The 2015 IS/MND also determined that development of the EUSP would result in the removal of the limited existing landscaping, including some mature trees, which would result in a temporary change to the aesthetic environment. However, it was noted that the EUSP includes guidelines and standards

establishing general criteria for landscaping at a community-wide level and ensures that a cohesive landscape fabric will be created. With implementation of the EUSP's design guidelines, the 2015 IS/MND determined that impacts to the visual character of the site due to changes in landscaping would be less than significant. Finally, the 2015 IS/MND found that once developed, the EUSP would represent a new urban feature within the area, and that the scale and modern architectural aesthetic experience associated with the EUSP would not conflict with the existing industrial and commercial character but enhance it. With specified design features included, the 2015 IS/MND determined that the EUSP would have less than significant impacts on the visual character of the site and the surroundings.

The proposed Development Site Plan would result in less development area and fewer residential units than were analyzed in the 2015 IS/MND. The Project site is in relatively the same condition as it was in 2015, with two of the three businesses that operated on the site having since vacated the site. The visual character of the area surrounding the Project site is generally the same as it was in 2015, with new residential neighborhoods having since been developed to the west. The proposed Development Site Plan will be similar in use and design as the approved EUSP and will have a less than significant impact on the visual character of the site and its surroundings. No new or more significant impacts will occur as a result of the proposed Project.

d) **Less than Significant Impact.** The 2015 IS/MND found that there are lighting sources adjacent to the Project site including free-standing street lights, light fixtures on buildings, pole-mounted lights, and traffic signals. The 2015 IS/MND also noted that the EUSP would include exterior security lighting and interior building lighting. It was determined that light spillover and glare would be avoided by prohibiting outdoor lighting from blinking, flashing, oscillating, or being unusually bright or intense. The 2015 IS/MND found that the EUSP also requires the use of landscaping with other features to reduce potential light or glare impacts. In addition, it was determined that pursuant to Chapter 17.06 (Design Review) of the Upland Municipal Code, development facilitated by the EUSP would be subject to review and approval by the City in order to ensure that the development is consistent with the City's goals and objectives pertaining to the preservation and enhancement of visual appeal, environmental soundness, and economic stability of the community. Therefore, it was determined that compliance with design guidelines for lighting would ensure that lighting and glare impacts from the EUSP would be less than significant. The proposed Development Site Plan would have similar light impacts as the approved EUSP and would similarly be required to comply with design guidelines for lighting. Accordingly, the proposed Project would also have a less than significant impact and no new or more significant impact would occur.

The 2015 IS/MND determined that given the minimal use of glare-inducing materials in the design of the residential buildings, reflective glare impacts would be less than significant. This determination remains the same for the proposed Development Site Plan as the building materials will be the same as was proposed under the approved EUSP. Similar to the determination made in the 2015 IS/MND, impacts from the proposed Project related to glare would also be less than significant and no new or more significant impact would occur.

4.2 – Agriculture and Forest Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☑
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☑
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	☐	☐	☐	☑
d) Result in loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☑
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☑

The 2015 IS/MND concluded that there would be no impacts of the EUSP Project related to agriculture and forest resources. The proposed Development Site Plan would not result in a new significant forest

or agricultural resource impact or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. The analysis provided below summarizes the conclusions of the 2015 IS/MND and confirms that the Development Site Plan will be consistent with those conclusions.

a) **No Impact.** The 2015 IS/MND noted that the map of Important Farmland in California (2012) prepared by the Department of Conservation identifies the Project site and surrounding area as urban and built up land and not as being Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[4] The Project site is located in an urbanized area that does not contain agriculture or forest uses. Therefore, there will be no conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to a non-agricultural use as a result of the proposed Development Site Plan. No new or more significant impact would occur.

b) **No Impact.** The 2015 IS/MND noted that the California Department of Conservation indicates that no Williamson Act contracts are active for the Project site.[5] The proposed Development Site Plan does not include any changes to uses allowed or development standards within the Zoning Code related to agricultural uses. Therefore, there will be no conflict with existing zoning for agricultural use or a Williamson Act contract and no new or more significant impacts would occur.

c) **No Impact.** The 2015 IS/MND determined that the Project site and surrounding properties are not currently being managed or used for forest land as identified in Public Resources Code Section 12220(g). The 2015 IS/MND also noted that the Zoning Code does not contain any zones specifically for forest use or production of forest resources. In addition, the Project site has already been developed or disturbed with existing and previous uses and no substantial vegetation is present onsite. Therefore, as determined in the 2015 IS/MND, the proposed Development Site Plan will have no impact to any timberland zoning.

d) **No Impact.** The 2015 IS/MND found that the Project site is disturbed land with existing development and limited vegetation. Therefore, it was determined that there would be no loss of forest land or conversion of forest land to non-forest use as a result of the approved EUSP. The Project site remains in generally the same condition as it was in 2015. Therefore, no new or more significant impact would occur.

e) **No Impact.** The 2015 IS/MND found that the Project site is disturbed land within a developed environment. The2015 IS/MND found that the site is surrounded by industrial and commercial uses and none of the surrounding sites contain existing forest uses. Therefore, it was determined that development of the EUSP would not change the existing environment in a manner that would result in the conversion of forest land to a non-forest use. Because the Project site remains in generally the same condition as it was in 2015, no new or more significant impact would occur as a result of the proposed Development Site Plan.

4.3 – Air Quality

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the Project:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☑
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☑	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☑	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☑	☐

The 2015 IS/MND concluded that potential impacts of the EUSP Project related to air quality would be less than significant with the incorporation of Mitigation Measure AQ-1, which will continue to apply to the Project:

2015 IS/MND Mitigation Measure

AQ-1: Prior to issuance of building permits, construction drawings shall indicate the types of architectural coatings proposed to be used in interior and exterior applications on the proposed buildings and verification that daily application will conform to the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings will not exceed the daily emissions thresholds established by the South Coast Air Quality Management District. The performance standard may be met through use of low-volatile organic compound coatings, scheduling, or other means that may be identified on the construction drawings. Construction drawing shall specify use of High-Volume, Low Pressure (HVLP) spray guns for application of coatings. This mitigation measure shall be incorporated to the satisfaction of and with oversight by the Building Division.

The proposed Development Site Plan would not result in a new significant air quality impact or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new

information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. The analysis provided below summarizes the conclusions of the 2015 IS/MND, addresses new regulatory developments since 2015, and confirms that the Development Site Plan will not result in new significant impacts.

MIG prepared an *Air Quality, Energy, and Greenhouse Gas Consistency Memo* dated October 21, 2020 (See Appendix A) which evaluates whether the proposed Development Site Plan will result in new or substantially more severe significant air quality impacts than those identified in 2015 IS/MND. As described in more detail below, with mitigation from the 2015 IS/MND incorporated the proposed Project will not result in new or substantially more severe significant air quality impacts because the proposed Project involves less overall development than was considered and evaluated in the 2015 Initial Study and Mitigated Negative Declaration (IS/MND), there have not been substantial changes to the Project's environmental and regulatory setting, and Project-specific analyses conducted for the Project indicate it will not generate new or substantially more severe air quality impacts.

a) **No Impact.** A project that conflicts with or obstructs the implementation of the South Coast Air Quality Management District's (SCAQMD) South Coast Air Basin 2016 Air Quality Management Plan (AQMP) could hinder implementation of the AQMP, delay efforts to meet attainment deadlines, and/or interfere with SCAQMD efforts to maintain compliance with, and attainment of, applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the SCAQMD *CEQA Air Quality Handbook*, consistency with the AQMP is affirmed if a project:

1) Does not increase the frequency or severity of an air quality standards violation or cause a new one; and
2) Is consistent with the growth assumptions in the AQMP.

The 2015 IS/MND determined that the EUSP would result in short-term construction emissions that would be less than the CEQA significance emissions thresholds established by the SCAQMD with mitigation incorporation. It was also determined the EUSP would not result in operational emissions that would exceed SCAQMD thresholds and therefore would not contribute to an increase in the frequency and severity of existing air quality standards violations or cause a new one and no impact would occur.

The 2015 IS/MND notes that the CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. The 2015 IS/MND found that the EUSP consists of a General Plan Amendment and Zoning Map Change for the implementation of the EUSP; therefore, consistency analysis was required. The 2015 IS/MND noted that the EUSP included development of up to 350 residential dwelling units. The 2015 IS/MND found that potential buildout of the site would result in up to 991 new residents (according to an average household size of 2.83 persons per household[6]). The 2015 IS/MND also found that according to the latest growth forecast (2012), the City of Upland had a total population of 72,600 in the year 2008 and SCAG estimated that population would increase by 7,600 residents for a total of 80,200 residents in 2035.[7] Population growth due to implementation of the EUSP was, therefore, determined to be within SCAG growth projections for Upland. Thus, it was determined that implementation of the EUSP would not result in an increase in population over that contemplated in the RTP and AQMP. Based on this consistency analysis, the 2015 IS/MND determined that the EUSP would not conflict with the AQMP and no impact would occur.

Proposed Project Impacts

As detailed in section 4.3.b below, with the 2015 IS/MND mitigation incorporated, the proposed Development Site Plan will not increase the frequency or severity of an air quality standards violation

or cause a new one. In addition, based on the average household size of 2.83 persons per household, the proposed Development Site Plan would have the potential to result in up to 543 new residents in the City of Upland. This potential increase is within the growth assumptions estimated by SCAG; therefore, the proposed Project would not conflict with the SCAQMD 2016 AQMP. The proposed Project would not result in any new potentially significant impacts that were not identified in the 2015 IS/MND or a substantial increase in the severity of any previously identified significant impacts. No impact will occur as a result of the proposed Development Site Plan.

b) **Less than Significant with 2015 IS/MND Mitigation Incorporated.** The 2015 IS/MND found that implementation of the EUSP would generate both short-term construction emissions and long-term operational emissions. The project's potential emissions were estimated using the California Emissions Estimator Model (CalEEMod), Version 2016.3.2. Below is a discussion of the findings of the 2015 IS/MND related to short-term construction emissions and long-term operational emissions.

Construction Emissions

Based on the results of the CalEEMod model, the 2015 IS/MND determined that maximum daily construction emissions from the development of the EUSP would result in excessive emissions of volatile organic chemicals (identified as reactive organic gases) associated with interior and exterior coating activities. To compensate for excessive VOC emissions from coating activities, the model included use of a maximum of zero grams per liter (g/l) VOC content for interior and exterior coatings. It was determined that use of low-VOC coatings during construction activities would reduce VOC emissions to 6.94 lbs/day, less than the threshold established by SCAQMD. The requirement for use of low-VOC coatings was, therefore, included as Mitigation Measure AQ-1 in Section 8 of the 2015 IS/MND. The results of the CalEEMod outputs with mitigation incorporated are summarized in Table 2 (EUSP Daily Construction Emissions (lbs/day)), below. With incorporation of Mitigation Measure AQ-1 the 2015 IS/MND determined that impacts would be less than significant.

Table 2
EUSP Daily Construction Emissions (lbs/day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
UNMITIGATED						
Summer						
2017	6.94	74.66	52.59	0.07	21.02	12.52
2018	**1,281.56**	45.70	44.55	0.08	4.41	2.95
2019	**319.41**	1.93	3.07	0.01	0.41	0.20
Winter						
2017	6.94	74.67	52.48	0.07	21.02	12.52
2018	**1,281.60**	45.83	44.65	0.08	4.41	2.95
2019	**319.41**	1.94	2.96	0.01	0.41	0.20
Threshold	***75***	***100***	***550***	***150***	***150***	***55***
Substantial?	**Yes**	No	No	No	No	No
MITIGATED						
Summer						
2017	6.94	74.66	52.59	0.07	21.02	12.52
2018	5.31	45.70	44.55	0.08	4.41	2.95
2019	0.34	1.93	3.07	0.01	0.41	0.20
Winter						
2017	6.94	74.67	52.48	0.07	21.02	12.52
2018	5.34	45.83	44.65	0.08	4.41	2.95

2019	0.35	1.94	2.96	0.01	0.41	0.20
Threshold	***75***	***100***	***550***	***150***	***150***	***55***
Substantial?	No	No	No	No	No	No
Source: Table 3 (Daily Construction Emission (lbs/day)) of the 2015 IS/MND						

Operational Emissions

The EUSP's potential operational emissions were also estimated using CalEEMod. The results of the CalEEMod model are summarized in Table 3 (EUSP Long-Term Daily Emissions (lbs/day)), below. Based on the results of the model, it was determined that daily operational emissions associated with the EUSP would not exceed the thresholds established by SCAQMD. As shown in Table 3, emissions from operation of the EUSP were determined to be less than significant and no mitigation was required.

Table 3
EUSP Long-Term Daily Emissions (lbs/day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer						
Area Sources	25.35	1.73	127.53	0.28	14.30	14.29
Energy Demand	0.35	2.98	1.27	0.02	0.24	0.24
Mobile Sources	10.29	28.60	119.14	0.38	25.91	7.25
Summer Total	*35.99*	*33.31*	*247.94*	*0.68*	*40.45*	*21.78*
Winter						
Area Sources	25.35	1.73	127.53	0.28	14.30	14.29
Energy Demand	0.35	2.98	1.27	0.02	0.24	0.24
Mobile Sources	10.58	30.05	117.18	0.36	25.91	7.25
Winter Total	*36.28*	*34.77*	*245.97*	*0.66*	*40.45*	*21.78*
Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Substantial?	No	No	No	No	No	No
Source: Table 4 (Proposed Long-Term Daily Emissions (lbs/day)) of the 2015 IS/MND						

Proposed Project Impacts

The SCAQMD has updated the applicable Air Quality Management Plan (AQMP) for the Southern California Association of Government (SCAG) region since adoption of the 2015 IS/MND. The SCAQMD adopted its 2016 AQMP on March 3, 2017. The 2016 AQMP provides new and revised demonstrations for how the SCAQMD, in coordination with federal, State, regional and local governments will bring the SCAG region back into attainment for the following NAAQS: 2008 8-hour ozone; 2012 annual PM2.5; 2006 24-hour PM2.5; 1997 8-hour ozone; and 1997 1-hour ozone. The emission forecasts and demonstrations presented in the 2016 AQMP rely heavily on information contained in other planning and strategy documents. For example, the 2016 AQMP's long-term emissions inventory is based on the growth and land uses projections contained in SCAG's 2016 Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS).

As described at the beginning of this section, the environmental setting of the EUSP has slightly changed from that described in the 2015 IS/MND; however, these changes are not substantially different from the 2015 IS/MND, do not require major revisions to the 2015 IS/MND, and do not involve a new significant or substantially more severe air quality impact than identified in the 2015 IS/MND. Because the proposed Project will continue to be required to adhere to the mitigation incorporated into the 2015 IS/MND requiring use of low-VOC architectural coatings and High-Volume, Low Pressure

(HVLP) spray guns (Mitigation Measure AQ-1, the proposed Development Site Plan would have a less than significant impact.

Cumulative short-term, construction-related emissions and long-term, operational emissions from the proposed Development Site Plan will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold (with incorporation of construction Mitigation Measure AQ-1, consistent with the 2015 IS/MND). As required of the proposed Development Site Plan, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements, thus ensuring that air quality standards are not cumulatively exceeded. Impacts associated with the Development Site Plan will therefore be less than significant with the 2015 IS/MND mitigation incorporated.

c) **Less than Significant Impact.** The 2015 IS/MND noted that the nearest land uses that are considered *sensitive receptors* to the EUSP are the residential dwelling units located approximately 0.16 miles southeast and approximately 0.25 miles south of the site. It was also noted that no schools are located within 0.25 mile from the site.

Toxic Pollutant Emissions

The 2015 IS/MND found that the EUSP would not generate toxic pollutant emissions because it is a residential development that is characterized as a typical neighborhood use that does not produce such emissions. Therefore, it was determined that the EUSP would have no impact on sensitive receptors related to toxic pollutant emissions.

Carbon Monoxide Hot Spots

The 2015 IS/MND found that the EUSP would not involve an intersection experiencing 31,600 vehicles per hour or more. Therefore, the 2015 IS/MND determined that the EUSP passes the CO Protocol screening analysis and impacts were deemed acceptable. Based on the local analysis procedures, the 2015 IS/MND determined that the EUSP is satisfactory pursuant to the Protocol and will not result in a CO hotspot.

Localized Significance Thresholds

Construction-related criteria pollutant emissions and potentially significant localized impacts were evaluated in the 2015 IS/MND pursuant to the SCAQMD Final Localized Significance Thresholds Methodology. Table 4 (EUSP Localized Significance Threshold Analysis) summarizes maximum on-site emissions as compared to the local thresholds established for Source Receptor Area (SRA) 32 (Northwest San Bernardino Valley). Because a total of 75 acres will be disturbed within the 30 days of grading which will result in 2.5 acres of land disturbed per day, the 2015 IS/MND utilized the two-acre threshold to provide a worst-case analysis. A 200-meter receptor distance was used to reflect the proximity of nearest residential uses to the site, which are multi-family units located approximately 300 meters to the southeast. The 2015 IS/MND noted that emissions of particulate matter would be greatest during site preparation activities. It should be noted that the results summarized in Table 4 include application of SCAQMD Rule 403 and requires the utilization of applicable best management practices to minimize fugitive dust emissions. Therefore, a 61 percent reduction in fugitive dust emissions was assumed based on rule requirements. Based on CalEEMod calculations, the 2015 IS/MND determined that on-site emissions from construction activities would not exceed any localized threshold and impacts would be less than significant.

Table 4
EUSP Localized Significance Threshold Analysis

Phase	CO	NO_X	PM_{10}	$PM_{2.5}$
Building Demolition	33.89	42.70	2.47	2.03
Paving Demolition	33.89	42.70	4.27	2.30
Site Preparation	39.40	51.75	9.80	6.41
Grading	52.24	74.55	7.09	4.84
Model Construction & Home Construction (2017)	26.17	39.08	2.64	2.46
Model Construction & Home Construction (2018)	25.25	34.22	2.20	2.05
Paving, Home Construction, Model Coating (2018)	33.87	42.43	2.58	2.41
Paving & Home Construction (2018)	32.02	40.42	2.43	2.26
Home Coating	1.85	2.01	0.15	0.15
Threshold	**6,778**	**378**	**66**	**36**
Potentially Substantial?	No	No	No	No

Source: Table 5 (Localized Significance Threshold Analysis) of the 2015 IS/MND

Proposed Project Impacts

With regard to generation of toxic emissions near sensitive receptors, the proposed Development Site Plan would not generate toxic emissions because it is a residential use and residential uses do not generate such emissions. Therefore, no impact will occur.

With regard to CO hot spots, the Project still does not involve an intersection experiencing 31,600 vehicles per hour or more. Therefore, the proposed Development Site Plan passes the CO Protocol screening and will not result in a CO hotspot. No impact will occur.

With regard to localized significance thresholds, since there are new sensitive receptors that are closer than those that were analyzed in the 2015 IS/MND, a new analysis of potential localized impacts is necessary. Since approval of the EUSP and 2015 IS/MND, a new residential development has been constructed approximately 0.05 miles (80 meters) to the west of the Project site. The nearest sensitive receptors at the time the 2015 IS/MND was approved were found to be 0.16 miles to the southeast and 0.25 miles to the south. Therefore, the proposed Development Site Plan must be analyzed for potential impacts to these new sensitive receptors in the Project area. Table 5 (Proposed Project Localized Significance Threshold Analysis) reflects this receptor distance in the thresholds. Because the new sensitive receptors are located approximately 80 meters away from the site a 50-meter receptor distance was used. As shown in Table 5, the proposed Development Site Plan would not exceed any localized significance thresholds at a receptor distance of 50 meters. Because the new residential development to the west is approximately 80 meters away, impacts from the proposed Development Site Plan will be less than significant. No new or more severe impacts will occur as a result of the proposed Project.

Table 5
Proposed Localized Significance Threshold Analysis

Phase	CO	NO_X	PM_{10}	$PM_{2.5}$
Building Demolition	33.89	42.70	2.47	2.03
Paving Demolition	33.89	42.70	4.27	2.30
Site Preparation	39.40	51.75	9.80	6.41
Grading	52.24	74.55	7.09	4.84
Model Construction & Home Construction (2017)	26.17	39.08	2.64	2.46
Model Construction & Home Construction (2018)	25.25	34.22	2.20	2.05

Paving, Home Construction, Model Coating (2018)	33.87	42.43	2.58	2.41
Paving & Home Construction (2018)	32.02	40.42	2.43	2.26
Home Coating	1.85	2.01	0.15	0.15
Threshold*	**1,877**	**200**	**19**	**8**
Potentially Substantial?	No	No	No	No
Source: Table 5 (Localized Significance Threshold Analysis) of the 2015 IS/MND ** Based on a 50-meter receptor distance to reflect new sensitive receptors to the west.*				

d) **Less than Significant Impact.** The 2015 IS/MND noted that according to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The 2015 IS/MND also noted that odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. Therefore, the 2015 IS/MND determined that the EUSP does not include any of the above noted uses or processes. It was noted that construction of the EUSP would utilize diesel-powered equipment that would produce nominal exhaust odors that may be perceptible to surrounding residents, depending on daily meteorological conditions including temperature, wind direction, and wind speed. However, it was determined that Air Resources Board (ARB) requirements for maintenance and upgrading of off-road equipment would minimize emissions of noxious diesel odors by reducing particulates and fuel by-products in exhaust emissions.[8] Considering existing regulations that will minimize exhaust emissions and the temporary nature of construction activities, the 2015 IS/MND determined that impacts related to construction odors would be less than significant.

Proposed Project Impacts

The proposed Development Site Plan includes construction of 93 fewer residential units than were analyzed in the 2015 IS/MND. The proposed residential use would not result in odors, which are normally associated with the processes discussed above. Adherence to existing regulations pertaining to construction equipment will minimize emissions of noxious diesel odors by reducing particulates and fuel by-products in exhaust emissions. Similar to the determination made in the 2015 IS/MND, the proposed Development Site Plan will result in a less than significant impact.

4.4 – Biological Resources

Would the Project:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☑	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☑
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☑
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☑
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☑

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☑

The 2015 IS/MND concluded that potential impacts of the EUSP Project related to biological resources would be less than significant with the incorporation of Mitigation Measures BIO-1 and BIO-2, which will continue to apply to the Project:

2015 IS/MND Mitigation Measure

BIO-1: Prior to any vegetation removal or ground disturbing activities during the nesting season, a nesting bird clearance survey shall be conducted. Results of the on-site survey shall be submitted for review and approval by the Planning Division.

BIO-2: Within three days prior to any ground disturbing activities, a pre-construction clearance survey for nesting birds shall be conducted by a qualified biologist. As long as development does not cause direct take of a bird or egg(s) or disrupt nesting behaviors, immediate protections should not be required. The biologist conducting the survey shall document a negative survey with a report indicating that no impacts to active avian nests or burrowing owl burrows will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall either be rerouted, a buffer shall be established, or construction shall be delayed until the nest is inactive. Should a buffer be established, a qualified biological monitor shall be present to delineate the boundaries of the buffer area if an active nest is observed and to monitor the active nest to ensure that nesting behavior is not adversely affected by construction activity. Once it has been determined that young birds have successfully fledged, or the nest has otherwise become inactive, a monitoring report shall be prepared and submitted to the Planning Division for review and approval prior to initiating construction activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, described construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until written authorization is received from CDFW.

The proposed Development Site Plan would not result in a new significant biological impact or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. The analysis provided below summarizes the conclusions of the 2015 IS/MND and confirms that the Development Site Plan will not result in new significant impacts.

a) **Less than Significant with 2015 IS/MND Mitigation Incorporated.** A *Habitat Assessment* was prepared by Michael Baker International (MBIO) in April 2015 for the EUSP (see Appendix B). A field survey was conducted on March 14, 2015. The California Natural Diversity Database (CNDDB) was queried by MBI for reported locations of listed and sensitive plant and wildlife species as well as sensitive natural plant communities in the Ontario USGS 7.5-minute quadrangle.

The literature search identified 13 sensitive plant species, 37 sensitive wildlife species, and one sensitive plant community as having the potential to occur within the Ontario USGS 7.5-minute quadrangle. No sensitive plant communities were observed on the Project site during the habitat assessment. Since the habitat assessment was performed in 2015, the property owner has routinely maintained the property through ongoing weed and tree abatement.

Based on habitat requirements for specific species and the availability and quality of habitats needed by each sensitive plant species, it was determined that the Project site does not provide suitable habitat that would support any of the 13 sensitive plant species known to occur in the general vicinity of the EUSP. Further, based on habitat requirements for specific species and the availability and quality of habitats needed by each sensitive wildlife species, it was determined that the Project site has a moderate potential to support Cooper's Hawk (*Accipiter cooperii*), which is listed by the California Department of Fish and Wildlife (CDFW) as a Watch List species and a low potential to support lark sparrow (*Chondestes grammacus*) and northern harrier (*Circus cyaneus*). All other sensitive wildlife species were presumed absent.

However, the 2015 IS/MND determined that the site has the potential to provide suitable nesting opportunities for ground-nesting avian species. In addition, it was determined that the laurel sumacs located on the southeastern portion of the site have the potential to provide suitable nesting opportunities for avian species. While, no burrowing owl, burrowing owl sign (pellets, feathers, castings, or white wash), or suitable burrows were observed on the Project site during the habitat assessment, it was determined that small populations of the species do migrate, and individuals may take residence in disturbed areas like the Project site. Therefore, Mitigation Measures BIO-1 and BIO-2 were incorporated into the 2015 IS/MND as noted above. Mitigation Measure BIO-1 requires that a nesting bird clearance survey shall be conducted prior to any vegetation removal or ground disturbing activities during the nesting season. The nesting season generally extends from February 1 through August 31 but can vary slightly based upon seasonal weather conditions. Mitigation Measure BIO-2 requires that a qualified biologist conduct a pre-construction nesting bird clearance survey within three days prior to any ground disturbing activities. If an active avian nest is discovered, construction activities shall be rerouted, a buffer shall be established around the nest, or construction shall be delayed. With implementation of Mitigation Measures BIO-1 and BIO-2, the 2015 IS/MND determined that impacts to sensitive wildlife would be less than significant.

Proposed Project Impacts

The condition of the Project site is generally the same as it was in 2015. The areas of the Project site previously occupied by the two businesses are characterized by a mix of cobbles, dirt, gravel, and asphalt. These areas are highly disturbed and do not contain any plants or trees other than weeds and ruderal grasses. Therefore, with incorporation of the 2015 IS/MND mitigation measures for nesting birds, the Project will not result in any new or more significant impacts related to biological resources.

b) **No Impact.** The 2015 IS/MND found that the Project site is located on developed and disturbed land, that no riparian habitat is located on the site, and the EUSP would have no impact on riparian habitat. The site remains in generally the same condition as it was in 2015, with two of the three businesses that were operating on the site no longer operating. The site has been previously disturbed, and has limited landscaping consisting of non-native, ornamental plants. There is no riparian habitat on site. The proposed Development Site Plan will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and

Wildlife Service.[9] As such, no significant impact to riparian habitat or other sensitive natural habitat will occur as a result of the proposed Project.

c) **No Impact.** The 2015 IS/MND found that according to the federal National Wetlands Inventory, the Project site does not contain any wetlands[10], and there is no vegetation or on-site water features indicative of potential wetlands. In addition, no drainage or wetland features were observed on the Project site during the 2015 field survey that would be considered jurisdictional by the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, or CDFW. Therefore, it was determined that no impact to wetlands would occur as a result of the EUSP. The condition of the Project site is generally the same for the proposed Development Site Plan as it was in 2015. No new or more significant impacts will occur as a result of the proposed Project.

d) **No Impact.** According to the habitat assessment prepared by Michael Baker International in 2015, the EUSP would be confined to an area of heavy disturbance that is not connected to any areas containing naturally occurring plant communities. Additionally, there were no identified migratory corridors and/or linkages found on the Project site. Therefore, it was determined that the EUSP would have no impact on wildlife corridors or linkages. The Project site is currently in use as a recreational vehicle sales and service facility; however, at the time the 2015 IS/MND was approved, the site also contained a masonry supply retailer and a rock and stone wholesaler and distributor. The masonry supply retailer and the rock and stone wholesaler and distributor are no longer located on the Project site. The Project site is surrounded to the north, south, east, and west by development, preventing the use of the site or the surrounding area as a wildlife corridor. Similar to the approved EUSP, the proposed Development Site Plan will not disrupt or have any adverse effects on any migratory corridors or linkages that may occur in the general vicinity of the project site. No impact will occur.

e) **No Impact.** The 2015 IS/MND found that the Project site contains limited non-native, ornamental plants, including some mature trees. It was also noted that Upland does not have a tree preservation policy or ordinance and that loss of these existing ornamental trees would not result in a significant impact to biological resources and would be offset with numerous replacement trees. The condition of the Project site is generally the same for the proposed Development Site Plan as it was in 2015. Therefore, the proposed Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

f) **No Impact.** The 2015 IS/MND found that the Project site is not within the planning area of any Habitat Conservation Plan or a Natural Community Conservation Plan area,[11] or other approved local, regional or state habitat conservation plan. The same finding applies to the proposed Development Site Plan. Therefore, no impact will occur as a result of the proposed Project.

4.5 – Cultural Resources

Would the Project:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☑
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☑	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☑	☐

The 2015 IS/MND concluded that potential impacts of the EUSP Project related to cultural resources would be less than significant with the incorporation of Mitigation Measures C-1 and C-2, which will continue to apply to the Project:

2015 IS/MND Mitigation Measure

C-1: Prior to excavation and construction of the project site, the prime construction contractor(s) shall be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, bottles and other cultural materials from the project site. A signed statement of understanding shall be provided to the Director of Development Services prior to issuance of grading permits. The applicant shall bear the cost of implementing this mitigation.

C-2: If potential archaeological materials are uncovered during grading or other earth moving activities, the contractor shall be required to halt work in the immediate area of the find and to retain a professional archaeologist to examine the materials to determine whether it is a *unique archaeological resource* as defined in Section 21083.2(g) of the state CEQA Statutes. If this determination is positive, the resource shall be left in place, if determined feasible by the project archaeologist. Otherwise, the scientifically consequential information shall be fully recovered by the archaeologist. Work may continue outside of the area of the find; however, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Director of Development Services. The applicant shall bear the cost of implementing this mitigation.

The proposed Development Site Plan would not result in a new significant cultural resources impact or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. The analysis provided

below summarizes the conclusions of the 2015 IS/MND and confirms that the Development Site Plan will not result in new significant impacts.

a) **No Impact.** The 2015 IS/MND determined that the Project site does not satisfy any of the criteria for a historic resource defined in Section 15064.5 of the state CEQA Guidelines. The 2015 IS/MND found that no known historically or culturally significant resources, structures, buildings, or objects are located on the site.[12] The 2015 IS/MND also found that the Project site is not a nationally registered historic place[13], a California historical landmark, or a California point of historical interest.[14] As such, it was determined that the EUSP would not cause an adverse change in the significance of a historical resource and impacts to historic resources are not anticipated. Because the Project site remains in generally the same condition as it was in 2015, no new or more significant impact would occur as a result of the proposed Development Site Plan.

b) **Less than Significant with 2015 IS/MND Mitigation Incorporated.** The 2015 IS/MND noted that the Project site is located in a developed area that has been previously disturbed and affected by past and present activities, specifically construction of existing on-site structures and paving. Therefore, it was determined that given the site has been disturbed by previous development, any cultural resources that may have existed at one time likely have been previously unearthed or disturbed. The 2015 IS/MND noted that the potential for uncovering significant resources at the Project site during construction activities is considered remote given that no such resources have been discovered during prior development activities and the fact that the site has been significantly disturbed in the past for construction of the existing structures. However, it was determined that in the unlikely event that archaeological materials are uncovered during construction activities, Mitigation Measures C-1 and C-2 would be incorporated to ensure that uncovered resources are evaluated, left in place if possible, or curated as recommended by a qualified archaeologist. Therefore, it was determined that with mitigation incorporated impacts to buried cultural resources would be less than significant.

Proposed Project Impacts

The Project site is in generally the same condition as it was in 2015, and the proposed Project will be consistent with the EUSP project analyzed in the 2015 IS/MND. The proposed Project will be required to incorporate Mitigation Measures C-1 and C-2 from the 2015 IS/MND. Therefore, the Project will not result in any new or more significant impacts related to cultural resources. With the 2015 IS/MND Mitigation Measures C-1 and C-2 incorporated impacts from the proposed Project will be less than significant.

c) **Less than Significant Impact.** The 2015 IS/MND determined that because the Project site has been previously developed no human remains or cemeteries are anticipated to be disturbed by development of the EUSP. The 2015 IS/MND determined that buried human remains would have been uncovered, collected, and/or destroyed at the time of initial development of the site. However, the 2015 IS/MND did note that in the unlikely event that human remains are uncovered during construction activities, the contractor shall be required to halt work in the immediate area of the find and to notify the County Coroner, in accordance with Section 7050.5 of the California Health and Safety Code, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, he/she shall contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. With adherence to existing regulations, the 2015 IS/MND determined that impacts from the EUSP would be less than significant. The Project site is in generally the same condition as it was in 2015. The possibility remains that previously undiscovered buried human remains could be uncovered during development of the proposed Project. However, with adherence to existing regulations, impacts would be less than significant.

4.6 – Energy

Would the Project:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☑	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency??	☐	☐	☑	☐

The 2019 CEQA Guidelines amendments incorporate a new subdivision (b) of Section 15126.2, Consideration and Discussion of Significant Environmental Impacts. While the existing Appendix F (revised in 2009) clarifies that analysis of energy impacts is mandatory, the Agency added subdivision (b) to section 15126.2 to remove any question about whether such an analysis is required. Of particular note here, the revision emphasizes that compliance with building codes alone is likely not going to be sufficient. The Agency's Statement of Reasons also clarifies that a "full 'lifecycle' analysis that would account for energy used in building materials and consumer products will generally not be required." The new subdivision (b) reads:

> *(b) Energy Impacts. If analysis of the project's energy use reveals that the project may result in significant environmental effects due to wasteful, inefficient, or unnecessary use of energy, or wasteful use of energy resources, the EIR shall mitigate that energy use. This analysis should include the project's energy use for all project phases and components, including transportation-related energy, during construction and operation. In addition to building code compliance, other relevant considerations may include, among others, the project's size, location, orientation, equipment use and any renewable energy features that could be incorporated into the project. (Guidance on information that may be included in such an analysis is presented in Appendix F.) This analysis is subject to the rule of reason and shall focus on energy use that is caused by the project. This analysis may be included in related analyses of air quality, greenhouse gas emissions, transportation or utilities in the discretion of the lead agency.*

The revised CEQA Guidelines also add a new impact category – "Energy" – to Appendix G, incorporating the changes to Section 15126.2(b) discussed above. The analysis provided herein fulfills the requirement for a new impact category pertaining to Energy.

MIG prepared an *Air Quality, Energy, and Greenhouse Gas Consistency Memo* dated October 21, 2020 (See Appendix A) which evaluates whether the proposed Development Site Plan will result in new or substantially more severe significant energy impacts than those identified in 2015 IS/MND. As described in more detail below, the proposed Project will not result in new or substantially more severe significant energy impacts because the proposed Project involves less overall development than was considered and evaluated in the 2015 IS/MND, there have not been substantial changes to the Project's

environmental and regulatory setting, and Project-specific analyses conducted for the Project indicate it will not generate new or substantially more severe energy impacts.

a) **Less Than Significant.** The proposed Development Site Plan would result in 93 less units than the maximum allowed in the entire EUSP area. While the 2015 IS/MND did not analyze energy as a specific resource, the impact of energy demand was indirectly utilized in the criteria pollutant and GHG emissions analyses for construction and operation. Energy demand is based on default CalEEMod electricity and natural gas demand assumptions. The proposed Development Site Plan would result in fewer dwelling units than were previously analyzed in the 2015 IS/MND. The proposed Project, therefore, would result in less building floor area, a shorter construction schedule, and less daily operational vehicle trips, which would result in reduced energy use when compared to the EUSP. Below is a discussion of the proposed Development Site Plan's potential consumption of energy resources during construction and operation. In addition, a discussion of Project design features and regulatory requirements is provided.

Construction

During construction activities, heavy-duty construction equipment would be required to comply with CARB's airborne toxic control measures, which restrict heavy-duty diesel vehicle idling to five minutes. Since petroleum use during construction would be temporary and needed to conduct development activities, it would not be wasteful or inefficient.

Operation

The 2015 IS/MND analyzed long-term criteria air pollutant emissions, which includes emissions from energy demand. Energy demand is based on default CalEEMod electricity and natural gas demand assumptions. The 2015 IS/MND determined that net daily operational emissions associated with the EUSP would not exceed the thresholds established by SCAQMD. Because energy demand was used as one of the categories of long-term emissions, and it was determined that long-term emissions would be less than significant, it can be concluded that energy demand impacts from the approved EUSP would also be less than significant. Further, the design features and compliance with regulatory requirements described below mean the approved EUSP would be consistent with the then-current energy efficiency requirements.

Design Features and Regulatory Requirements

As noted in Section 4.7 of the 2015 IS/MND, the approved EUSP would result in development of a residential project in an urbanized area and would include design features that would reduce GHG emissions. Furthermore, it was noted that regulatory requirements associated with the state CALGREEN requirements would further reduce greenhouse gas emissions. The 2015 IS/MND determined the EUSP would result in an increase in housing on the site. It was noted that increased density reduces the distance people travel and provides greater options for their mode of travel (LUT-1). It was determined that the EUSP would increase residential density by 18 dwelling units per acre.

The 2015 IS/MND also noted that the EUSP is located approximately 2.6 miles from Downtown Upland. Proximity to downtowns or major job centers increases the potential for pedestrians to walk and bike to these destinations, reduces the vehicle miles traveled when compared to suburban areas, and makes use of public transit more appealing (CAPCOA Mitigation Measure LUT-4). Therefore, it was concluded that the EUSP would result in an increase in the number of people with access to public transit. The Montclair Metrolink Station is located approximately 0.7 miles from EUSP (LUT-5).

Section 4.7 of the 2015 IS/MND further noted that all new California buildings must be designed to meet the building energy efficiency standards of Title 24, also known as the California Building Standards Code. It was noted that CalEEMod defaults assume compliance with 2008 California Building Energy Efficiency Standards and that emissions associated with compliance with 2008 energy efficiency standards were accounted for under BAU conditions as described above. According to the Impact Analysis on California's 2013 *Building Energy Efficiency Standards* report prepared by the California Energy Commission, compliance with 2013 standards reduces electricity use by 23.3 percent compared to 2008 standards. Therefore, the model was adjusted to account for a 23.3 percent exceedance of 2008 Title 24 efficiency standards (BE-1). The 2015 IS/MND noted that development pursuant to the EUSP would include the installation of energy efficient appliances including clothes washers, dish washers, fans, and refrigerators (BE-4).

The 2015 IS/MND continued by stating that pursuant to California Green Building Standards Code (CALGREEN) requirements, indoor water demand must be reduced by a minimum of 20 percent. This requirement was applied to the 2015 IS/MND analysis using default reduction factors provided in CalEEMod (CAPCOA Mitigation Measure WUW-1). The 2015 IS/MND noted that landscaping would include a number of water efficient irrigation features including automatic irrigation controllers, separate turf and shrub irrigation, and separate hydrozones. Therefore, a CalEEMod default reduction of 6.1 percent was applied to account for improved irrigation efficiency (CAPCOA Mitigation Measure WUW-4).

Finally, the 2015 IS/MND noted that pursuant to the State *Integrated Waste Management Act* (AB 939) and the mandatory commercial recycling (California Code of Regulations Title 14, Division 7, Chapter 9.1) requirement of AB 32 (effective May 2012), the EUSP is assumed to recycle a minimum of 50 percent of its solid waste (CAPCOA Mitigation Measure SW-1). Recycling helps reduce GHG emissions by reducing solid waste transportation demand and decomposition of solid waste in landfills.

Proposed Project Impacts

The proposed Development Site Plan would result in fewer dwelling units than were previously analyzed in the 2015 IS/MND. Because of this, the proposed Project would also result in less building floor area, and less tenants living on-site, which would ultimately result in reduced energy usage when compared to the approved EUSP. Given the reduced scale of the proposed Development Site Plan as compared to the approved EUSP, no new or more significant impacts related to energy would occur. Impacts related to energy will be less than significant.

b) **Less Than Significant.** The Project would not conflict with nor obstruct a state or local plan adopted for the purposes of increasing the amount of renewable energy or energy efficiency. As discussed under response a), the proposed Development Site Plan would be built to the latest CALGreen Code. The proposed Project would not conflict with or obstruct a state or local plan for renewable energy. This impact would be less than significant.

4.7 – Geology and Soils

Would the Project:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☑	☐
ii) Strong seismic ground shaking?	☐	☐	☑	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☑
iv) Landslides?	☐	☐	☐	☑
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☑	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☑	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☑

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☑
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☑	☐	☐

The 2015 IS/MND concluded that there would be no impacts of the EUSP Project related to geology and soil resources, and that with respect to paleontological resources, impacts of the EUSP project would be reduced to less than significant with the incorporation of Mitigation Measure C-3, which will continue to apply to the Project:

2015 IS/MND Mitigation Measure

C-3: If potential paleontological materials are uncovered during grading or other earth moving activities, the contractor shall be required to halt work in the immediate area of the find, and to retain a professional paleontologist to examine the materials to determine whether it is a significant paleontological resource. If this determination is positive, resource shall be left in place, if determined feasible by the project paleontologist. Otherwise, the scientifically consequential information shall be fully recovered by the paleontologist. Work may continue outside of the area of the find; however, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Director of Development Services. The applicant shall bear the cost of implementing this mitigation.

The proposed Development Site Plan would not result in a new significant impact related to geology, soil or paleontological resources, or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. The analysis provided below summarizes the conclusions of the 2015 IS/MND and confirms that the Development Site Plan will be consistent with those conclusions.

a.i) **Less than Significant Impact.** The 2015 IS/MND found that although the Project site is located in seismically active Southern California, the site is not located within an Alquist-Priolo Earthquake Fault Zone.[15] It was noted that although there are no known active faults within the vicinity of the Project site, the EUSP would be subject to ground shaking impacts should a major earthquake in the area occur in the future.[16] It was also noted that potential seismic-related impacts could include injury or loss of life and property damage. However, it was determined that seismic engineering and current building codes have significantly reduced the potential for seismic-related building damage and that the EUSP would be subject to the seismic design criteria of the California Building Code (CBC). According to Section 15.08.010 (California Building Code) of the City of Upland Municipal Code, Upland has adopted the 2013 California Building Code. The 2013 California Building Code (CBC; Title 24, California Code of Regulations, Part 2) contains seismic safety provisions with the aim of preventing building collapse during a design earthquake, so that occupants would be able to evacuate after the earthquake. It was determined in the 2015 IS/MND that adherence to these requirements would reduce the potential of

proposed buildings from collapsing during an earthquake, thereby minimizing injury and loss of life. Although structures may be damaged during earthquakes, it was determined that adherence to seismic design requirements will minimize damage to property within the proposed structures because the structures would be designed not to collapse, and impacts would be less than significant. The Project site is in generally the same condition as it was in 2015. The site would still be subject to ground shaking impacts should a major earthquake in the area occur in the future. However, with adherence to existing regulations, the proposed Development Site Plan would result in less than significant impacts.

a.ii) **Less than Significant Impact.** The 2015 IS/MND noted that the Project site is subject to strong seismic ground shaking, as are virtually all properties in Southern California. Therefore, the 2015 IS/MND determined that adherence to existing regulations will reduce the risk of loss, injury, and death, and that impacts due to strong ground shaking would be less than significant. With adherence to existing regulations, the proposed Development Site Plan would have a less than significant impact.

a.iii) **No Impact.** The 2015 IS/MND found that according to the Seismic Hazard Zones of the Ontario quadrangle, the Project site is not located in a Zone of Required Investigation for liquefaction.[17] In addition, it was noted that the geotechnical evaluation prepared by RMA Group in 2007 and updated in 2013 (Appendix C) concluded that liquefaction potential at the Project site is unlikely. Therefore, it was determined that no impact related to seismic-related ground failure due to liquefaction would occur. The 2015 IS/MND determination that the Project is not located in a Zone of Required Investigation for Liquefaction remains true for the proposed Development Site Plan. Therefore, no impact will occur as a result of the proposed Project.

a.iv) **No Impact.** The 2015 IS/MND found that according to the County of San Bernardino General Plan Geologic Hazard Overlays, the Project site is not subject to landslide hazards.[18] In addition, it was noted that the geotechnical evaluation for the EUSP concluded that due to the relatively flat nature of the Project site, no landslide risk is present. Therefore, it was determined that no impact related to landslides would occur. The determination related to landslides remains true for the proposed Development Site Plan. Therefore, no impact will occur as a result of the proposed Project.

b) **Less than Significant Impact.** The 2015 IS/MND noted that the EUSP has the potential to expose surficial soils to wind and water erosion during construction activities. However, it was found that wind erosion would be minimized through soil stabilization measures required by South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), such as daily watering. It was also found that water erosion would be prevented through the City's standard erosion control practices required pursuant to the California Building Code and the National Pollution Discharge Elimination System (NPDES), such as silt fencing or sandbags. The 2015 IS/MND determined that pursuant to the City of Upland Municipal Code Section 13.32.450 (Compliance with Best Management Practices, BMPs), any activity that may contribute to prohibited discharges or storm-water pollution is required to comply with all applicable BMPs, and that following construction activities, the site would be covered completely by paving, structures, and landscaping. Therefore, it was determined that impacts related to soil erosion would be less than significant with implementation of existing regulations. No new or more severe impacts would occur as a result of the proposed Development Site Plan. With adherence to existing regulations, impacts from the proposed Project would be less than significant.

c) **Less than Significant Impact.** Impacts related to liquefaction and landslides are discussed above in Sections 4.6.a and 4.6.b. The 2015 IS/MND determined that lateral spreading is not likely to be a substantial hazard due to the relatively flat nature of the EUSP area. In addition, it was noted that the geotechnical investigation concluded that surface or subsurface fissures suggestive of land subsidence within the site were not observed or found during field investigation. The 2015 IS/MND noted that the EUSP is required to be constructed in accordance with CBC guidelines which include a requirement

that any City- or County-approved recommendations contained in the soils report be made conditions of the building permit. Therefore, it was determined that with adherence to existing CBC regulations impacts arising from unstable soils would be reduced to less than significant levels. No new or more severe impacts would occur as a result of the proposed Development Site Plan. With adherence to existing regulations, impacts from the proposed Project would be less than significant.

d) **No Impact.** The 2015 IS/MND noted that the CBC requires special design considerations for foundations of structures built on soils with expansion indices greater than 20. The 2015 IS/MND also noted that the geotechnical evaluation concluded that underlying materials have a very low expansion potential. The 2015 IS/MND finally noted that the EUSP would be required to comply with all recommendations provided in the soils report upon application for grading and building permits. Therefore, it was determined that no impact would occur as a result of EUSP implementation. The determination made in the 2015 IS/MND remains true for the proposed Development Site Plan. Because the Project site has a very low expansion potential, and because the Project will be required to comply with existing regulations, no impact will occur as a result of expansive soils.

e) **No Impact.** The 2015 IS/MND noted that the EUSP would connect to the existing trunk sewer under Dewey Way via an existing eight-inch sewer main to be located under 11th Street. Therefore, it was determined that the development would connect to this system and would not require use of septic tanks. As such, it was determined that no impact would occur. The determination made in the 2015 IS/MND remains true for the proposed Development Site Plan. The Project would still connect to the existing trunk sewer system and would not require use of septic tanks. Therefore, no impact will occur as a result of the proposed Project.

f) **Less than Significant with 2015 IS/MND Mitigation Incorporated.** The 2015 IS/MND noted that the Project site is located in a developed area that has been previously disturbed and affected by past and present activities, specifically construction of existing on-site structures and paving. The 2015 IS/MND found that given the fact that the site has been disturbed by previous construction, any paleontological resources that may have existed at one time likely have been previously unearthed or disturbed. The 2015 IS/MND determined that the potential for uncovering significant paleontological resources at the site during construction activities is considered remote given that no such resources have been discovered during prior development activity and the fact that the site has been significantly disturbed in the past for construction of the existing on-site structures. However, in the unlikely event that paleontological materials are uncovered, Mitigation Measure C-3 was incorporated to ensure that uncovered resources are evaluated, left in place if possible, or curated as recommended by a qualified paleontologist. With mitigation incorporated it was determined that impacts to buried paleontological resources would be less than significant.

Proposed Project Impacts

The Project site is in generally the same condition as it was in 2015, and the proposed Project will be consistent with the EUSP project analyzed in the 2015 IS/MND. Therefore, the Project will not result in any new or more significant impacts related to paleontological resources. With 2015 IS/MND Mitigation Measure C-3 incorporated impacts from the proposed Project will be less than significant.

4.8 – Greenhouse Gas Emissions

Would the Project:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☑	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☑

The 2015 IS/MND concluded that potential impacts of the EUSP Project related to greenhouse gas emissions would be less than significant. The proposed Development Site Plan would not result in a new significant greenhouse gas emissions impact or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. The analysis provided below summarizes the conclusions of the 2015 IS/MND and confirms that the Development Site Plan will be consistent with those conclusions.

MIG prepared an *Air Quality, Energy, and Greenhouse Gas Consistency Memo* dated October 21, 2020 (See Appendix A) which evaluates whether the proposed Development Site Plan will result in new or substantially more severe significant greenhouse gas (GHG) impacts than those identified in the 2015 IS/MND. As described in more detail below, the proposed Project will not result in new or substantially more severe significant GHG impacts because the proposed Project involves less overall development than was considered and evaluated in the 2015 IS/MND, there have not been substantial changes to the Project's environmental and regulatory setting, and Project-specific analyses conducted for the Project indicate it will not generate new or substantially more severe GHG impacts.

a) **Less than Significant Impact.** Section 4.7 of the 2015 IS/MND concluded the EUSP would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. It was also concluded that the EUSP would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG. A summary of the EUSP's yearly estimated GHG emissions from construction and operational sources is provided in Table 6 (EUSP Greenhouse Gas Emissions Inventory), below. As shown in Table 6, the 2015 IS/MND estimated that EUSP would generate 7,126.48 MTCO2E annually under opening year business as usual (BAU) conditions.

Table 6
EUSP Greenhouse Gas Emissions Inventory

Source	MTCO2E/YR
Amortized Construction	29.66
Operational	7,096.82
Total	***7,126.48***
Source: Table 8 (Greenhouse Gas Emissions Inventory of the 2015 IS/MND	

Design Features and Regulatory Requirements

The 2015 IS/MND noted that as a residential project in an urbanized area, the EUSP includes design features that will reduce greenhouse gas emissions. Furthermore, it was noted that regulatory requirements associated with the state CALGREEN requirements would further reduce greenhouse gas emissions from implementation of the EUSP.

The 2015 IS/MND noted that the proposed residential development would result in an increase in housing on the site and increased density reduces the distance people travel and provides greater options for their mode of travel (LUT-1). There was one existing single-family home located on the site in 2015. The 2015 IS/MND found that the EUSP would result in the demolition of that one unit and the development of up to 350 units. With an increase of 349 dwelling units, the 2015 IS/MND determined that the EUSP would increase residential density by 18 dwelling units per acre.

The 2015 IS/MND found that the EUSP is located approximately 2.6 miles from Downtown Upland. Proximity to downtowns or major job centers increases the potential for pedestrians to walk and bike to these destinations, reduces the vehicle miles traveled when compared to suburban areas, and makes use of public transit more appealing (CAPCOA Mitigation Measure LUT-4). The 2015 IS/MND found that the EUSP would result in an increase in the number of people with access to public transit and that the Montclair Metrolink Station is located approximately 0.7 miles from the project site (LUT-5).

The 2015 IS/MND noted that new California buildings must be designed to meet the building energy efficiency standards of Title 24, also known as the California Building Standards Code. CalEEMod defaults assume compliance with 2008 California Building Energy Efficiency Standards. Emissions associated with compliance with 2008 energy efficiency standards are accounted for under BAU conditions above. According to the Impact Analysis on California's 2013 *Building Energy Efficiency Standards* report prepared by the California Energy Commission, the 2015 IS/MND noted that compliance with 2013 standards reduces electricity use by 23.3 percent compared to 2008 standards.[19] The model was adjusted to account for a 23.3 percent exceedance of 2008 Title 24 efficiency standards (BE-1). The 2015 IS/MND noted that the EUSP would also include the installation of energy efficient appliances including cloth washers, dish washers, fans, and refrigerators (BE-4).

The 2015 IS/MND also noted that pursuant to California Green Building Standards Code (CALGREEN) requirements, indoor water demand must be reduced by a minimum of 20 percent. This requirement was applied to the EUSP using default reduction factors provided in CalEEMod (CAPCOA Mitigation Measure WUW-1). It was noted that landscaping would include a number of water efficient irrigation features. These may include automatic irrigation controllers, separate turf and shrub irrigation, and separate hydrozones. The CalEEMod default reduction of 6.1 percent was applied to account for improved irrigation efficiency (CAPCOA Mitigation Measure WUW-4).

Pursuant to the State *Integrated Waste Management Act* (AB 939) and the mandatory commercial recycling (California Code of Regulations Title 14, Division 7, Chapter 9.1) requirement of AB 32

(effective May 2012), the 2015 IS/MND noted the EUSP is assumed to recycle a minimum of 50 percent of its solid waste (CAPCOA Mitigation Measure SW-1). Recycling helps reduce GHG emissions by reducing solid waste transportation demand and decomposition of solid waste in landfills.

Greenhouse gas emissions reductions from the 2015 IS/MND are summarized in Table 7 (EUSP Greenhouse Gas Emissions Reduced Inventory), below, as modeled using CalEEMod per the California Air Pollution Control Officers Association (CAPCOA) *Quantifying Greenhouse Gas Mitigation Measures* handbook. It was determined in the 2015 IS/MND that design features and regulatory requirements would reduce greenhouse gas emissions by 1,430.34 MTCO2E per year, a 20 percent reduction. Therefore, it was determined that with design features and regulatory requirements incorporated, the EUSP would exceed the threshold of a 15 percent reduction from BAU and impacts would be less than significant.

Table 7
EUSP Greenhouse Gas Emissions Reduced Inventory

Source	MTCO2E/YR
Construction	29.66
Area	108.21
Energy	1,238.63
Mobile	4,093.29
Solid Waste	92.42
Water/Wastewater	133.94
Total	*5,696.14*
Source: Table 9 (Greenhouse Gas Emissions Reduced Inventory of the 2015 IS/MND	

Proposed Project Impacts

The proposed Development Site Plan would result in fewer dwelling units than were previously analyzed in the 2015 IS/MND. Because of this, the proposed Project would also result in less building floor area, a shorter construction schedule, and less daily operational vehicle trips, which would result in reduced greenhouse gas emissions when compared to the approved EUSP Given the reduced scale of the proposed Development Site Plan as compared to the approved EUSP, no new or more significant impacts related to greenhouse gas emissions would occur. Impacts related to greenhouse gas emissions from the proposed Development Site Plan will be less than significant.

b) **No Impact.** The 2015 IS/MND notes that the City of Upland has adopted the 2013 edition of the California Building Code (Municipal Code Section 15.08.010 (California Building Code)), including the California Green Building Standards Code (Municipal Code Section 15.10.010 (California Green Building Standards Code)). The 2015 IS/MND concluded that the EUSP would be subject to the California Green Building Standards Code, which requires new buildings to reduce water consumption, employ building commissioning to increase building system efficiencies for large buildings, divert construction waste from landfills, and install low pollutant-emitting finish materials. The 2015 IS/MND further concluded that the EUSP does not include any feature (i.e. substantially alter energy demands) that would interfere with implementation of these state and City codes and plans. Therefore, it was determined that no impact would occur. The proposed Development Site Plan would also be subject to the California Green Building Standards Code. The proposed Development Site Plan does not include any feature (i.e. substantially alter energy demands) that would interfere with implementation of these state and City codes and plans. No impact will occur.

4.9 – Hazards and Hazardous Materials

Would the Project:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☑	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☑	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☑
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☑
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?	☐	☑	☐	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☑	☐
h) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☑

The 2015 IS/MND concluded that potential impacts of the EUSP Project related to hazards and hazardous materials resources would be less than significant and incorporated Mitigation Measure HM-1 (as required by state law), which will continue to apply to the Project:

2015 IS/MND Mitigation Measure

HM-1: California state statutes require that, as part of many residential real estate transactions, information be disclosed regarding whether the property is situated within an Airport Influence Area. State law dictates that the following statement be provided:

> *NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as the airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.*

Prior to recording of final parcel maps, the project proponent shall provide a copy of a recorded and deed restricted navigation easement between the property owner (grantor) and Cable Airport (grantee) establishing a perpetual right and easement for the unobstructed flight of aircraft over and in the vicinity of each proposed parcel and the perpetual right to cause noise and other impacts inherent in the operation of aircraft of all types to the approving jurisdiction.

The proposed Development Site Plan would not result in a new significant impact related to hazards or hazardous materials, or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. The analysis provided below summarizes the conclusions of the 2015 IS/MND, addresses new regulatory developments since the 2015 IS/MND was adopted, and confirms that the Development Site Plan will be have less than significant impacts.

a) **Less than Significant Impact.** The 2015 IS/MND noted that the EUSP is located within a developed area in the City of Upland and that the Project site is surrounded by commercial uses to the north and east and industrial uses to the west, east, and south. The 2015 IS/MND determined that development of the EUSP would not place any hazardous materials facilities near housing. The 2015 IS/MND noted that the routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses which require such materials for manufacturing operations or produce hazardous wastes as by-products of production applications. The 2015 IS/MND determined that the EUSP would not propose or facilitate any activity involving significant use, routine transport, or disposal of hazardous substances as part of the residential use.

The 2015 IS/MND noted that a Phase I Environmental Site Assessment (ESA) was prepared by Converse Consultants in November 2013 for Project site (see Appendix D). A database search was conducted to identify potential causes for environmental concern. Three users of the Project site were identified in 2015. The northeastern portion of the site was used as a masonry supply retailer operated as Kramer's Masonry at 2066 W. Foothill Boulevard and the northwestern portion of the site was used as a recreational vehicle sales and service facility operated by The RV Spa at 2106 W. Foothill

Boulevard. The southern portion of the site was used as a rock and stone wholesaler and distributor. An Environmental Data Resources (EDR) report of Standard Environmental Record Sources (Records) was prepared as part of the 2015 IS/MND. The RV facility was listed as a special handler and generator and has been listed as inactive since April 2010. No spills or notices were reported.[20]

In their 2015 report, Converse Consultants identified the following adjoining uses to the Project site[21]:

- *Foothills Auto Service* located at 2133 W. Foothill Boulevard is also identified as Pomona Valley Pool Chlor and Speed Auto Care & Smog and has been listed as a permitted handler and small quantity generator of hazardous chemicals. These hazardous chemicals included waste oil, mixed oil, hydrocarbon solvents, unspecified solvent mixture, liquids with halogenated compounds, and unspecified aqueous solution. It was also listed as having at least one 400-gallon waste oil UST and a 5,000-gallon gasoline UST. The facility was reported as both active and inactive with no reported leaks, spills, or violations.

- *German Auto Works* located at 903 N. Central Avenue is listed as a permitted handler and small quantity generator of hazardous chemicals. It was also listed as a historical auto station since at least 2001. No violations were found, and no leaks or spills were reported.

- *AAMCO Auto Transmission* located at 825 N. Central Avenue is also listed as Pat's Auto Repair, Super Brakes & Tires Auto Care, and Discount Tire Centers. This property was listed as an active and inactive permitted handler of hazardous chemicals and has been listed as a historical auto station since at least 2001. No violations were found, and no leaks or spills were reported.

- *Weston E. Montgomery Fuel* located at 2085 W. 11th Street is also identified as 11th Street Yard. This property was listed as having leaking petroleum fuel USTs in 1995. The media affected was reported as soil. The case status was reported as "Completed – Case Closed" in 1996 under the San Bernardino County Fire Department's oversight.

The 2015 IS/MND found that during construction activities, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc. The 2015 IS/MND determined that routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up, etc. would be sufficient to reduce potential impacts to a less than significant level.

With regard to project operation, the 2015 IS/MND noted that widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. It was determined that regular operation and cleaning of the residential units would not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances, and that use of common household hazardous materials and their disposal does not present a substantial health risk to the community. Therefore, it was determined that impacts associated with the routine transport, use of hazardous materials or wastes would be less than significant. This determination remains true for the proposed Development Site Plan. No new or more severe impacts would occur as a result of the proposed Project. With adherence to existing regulations, impacts from the proposed Project would be less than significant.

b) **Less than Significant Impact.** The 2015 IS/MND found that there are no open cases of a leaking underground storage tank (LUST), cleanup sites or land disposal sites within one-quarter mile of the Project site.[22] Therefore, it was determined that there would be no impact related to the release of hazardous materials from leaking underground storage tanks into the environment as a result of the EUSP. Because there are no LUST cleanup sites or land disposal sites within or near the site, no new or more severe impacts would occur as a result of the proposed Development Site Plan. With adherence to existing regulations, impacts from the proposed Project would be less than significant.

The 2015 IS/MND noted that development of the EUSP would require the use and transport of hazardous materials such as asphalt, paints, and other solvents. It was also noted that construction activities could also produce hazardous wastes associated with the use of such products. However, it was determined that construction of the residential development requires ordinary construction activities and would not require a substantial or uncommon amount of hazardous materials to complete. Finally, it was noted that that all hazardous materials are required to be utilized and transported in accordance with their labeling pursuant to federal and state law, and that routine construction practices include good housekeeping measures to prevent/contain/clean-up spills and contamination from fuels, solvents, concrete wastes, and other waste materials.

The 2015 IS/MND noted that the Phase I ESA prepared for the site included record searches, interviews, and a site reconnaissance, and that two recognized environmental conditions (RECs) were identified on the site:

- The southern portion of the project site was used for agricultural purposes as early as 1928 until at least 1994. Limited sampling was performed on the southern portion in 2006 to evaluate for agricultural pesticides; however, it does not meet the current regulatory guidelines for evaluating former agricultural properties.
- Excavations were completed in the vicinity of the previously identified partially buried drums on the southwest corner of 2106 W. Foothill Boulevard in 2006; however, confirmation sampling was not performed to evaluate for the potential presence of suspected petroleum chemicals.

The 2015 IS/MND subsequently noted that based on recommendations included in the Phase I ESA, a Phase II Limited ESA was prepared concurrently, and subsurface investigation activities were performed by Converse Consultants to screen for VOCs in soil.[23] See Appendix D for further discussion for Phase II methodology. Conclusions from the 2015 IS/MND are included below:

- Total Threshold Limit Concentration (TTLC) arsenic concentrations are less than the Soil Screening Level (SSL) in the five discrete samples from S1 through S20 and in GP1-2 the only samples analyzed.

- All organochlorine pesticides (OCPs) analytical results are less than corresponding California Human Health Screening Levels established for both residential and commercial/industrial scenarios (CHHSL-Rs) in all five composite samples.

- All total petroleum hydrocarbons (TPH) analytical results are less than or equal to the corresponding Maximum Soil Screening Levels (MSSLs) in all three soil samples analyzed.

- All VOCs analytical results are less than or equal to corresponding regional screening levels established for residential and industrial soil (RSL-Rs) in GP1-2, the only soil sample analyzed.

- All analytical results for TTLC metals (other than TTLC arsenic) are less than corresponding CHHSL-Rs in GP1-2, the only soil sample analyzed.

- All OCPs, VOCs, and TTLC metals analytical results are less than corresponding TTLCs in all soil samples analyzed. All OCPs, VOCs and TTLC metals analytical results are also less than ten times corresponding STLCs and 20 times the corresponding toxicity characteristic (TCs) in all soil samples analyzed.

Based on the sampling results, it was determined that no additional site assessment sampling was necessary. Therefore, it was determined that impacts related to foreseeable upset or accident conditions would be less than significant. The Project site is in generally the same condition as it was in 2015. Because the Project site has remained in generally the same conditions as it was in 2015, and no new uses have been introduced to the site, no new or more severe impacts would occur as a result of the proposed Development Site Plan. With adherence to existing regulations, impacts from the proposed Project would be less than significant.

c) **No Impact.** The 2015 IS/MND found that there are no schools located within one-quarter mile of the Project site. In addition, it was determined that operation of the EUSP would not generate any hazardous emissions and storage, handling, production or disposal of acutely hazardous materials was not required or proposed for any aspect of the project. Therefore, it was determined that no impact would occur. The proposed Development Site Plan would not result in a new or more severe impact. The Project would not result in hazardous emissions near a school. No impact will occur.

d) **No Impact.** The 2015 IS/MND found that the Project site is not listed on the State *Cortese List*, a compilation of various sites throughout the state that have been compromised due to soil or groundwater contamination from past uses.[24]

Based upon review of the *Cortese List*, it was determined in the 2015 IS/MND that the site is not:

- Listed as a hazardous waste and substance site by the Department of Toxic Substances Control (DTSC) EnviroStor database,[25]
- listed as a leaking underground storage tank (LUST) site by the State Water Resources Control Board (SWRCB),[26]
- listed as a hazardous solid waste disposal site by the SWRCB,[27]
- currently subject to a Cease and Desist Order (CDO) or a Cleanup and Abatement Order (CAO) as issued by the SWRCB,[28] or
- developed with a hazardous waste facility subject to corrective action by the DTSC.[29]

The 2015 IS/MND also noted that a Phase I ESA and Phase II Limited ESA were prepared for the Project site, and that based on the findings of the Phase II Limited ESA, no further action was necessary. Therefore, it was determined that no impact would occur. The proposed Development Site Plan would not result in a new or more severe impact. The Project would not create a significant hazard to the public or the environment. No impact will occur.

e) **Less than Significant with 2015 IS/MND Mitigation Incorporated.** The 2015 IS/MND noted that the Cable Airport (CCB) is a privately owned, public use airport located at the northwest corner of 13th Street and Benson Avenue, approximately 0.2 miles to the north as measured from its northwestern corner of the Project site. Compatibility with Caltrans Airport Land Use Planning Handbook policies and Cable Airport Land Use Plan (CALUP) policies were discussed in the 2015 IS/MND, as listed below.

Noise

According to the Caltrans Airport Land Use Planning Handbook, the basic state guidance sets a CNEL of 65 dB as the maximum noise level normally compatible with urban residential land uses. For airports not located in an urban environment, 65 dB CNEL may be too high, and adjustments to noise compatibility criteria may be guided by local standards or an adjustment that reflects ambient sound levels around the airport (e.g., “normalization”).

Section 4.0 of the CALUP contains noise related policies to plan for an appropriate range of land uses within areas impacted by noise emanating from airport operations. The following policies are included:

Policy 1 Accept the CNEL method of rating noise and planning for compatible land uses.

Policy 2 Establish the 65 dBA CNEL noise contour as the maximum acceptable noise level for residential neighborhoods.

Policy 3 Recognize the significance of single noise events as they affect sensitive land uses such as hospitals and schools.

Policy 4 Plan in such a manner that new residential and certain institutional uses which are sensitive to noise are located outside the "high noise areas".

Policy 5 Seek remedial solutions to any existing noise problems.

The 2015 IS/MND found that the CALUP Noise Impact Zone Map (Figure 6) depicts two noise contours: Zone A (Greater than 65 dBA, CNEL) and Zone B (Between 60-65 dBA, CNEL), and that the Project site is located outside of the 65-dBA noise contour shown in the CALUP.[30] Therefore, it was determined that the EUSP is compatible with the CALUP noise policies. No new or more significant noise impacts related to Cable Airport will result from the proposed Development Site Plan. Impacts related to noise will be less than significant.

Overflight

The 2015 IS/MND found that the Caltrans Airport Land Use Planning Handbook includes buyer awareness measures such as recorded deed notices and real estate disclosure statements which focus on informing prospective buyers of property within the vicinity of an airport about the airport’s impact on the property. The 2015 IS/MND noted that Business and Professions Code Section 11010(a) and (b)(13) requires that any person intending to sell or lease subdivided land within the influence area of an airport shall include with their notice of intention (filed with the Department of Real Estate) a notice that their property is located in the vicinity of an airport. (Also see Civil Code, Sections 1102.6, 1103.4, and 1353.) Therefore, Mitigation Measure HM-1 was incorporated into the 2015 IS/MND to ensure that information regarding airport impacts from Cable Airport will be disclosed as a normal part of real estate transactions associated with the EUSP. Because the Cable Airport is still operational, and the Project site is within the influence area of the airport, Mitigation Measure HM-1 is incorporated into this Subsequent IS/MND. Impacts from the proposed Development Site Plan will be less than significant with incorporation of Mitigation Measure HM-1. The 2015 IS/MND also noted that Section 4.0 of the CALUP contains Airport Height Restrictions (Obstructions) to ensure the safe passage of aircraft in, out and around the airport by safeguarding and preserving navigable airspace. The following policy regarding height restrictions was included in the 2015 IS/MND discussion:

Policy 1 Recommend that no structure be erected, or object be placed, or allowed to grow which would protrude into the imaginary surfaces as established by FAR Part 77.

The 2015 IS/MND found that according to FAR 77, structures within the EUSP can be no taller than 200 feet. The 2015 IS/MND determined that maximum allowable height on the site is 45 feet. It was therefore determined that the EUSP would not be in violation of FAR 77. The proposed Development Site Plan would not include changes in height from the approved EUSP. Therefore, now new or more significant impact will occur as a result of the proposed Project.

Safety

The 2015 IS/MND noted that the Caltrans Airport Land Use Planning Handbook divides the areas surrounding an airport into six general safety zones, similar to those established in the Cable Airport Land Use Plan. The 2015 IS/MND found that the Project site is located within Handbook Zone 6, considered a traffic pattern zone which does not limit the number of dwelling units per acre. However, it was noted that noise and overflight should be considered. The 2015 IS/MND noted that Section 4.0 of the CALUP contains the Airport Safety Element to minimize the level of risk to people and property from accidents involving aircraft. The following policies were included:

Policy 1 Designate clears zones and safety areas within the planning area boundaries and develop land use criteria for these.

Policy 2 Discourage uses which are not compatible with airport operations or which concentrate large numbers of people within the planning area boundaries.

Policy 3 When feasible within the planning area boundaries, encourage the provision for open space corridors along the extended centerline of the airport runway.

Policy 4 Within the planning area boundaries, discourage the subdivision of large land parcels until a specific use including building layouts and design, is proposed.

Airspace Protection (Obstructions)

The 2015 IS/MND noted that Section 5.0 the Cable Airport Land Use Plan (CALUP) discusses Clear Zones and Safety Areas, and that Section 5.3 (Land Use Standards) of the CALUP contains standards which define land uses which are not compatible within the Clear Zones and Safety Areas. The 2015 IS/MND found that the Project site is located within Safety Area 2 (Moderate Crash Hazard), where no structure shall be constructed, or object permitted within Safety Area 2 that would penetrate the airport imaginary surfaces as defined in Federal Aviation Regulations Part 77. It was further noted that because of the proximity to aircraft operations, structures in this area should not reflect glare, emit electronic interference, or produce smoke so as to endanger aircraft operations. Finally, it was noted that Safety Area 2 encompasses the remaining area not contained in Safety Area 1 or the Clear Zone within a 5,000-foot radius of the effective length of the runway.

The 2015 IS/MND found that the closest point of the Project site to Cable Airport is the northern boundary along Foothill Boulevard, which is approximately 1,000 feet south of Runway 24. As discussed above, according to FAR 77, structures on the proposed project site can be no taller than 200 feet, and the maximum allowable height is 45 feet. Thus, it was determined that the EUSP would not be in violation of FAR 77.[31] It was also determined that the EUSP would not reflect glare, emit electronic interference, or produce smoke so as to endanger aircraft operations. Therefore, it was determined that the EUSP is compatible with the CALUP and with FAR 77. This determination remains true with the proposed Development Site Plan and no new or more severe impact will occur.

The 2015 IS/MND also found that the Project site is within Airport Influence Area for the Ontario International Airport. The Ontario International Airport Land Use Compatibility Plan contains overflight policies including a Real Estate Transaction Disclosure policy (Policy O1) which requires airport

proximity disclosure information be provided in accordance with state law (Business and Professions Code Section 11010 and Civil Code Sections 1102.6, 1103.4, and 1353. For the City of Upland, it was found that real estate disclosures are required for properties located south of 16th street, according to Map 2-1, Airport Influence Area.[32] Because Mitigation Measure HM-1 was incorporated into the 2015 IS/MND, it was determined that the EUSP would not result in airport safety hazards for people residing or working in the Project area. It was also determined that the EUSP is compatible with the CALUP and Ontario International Airport Land Use Compatibility Plan policies. As such it was determined that impacts would be less than significant.

Proposed Project Impacts

The West Valley Planning Agency Airport Land Use Commission adopted the Cable Airport Comprehensive Airport Land Use Plan (1981 CACALUP) in December 1981. In September 2015, the City adopted the Cable Airport Land Use Compatibility Plan (2015 CALUCP). Although the 2015 CALUCP is more recent and is used by the City to determine the compatibility of new development in the Cable Airport influence area, it does not apply to existing land uses. The 2015 CALUCP defines the term "existing land use" to mean "a land use that either physically exists or for which local agency commitments to the proposal have been obtained and entitle the project to move forward (City of Upland, 2015, Section 2.2.14). The 2015 CALUCP further explains (Policy 2.4.2):

> "2.4.2 Existing Land Uses: The policies of this Compatibility Plan do not apply to existing land uses. A land use is considered to be "existing" when one or more of the qualifying conditions below has been met prior to the adoption date of the Compatibility Plan by the City of Upland. In effect, a project that qualifies as an existing land use in accordance with this policy is "grandfathered" even if it has not yet been constructed and will be inconsistent with the compatibility criteria.
>
> (a) Qualifying Criteria: An existing land use is one that either physically exists or for which local agency commitments to the proposal have been obtained in one or more of the following manners:
>
> (1) A parcel or tentative subdivision map has been approved and not expired;
> (2) A vesting parcel or tentative subdivision map has been approved and not yet expired;
> (3) A development agreement has been approved and remains in effect;
> (4) A final subdivision map has been recorded;
> (5) A use permit or other discretionary entitlement has been approved and not yet expired; or
> (6) A valid building permit has been issued and not yet expired.
>
> (b) Revisions to Approved Development: Filing of a new version of any of the approval documents listed in Paragraph (a) of this policy means that the use no longer qualifies as existing land use and, therefore, is subject to review under the policies of this Compatibility Plan in accordance with the policies of Section 2.5.
> (c) Expiration of Local Agency Commitment: If a local agency's commitment to a development proposal, as set forth in Paragraph (a) of this policy, expires, the proposal will no longer qualify as an existing land use. As such, the proposal shall be subject to the policies and criteria of this Compatibility Plan."

The City adopted the EUSP in July 2015 (see Section 4.3.4.3), before the 2015 CALUCP was adopted in September 2015, and therefore meets the qualifying criteria outlined in 2015 CALUCP Policy 2.4.2(a)

to be considered an existing land use. In addition, none of the revisions or expirations identified in 2015 CALUCP Policy 2.4.2(b) or (c) have been triggered by the EUSP. Accordingly, the 1981 CACLUCP policies govern EUSP airport compatibility.

The proposed Development Site Plan would not change the impact determination made in the 2015 IS/MND. With 2015 IS/MND Mitigation Measures HW-1 incorporated into this Subsequent IS/MND, which requires disclosure of the proximity of the airport to the site, impacts will be less than significant.

f) **Less than Significant Impact.** The 2015 IS/MND noted that per state Fire and Building Codes, sufficient space would be provided around proposed buildings for emergency personnel and equipment access and emergency evacuation, and all project elements, including landscaping, would be sited with sufficient clearance from existing and proposed structures so as not to interfere with emergency access to and evacuation from the site. The 2015 IS/MND noted that the EUSP is required to comply with the California Fire Code (Title 24, California Code of Regulations, Section 9) specifications. It was noted that Project driveways would allow emergency access and evacuation from the site and would be constructed to California Fire Code specifications. Therefore, it was determined that the EUSP would not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan. Further, it was noted that no permanent public street or lane closures would occur during construction. The 2015 IS/MND noted that construction work in the street associated with the buildings would include lateral utility connections and street paving that would be limited to nominal potential traffic diversion. The 2015 IS/MND also noted that the most current California Manual on Uniform Traffic Control Devices (MUTCD) Part 6 (Temporary Traffic Control) includes standards for establishment of control plans and zones, pedestrian and worker safety, flagger control, and use of temporary traffic control zone devices.[33] It was determined that these standards are familiar to both construction workers and drivers throughout the state and will minimize traffic conflicts and collisions during temporary construction activities, minimizing disruption to emergency response in the area. With adherence to the standards set forth in the California Manual on Uniform Traffic Control Devices, it was thus determined that impacts to emergency response and access would be less than significant. No new or more severe impacts would occur as a result of the proposed Development Site Plan. With adherence to existing regulations, impacts from the proposed Project will be less than significant impact.

g) **No Impact.** The 2015 IS/MND found that there are no wildland conditions in the urbanized area where the Project site is located, and that the EUSP area is not located within a fire hazard zone, as identified on the latest Fire Hazard Severity Zone (FHSZ) maps prepared by the California Department of Forestry and Fire Protection (CALFIRE).[34] Therefore, it was determined that no impact would occur as a result of the EUSP. The determination made in the 2015 IS/MND remains true for the proposed Development Site Plan. No impact will occur as a result of the proposed Project.

4.10 – Hydrology and Water Quality

Would the Project:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water supply?	☐	☐	☑	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☑	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☑	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☑	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☑	☐
iv) impede or redirect flood flows?	☐	☐	☑	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☑

Would the Project:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☑

The 2015 IS/MND concluded that potential impacts of the EUSP Project related to hydrology and water quality would be less than significant. The proposed Development Site Plan would not result in a new significant hydrology or water quality impact or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. The analysis provided below summarizes the conclusions of the 2015 IS/MND and confirms that the Development Site Plan will be consistent with those conclusions.

a) **Less than Significant Impact.** The 2015 IS/MND noted that a project normally would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Section 13050 of the California Water Code (CWC), or that cause regulatory standards to be violated as defined in the applicable National Pollutant Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for the receiving water body. For the purpose of this specific issue, it was noted that a significant impact could occur if the EUSP would discharge water that does not meet the quality standards of the agencies which regulate surface water quality and water discharge into stormwater drainage systems. It was also noted that significant impacts could also if the EUSP not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include preparation of a Water Quality Management Plan (WQMP) to reduce potential post-construction water quality impacts.

Construction Impacts

The 2015 IS/MND found that the EUSP would disturb approximately 19.04 gross acres of land and therefore would be subject to NPDES permit requirements during construction activities. In addition, pursuant to the City of Upland Municipal Code Section 13.32.450 (Compliance with Best Management Practices, BMPs), it was found that the EUSP would be required to comply with all applicable Best Management Practices which may include drainage controls such as detention ponds, dikes, kilter berms, and downdrains to prevent runoff, and utilizing plastic covering to prevent erosion. Therefore, it was determined that compliance with City discharge requirements would ensure that construction of the EUSP would not violate any water quality standards or discharge requirements, or otherwise substantially degrade water quality, and it was determined that impacts will be less than significant with implementation of existing regulations. No new or more severe impacts would occur as a result of the proposed Development Site Plan. The proposed Project would result in a total of 15.64 acres of land being disturbed; therefore, the Project is still subject to NPDES permit requirements. Furthermore, the proposed Project would still be required to comply with all applicable Best Management Practices. With adherence to existing regulations, the proposed Project would have a less than significant impact.

Operational Impacts

The 2015 IS/MND found that although the amount of impervious surfaces would be greater than existing conditions as a result of the EUSP, much of the on-site drainage would be conveyed through a system of v-ditches, catch basins, and on-site storm drains to an existing off-site storm drain on 11th Street. Furthermore, it was noted that the EUSP would be subject to post-construction BMPs to address methods to decrease runoff from impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements. The 2015 IS/MND determined that development of the EUSP would not generate hazardous wastewater that would require any special waste discharge permits because all wastewater associated interior plumbing systems will be discharged into the local sewer system for treatment at the regional wastewater treatment plant. Therefore, it was determined that impacts would be less than significant with compliance with existing regulations. No new or more severe impacts would occur as a result of the proposed Development Site Plan. With adherence to existing regulations, the proposed Project would have a less than significant impact.

b) **Less than Significant Impact.** The 2015 IS/MND noted that the EUSP area is located in the Upper Santa Ana Valley Groundwater Basin, Chino Sub-basin. Groundwater elevations in the Chino Sub-basin declined approximately eighty feet from historical high marks in the 1920s to 1980s. By 2000, water levels had recovered by approximately twenty feet.[35] The 2015 IS/MND found that Project-related grading would not reach these depths and no disturbance of groundwater was anticipated. The 2015 IS/MND also noted that on-site storm drainage would be conveyed through a system of v-ditches, catch basins, and on-site storm drains to an existing off-site drain on 11th Street, and that this system would connect to the existing storm drain line in Dewey way, which ultimately discharges into the Upland Recharge Basin. Because on-site storm drainage would be conveyed to the recharge basin, it was determined that impacts would be less than significant. The proposed Development Site Plan would not change the impact determination made in the 2015 IS/MND. The proposed Project will still not reach groundwater depths during grading activities and stormwater flows will be conveyed through an on-site drainage system and will ultimately be conveyed into the municipal storm drain system and the local recharge basin. As such, impacts as a result of the proposed Project will be less than significant.

c.i) **Less than Significant Impact.** The 2015 IS/MND noted that on-site storm water would be conveyed through a system of v-ditches, catch basins, and on-site storm drains to an existing storm drain on 11th Street. It was also noted that according to the Geotechnical Investigation prepared by RMA Group, the site consists of non-engineered fill, topsoil, and alluvium, and that these materials are coarse grained, non-plastic, and non-expansive in nature. Finally, it was noted that a site drainage plan is required by the City of Upland (Municipal Code 16.32.050) and would be reviewed by the City Engineer prior to issuance of permits. The final grading and drainage plan would be approved by the City Engineer during plan check review, and erosion and siltation reduction measures would be implemented during construction. At the completion of construction, it was found that the site would consist of impervious surfaces and would therefore not be prone to substantial erosion. No streams cross the project site; thus, it was determined that the EUSP would not alter any stream course. As such, the 2015 IS/MND determined that impacts from erosion or siltation on- or off-site would be less than significant. The proposed Development Site Plan will not result in any new or more significant impacts. With adherence to existing regulations impacts from the proposed Project will be less than significant.

c.ii) **Less than Significant Impact.** The 2015 IS/MND found that no streams traverse the Project site; thus, it was determined that the EUSP would not result in the alteration of any stream course. During construction, it was noted that the EUSP would be required to comply with drainage and runoff guidelines pursuant to the City of Upland Municipal Code Section 13.32 (Environmental Quality Enterprise). Therefore, it was determined that the EUSP would not result in flooding on- or off-site and

that impacts would be less than significant. The proposed Development Site Plan will not result in any new or more significant impacts. With adherence to existing regulations impacts from the proposed Project will be less than significant.

c.iii) **Less than Significant Impact.** The 2015 IS/MND found that the impervious surface coverage area on the site would increase, thereby reducing the total amount of infiltration on-site. However, it was found that on-site storm drainage would be conveyed through a system of v-ditches, catch basins, and on-site storm drains to an existing off-site drain on 11th Street, and that this system connects to the existing storm drain line in Dewey way, which ultimately discharges into the Upland Recharge Basin. Because on-site storm drainage would be conveyed to the recharge basin, it was determined that impacts would be less than significant. The 2015 IS/MND also noted that permits to connect to the existing storm drainage system would be obtained prior to construction. Therefore, it was determined that discharges from the EUSP would not impact local storm drain capacity. Finally, it was also determined that because the EUSP is a residential use, it would not result in substantial pollutant loading such that treatment control BMPs would be required to protect downstream water quality. For these reasons it was determined that impacts to the local stormwater drainage system would be less than significant. The proposed Development Site Plan will not result in any new or more significant impacts. With implementation of an on-site storm drainage system that connects directly to the municipal storm drainage system, impacts from the proposed Project will be less than significant.

c.iv) **Less than Significant Impact.** The 2015 IS/MND found that the Project site is not located within a 100-year floodplain, as the EUSP area is not mapped by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. The 2015 IS/MND also found that the General Plan Safety Element identifies the proposed project site as Zone C, defined by FEMA as minimal risk areas outside of the one percent and 0.2 percent annual chance floodplain.[36] Therefore, it was determined that the EUSP would not impede or redirect flood flows. The proposed Development Site Plan will not result in any new or more significant impacts. Because the Project site is not located in a flood zone and would not alter the course of a stream or river, the proposed Project would not impede or redirect flood flows. Impacts from the proposed Development Site Plan will be less than significant.

d) **No Impact.** The 2015 IS/MND noted that the San Antonio Dam is located approximately 3.5 miles north of the EUSP. It also noted that according to the Upland General Plan Safety Element, failure of the San Antonio Dam is possible if unusually high amounts of precipitation and runoff filled the dam to capacity and a seismic event occurred along the Cucamonga Fault simultaneously. However, it was found that the settling basins located south of the dam are designed to accommodate conditions well above a 100-year flood category, protecting downstream uses from inundation.[37] Therefore, it was determined that impacts from dam inundation would be less than significant. The 2015 IS/MND further found that the Project site is not subject to tsunami due to its elevation and distance (approximately 50 miles) from the ocean. Finally, it was found that there are no surface water bodies located on or near the Project site that could result in seiche, the Project site does not lie in a landslide hazard zone, and no natural rivers or streams are located in the Project vicinity. Therefore, it was determined that no impact would occur. The proposed Development Site Plan would not result in any new or more significant impact with regard to inundation. No impact will occur.

e) **No Impact.** This question has since been added to the Hydrology and Water Quality section of the CEQA Appendix G Checklist and was not previously discussed as part of the 2015 IS/MND. However, as demonstrated in 4.10a-4.10.d above the proposed Development Site Plan will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, no impact will occur as a result of the proposed Project.

4.11 – Land Use and Planning

Would the Project:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☑
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☑	☐

The 2015 IS/MND concluded that potential impacts of the EUSP Project related to land use and planning would be less than significant. The proposed Development Site Plan would not result in a new significant land use or planning impact or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. The analysis provided below summarizes the conclusions of the 2015 IS/MND and confirms that the Development Site Plan will be consistent with those conclusions.

a) **No Impact.** The 2015 IS/MND noted that the Project site is surrounded by industrial and commercial uses. It was further noted that there are industrial uses to the west, east, and south and commercial uses to the north and east of the site. The 2015 IS/MND determined that the EUSP would not divide an established community. The 2015 IS/MND also determined that the EUSP does not propose construction of any roadway, flood control channel, or other structure that would physically divide any portion of the community. Therefore, it was determined that no impact would occur. The proposed Development Site Plan will not change the determination made in the 2015 IS/MND.

b) **Less than Significant Impact.** The 2015 IS/MND noted that the Project site is designated as *Commercial/Industrial* in the City's General Plan and is zoned *Highway Commercial (CH)* and *Light Industrial*. The 2015 IS/MND also noted that the EUSP was requesting a General Plan Amendment, Zoning Map Amendment, and Specific Plan to allow for the development of attached or detached residential units. It was found that the EUSP would maintain the integrity of the surrounding uses in terms of design and would not include any feature that would circumvent any mitigating policies in the General Plan. The 2015 IS/MND also noted that the Project site is located within the Cable Airport Comprehensive Airport Land Use Plan Safety Area 2. However, it was determined that the EUSP is compatible with the Cable Airport Comprehensive Land Use Plan policies and Section 5.3 (Land Use Standards). Finally, it was found that the EUSP is within Airport Influence Area for the Ontario International Airport and that the Ontario International Airport Land Use Compatibility Plan contains overflight policies including a Real Estate Transaction Disclosure policy (Policy O1) which requires airport proximity disclosure information be provided in accordance with state law (Business and Professions Code Section 11010 and Civil Code Sections 1102.6, 1103.4, and 1353). For the City of Upland, it was found that real estate disclosures are required for properties located south of 16th street,

according to Map 2-1, Airport Influence Area.[38] Therefore, with compliance with existing regulations, it was determined that impacts would be less than significant.

The City adopted a new CALUP in September 2015, after approval of the EUSP and 2015 IS/MND. While the EUSP is exempt from the provisions of the CALUP pursuant to section 2.4.2 (Existing Land Uses), and the EUSP has an adopted Development Agreement that remains in effect, the proposed Development Site Plan is consistent with the land use compatibility criteria as follows:

- The Project site is located within Compatibility Zones C3 and D.
    - The Project area within Zone C3 complies with the criteria set forth in Section 3.2.1(2), Criterion 3.6.2, does not exceed the density requirement pursuant to Criterion 3.3.1, and will dedicate an avigation easement in accordance with Criterion 3.6.1.
    - The Project area within Zone D complies with the density requirement.
    - The Project building heights will not encroach into FAR Part 77 airspace.

The proposed Development Site Plan would not result in any new or more significant impact with regard to conflicts with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Compliance with existing regulations will ensure that impacts related to the proposed Project will be less than significant.

4.12 – Mineral Resources

Would the Project:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☑	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☑	☐

The 2015 IS/MND concluded that potential impacts of the EUSP Project related to mineral resources would be less than significant. The proposed Development Site Plan would not result in a new significant mineral resources impact or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. The analysis provided below summarizes the conclusions of the 2015 IS/MND and confirms that the Development Site Plan will be consistent with those conclusions.

a-b) **Less than Significant Impact.** The 2015 IS/MND noted that the City of Upland General Plan identifies high quality rock, sand, and gravel deposits as the most productive natural resource for the City, and that Special Report No. 143, Part VI, prepared by the California Division of Mines and Geology presents classifications of sand and gravel resources within the Claremont-Upland Production-Consumption Region. It was found that a small area in the southwest portion of the City is designated as MRZ-1, which indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. It was also found that the majority of the land area in the City lies within the MRZ-2 classification due to the City's location atop the San Antonio Creek alluvial fan and atop the Cucamonga Creek alluvial fan.[39] This designation indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists. The 2015 IS/MND thus determined that the EUSP is located within MRZ-2 and is therefore an area of known mineral resources. However, it was also determined that the EUSP has not been designated by the State as a viable source of aggregate within the Claremont-Upland Production-Consumption area. This is because land uses surrounding the EUSP are not compatible with mining activities. SMARA Designation Report No. 5 identifies "incompatible" land uses as those that are "inherently incompatible with mining and/or that require a high public or private investment in structures, land improvements, and landscaping that would prevent mining because of the higher economic value of land use and its improvements."[40] Examples of "incompatible" land uses include high density residential, low density residential with high unit value, public facilities, intensive industrial, and commercial. "Incompatible" land uses as defined by the State are located adjacent to the Project site. In addition, it was determined that the Project site is not located within a designated future mineral extraction area. Therefore, it was determined that although the Project site is classified as an area of known mineral resources, mining

operations would be incompatible with the uses currently surrounding the EUSP. Because of this it was determined that impacts would be less than significant. The proposed Development Site Plan does not change the impact determination made in the 2015 IS/MND. The Project site remains located in an area where mining operations would be incompatible with surrounding uses. Therefore, no new or more severe impact related to mineral resources will occur as a result of the proposed Project. Impacts will be less than significant.

4.13 – Noise

Would the Project:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☑	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☑	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☑	☐

The 2015 IS/MND concluded that potential impacts of the EUSP Project related to noise would be less than significant. The proposed Development Site Plan would not result in new significant noise impacts or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. The analysis provided below summarizes the conclusions of the 2015 IS/MND and confirms that the Development Site Plan will be consistent with those conclusions.

There are existing land uses within Planning Area 2, including a motor boat repair and maintenance business that involves engine testing. These existing land uses have the potential to result in noise related impacts on adjacent future homes within the EUSP. Since the IS/MND prepared when the EUSP was originally approved assumed that the entire EUSP area would develop at the same time, the noise impacts of the existing Planning Area 2 land uses were not analyzed in the 2015 IS/MND. Future development of Planning Area 2 could potentially result in up to 65 additional dwelling units. For purposes of this analysis, adding the maximum of 65 units allowed in Planning Area 2 to the 192 dwelling units under the proposed Project would result in a total of 257 units at final buildout of the EUSP area. Compared to the 350-unit maximum allowed under the approved EUSP, the proposed Development Site Plan and future potential development of Planning Area 2 would result in at least 93 fewer dwelling units than was analyzed in the 2015 IS/MND. Potential noise impacts from the proposed Development Site Plan are discussed herein.

MIG prepared a *Noise Impact Analysis Report* dated October 21, 2020 (See Appendix E) which evaluates, and documents noise and vibration levels associated with the construction and operation of the proposed Development Site Plan. The information contained in this section related to the proposed Project's noise impacts was taken from this report. As described in more detail below, the proposed Project will not result in new or substantially more severe significant noise impacts. The proposed Project would not generate construction noise levels that exceed the City's Municipal Code standards. The proposed Project also would not generate excessive groundborne vibration levels during construction. These findings are the same as identified in the City's 2015 IS/MND for the approved EUSP.

a) **Less than Significant Impact.** The 2015 IS/MND for the approved EUSP evaluated potential construction noise levels associated with EUSP development activities using the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM). The RCNM is a computer program that uses empirical data and sound propagation principles to predict noise levels associated with a variety of construction equipment and operations. The 2015 IS/MND modeled potential construction noise levels for each project construction phase (e.g., demolition, site preparation, grading, etc.) at nine discrete commercial/industrial receptor locations surrounding the EUSP boundary. The modeling indicated maximum construction noise levels (73.2 $L_{max)}$ would occur near the northwest corner of the EUSP, approximately 330 feet from the center of Planning Area 1 but would not exceed the base ambient noise level (75 dBA) established by the City's municipal code for this land use type. The 2015 IS/MND concluded this impact was less than significant and no mitigation was required for potential EUSP construction noise levels.

The 2015 IS/MND notes that the Upland Municipal Code (Chapter 9.40 Unnecessary Noise) sets "base noise levels" for a variety of land uses, as shown in Table 8 (City of Upland Base Noise Levels).[41] Residential ambient noise levels shall not exceed 45 dBA from 10:00 PM to 7:00 AM and shall not exceed 55 dBA from 7:00 AM to 10:00 PM. Industrial and commercial uses shall not exceed 75 dBA at any time. The Municipal Code also indicates that exterior residential noise shall not exceed the noise levels for the duration periods specified in Table 9 (City of Upland Maximum Exterior Noise Levels). The 2015 IS/MND found that ambient noise in the EUSP vicinity would generally be defined by Cable Airport, and traffic on Foothill Boulevard and 11th Street. As discussed in Section 4.8 (Hazards) of the 2015 IS/MND, the EUSP is not located within the 65-dBA noise contour for Cable Airport. Therefore, it was determined that ambient noise in the EUSP vicinity would generally be defined by vehicular traffic along Foothill Boulevard and 11th Street.

Table 8
City of Upland Base Noise Levels

Decibels	Time Period	Zone Use
45 dB(A)	10:00 PM – 7:00 AM	Residential
55 dB(A)	7:00 AM – 10:00 PM	Residential
65 dB(A)	Anytime	Uses not specified
75 dB(A)	Anytime	Industrial and Commercial
Source: City of Upland Municipal Code, Chapter 9.40.040 Base Ambient Noise Levels		

Table 9
City of Upland Maximum Exterior Noise Levels

Noise Level Exceeded	Maximum Duration Period
Base ambient noise level (BANL)	30 minutes in any hour
5 dB(A) above BANL	15 minutes in any hour
10 dB(A) above BANL	5 minutes in any hour
15 dB(A) above BANL	1 minute in any hour
20 dB(A) above BANL	Not permitted
Source: City of Upland Municipal Code, Chapter 9.40.070 Maximum Residential Noise Levels	

Traffic noise from vehicular traffic generated by the proposed project was modeled using SoundPlan software based on trip generation and distribution estimates in the original EUSP traffic study prepared by Translutions, Inc.[42] The noise model assumed a flat topography condition (which is a worst-case scenario). Traffic noise levels were projected to the ground floor for various locations throughout the project area. Traffic noise levels in the EUSP area were calculated for Opening Year 2016 Without Project, Opening Year 2016 Plus Project, Cumulative Year 2035 Without Project, and Cumulative Year 2035 Plus Project scenarios using SoundPLAN. Trip volumes included in the EUSP traffic study took into consideration related projects in the area. Estimated traffic noise levels at various receptors are summarized in Table 10 (EUSP Opening Year 2016 Roadway Noise Levels) and Table 11 (EUSP Cumulative Year 2035 Roadway Noise Levels). As shown in Tables 10 and 11, it was determined that traffic noise levels under both without and plus project conditions would exceed applicable City noise thresholds at eight of the fifteen receptors modeled with implementation of the EUSP. Therefore, it was determined in the 2015 IS/MND that the EUSP would not increase noise exposure to a receiver that is currently within applicable City noise thresholds to significant levels and impacts would be less than significant.

Table 10
EUSP Opening Year Roadway Noise Levels

Receptors	Jurisdiction	Allowable Noise Level (dBA CNEL)*	No Project (dBA CNEL)		Plus Project (dBA CNEL)	
			AM	PM	AM	PM
1 – Commercial (N)	City of Upland	75	63.6	64.8	63.7	64.9
2 – Storage (E)	City of Upland	75	64.3	65.6	64.4	65.8
3 – Commercial (E)	City of Upland	75	69.0	70.8	69.2	73.1
4 – Commercial (E)	City of Upland	75	69.1	70.5	69.2	71
5 – Multi Family (E)	City of Upland	55	**68.1**	**69.7**	**68.2**	**69.1**
6 – Cabrillo Elementary (E)	City of Upland	65	62.4	64.2	62.4	63.3
7 – Manufactured Homes (SE)	City of Upland	55	**69.7**	**71.2**	**69.7**	**70.7**
8 – Multi Family (SE)	City of Upland	55	**65.3**	**66.7**	**65.3**	**66.2**
9 – Single Family (SE)	City of Upland	55	**64.4**	**65.8**	**64.5**	**65.4**
10 – Commercial (S)	City of Upland	75	66.9	68.3	67.0	68.0
11 – Commercial (S)	City of Montclair	65	58.7	60.7	58.8	60.3
12 – Multi Family (SW)	City of Montclair	55	**63.1**	**65.0**	**63.2**	**64.8**
13 – Multi Family (SW)	City of Upland	55	**65.3**	**66.6**	**65.5**	**66.4**
14 – Commercial (NW)	City of Claremont	65	**68.2**	**69.3**	**68.3**	**69.2**
15 – Multi Family (NW)	City of Claremont	60	**66.1**	**67.0**	**66.2**	**67.1**
** Source for allowable noise levels: City of Claremont Municipal Code (Section 16.154.020 (Noise and Vibration Standards)) and City of Montclair Municipal Code (Section 6.12.040 (Base Ambient Exterior Noise Levels))*						

Table 11
EUSP Cumulative Year 2035 Roadway Noise Levels

Receptors	Jurisdiction	Allowable Noise Level (dBA CNEL)*	No Project (dBA CNEL)		Plus Project (dBA CNEL)	
			AM	PM	AM	PM
1 – Commercial (N)	City of Upland	75	64.2	65.3	64.2	65.4
2 – Storage (E)	City of Upland	75	65.0	66.2	65.1	66.3
3 – Commercial (E)	City of Upland	75	70.0	71.9	70.1	71.9
4 – Commercial (E)	City of Upland	75	70.3	71.4	70.4	71.6
5 – Multi Family (E)	City of Upland	55	**68.8**	**69.7**	**68.8**	**69.8**
6 – Cabrillo Elementary (E)	City of Upland	65	63.0	64.0	63.1	64.0
7 – Manufactured Homes (SE)	City of Upland	55	**70.4**	**71.5**	**70.5**	**71.6**
8 – Multi Family (SE)	City of Upland	55	**66.5**	**68.0**	**66.5**	**68.0**
9 – Single Family (SE)	City of Upland	55	**65.7**	**67.3**	**65.8**	**67.3**
10 – Commercial (S)	City of Upland	75	67.8	69.6	67.9	69.7
11 – Commercial (S)	City of Montclair	65	59.9	61.4	59.9	61.4
12 – Multi Family (SW)	City of Montclair	55	**64.5**	**66.0**	**64.5**	**66.0**
13 – Multi Family (SW)	City of Upland	55	**66.3**	**67.6**	**66.4**	**67.8**
14 – Commercial (NW)	City of Claremont	65	**69.2**	**69.9**	**69.2**	**70.0**
15 – Multi Family (NW)	City of Claremont	60	**67.1**	**67.8**	**67.1**	**67.9**

** Source for allowable noise levels: City of Claremont Municipal Code (Section 16.154.020 (Noise and Vibration Standards)) and City of Montclair Municipal Code (Section 6.12.040 (Base Ambient Exterior Noise Levels))*

The 2015 IS/MND for the approved EUSP also evaluated the EUSP's compatibility with the 1981 CACLUCP's noise element policies. The IS/MND documented that EUSP is not located within the 65 CNEL contour associated with airport operations, which is the maximum acceptable noise level for residential neighborhoods established by the 1981 CACLUCP. The 2015 IS/MND concluded the EUSP would not expose people residing within the EUSP to excessive noise levels from Cable Airport or the San Antonio Community Hospital helipad. This impact was less than significant, and no mitigation was required for airport-related noise levels; however, the IS/MND hazards analysis did include Mitigation Measure HM-1 requiring disclosure of aircraft overflights pursuant to State airport planning requirements.

Proposed Project Impacts

Construction Noise Impacts

The proposed Development Site Plan will generally involve similar demolition, site preparation, grading, and building construction activities as modeled for the 2015 IS/MND; however, as previously discussed the proposed Project does not include development in Planning Area 2 and will result in 93 less dwelling units in Planning Areas 1, 3, and 4 than evaluated in the 2015 IS/MND. Since the proposed Project will result in less intensive construction activities than evaluated in the 2015 IS/MND, it will not exceed the modeled construction noise levels identified in the 2015 IS/MND (73.2 dBA $_{Lmax}$) and will continue to result in less than significant impacts at the commercial/industrial properties that border the EUSP.

The proposed Project could result in new impacts to the commercial/industrial property that exists in Planning Area 2 since Planning Area 2 is not part of the proposed Development Site Plan. In addition, the proposed Project could result in new impacts to the residential development on Dewey Way, which did not exist at the time the 2015 IS/MND was prepared for the EUSP. The northern and eastern boundaries of Planning Area 2 are approximately 300 and 320 feet from the center of Planning Area 1

(north boundary) and Planning Areas 3 and 4 (east boundary), respectively. The residences on Dewey Avenue are located 730 feet from the center of Planning Areas 3 and 4.

For an ideal point source of sound, which is typically used to model construction noise sources, the energy contained in a sound pressure wave dissipates and is absorbed by the surrounding environment as the sound wave spreads out in a spherical pattern and travels away from the point source. Theoretically, the sound level attenuates, or decreases, by 6 dB with each doubling of distance from the point source. The change in noise levels between two distances can be calculated according to Equation 1 as follows:

Equation 1

$$dBA2 = dBA1 + 20\log (D1/D2)$$

Where:

dBA1 = Known noise level, such as a reference noise level
D1 = Distance associated with dBA1
dBA2 = Noise level at distance 2
D2 = Distance associated with dBA2

Using Equation 1, the modeled construction noise levels presented in the 2015 IS/MND have been adjusted to predict construction noise levels at the north and east boundary of Planning Area 2, as well as that residential development on Dewey Avenue. The resulting construction noise levels are shown in Table 12 (Summary of Predicted Construction Noise Levels).

Table 12
Summary of Predicted Construction Noise Levels

Receptor	Predicted Construction Noise Level (dBA L_{max})(A)	Municipal Code Standard (L_{max})(B)
Planning Area 2 – North Boundary	74	75 dBA
Planning Area 2 – East Boundary	73.2	75 dBA
Dewey Way Residences	66.3	75 dBA

Source: MIG (see Appendix E).
(A) Predicted Lmax noise levels calculated using Equation 1 and assuming a known maximum noise level 73.2 dBA at a known distance of 330 feet per the 2015 IS/MND. The Planning Area 2 north boundary is located 300 feet from the center of Planning Area 1. The Planning Area 2 east boundary is located 325 feet from the center of Planning Areas 3 and 4. The residences on Dewey Way are located 730 feet from the center of Planning Areas 3 and 4.
(B) See Section **Error! Reference source not found.** of the Noise Impact Analysis Report. The standard for commercial/industrial lands is the base ambient noise level of 75 dBA. The standard for residential land is the base ambient noise level (55 dBA) plus 20 dBA (since L_{max} construction noise levels are presented).

As shown in Table 12, construction noise levels associated with the proposed Development Site Plan would not exceed the City's municipal code standards. It is noted that the above analysis is conservative (likely to overestimate noise levels) because it based on the construction equipment intensity modeled for the approved EUSP (93 more dwelling units than the proposed Development Site Plan). Construction activities will also be subject to Section 9.40.100 of the City's Municipal Code, which limits construction noise to the hours of 7 AM to 6 PM Monday to Friday. For these reasons, the proposed Project would not generate construction noise levels that exceed applicable standards. This finding is the same as that identified in the City's 2015 IS/MND for the approved EUSP. The proposed Project, therefore, would not result in a substantial increase in the severity of this previously identified impact. Construction noise impacts will remain less than significant.

Operational Noise Impacts

Once constructed, the proposed Project would generate noise from on-site and off-site activities. On-site activities would include vehicle travel, use of outdoor recreation and amenity spaces, landscaping activities, and mechanical equipment such as pool pumps and heating, ventilation, and air conditioning (HVAC) equipment. The *Noise Impact Analysis Report* prepared by MIG noted that noise sensitive receptors near the proposed Project site are limited to the Harvest at Upland Specific Plan residences located approximately 290 to 400 feet east of the proposed Project boundary (across Dewey Way).

The EUSP is located in southwest Upland, in an area of mixed residential, commercial, and light industrial land uses. The City's General Plan Circulation Element identifies West Foothill Boulevard as a major arterial (City of Upland, 2012, Figure CIR-1). According to the City's General Plan EIR, measured ambient noise levels on West Foothill Boulevard (approximately 0.9 miles east of the Project site) were 67.6 dBA in 2009 (City of Upland, 2015, Table 5.7-5). Traffic noise modeling conducted for the General Plan indicates that the 2012 average daily traffic (ADT) volume on the segment of West Foothill Boulevard between Monte Vista Avenue and Central Avenue was 21,500. This traffic volume was estimated to generate noise levels of 67.6 CNEL at a distance of 100 feet from the center of West Foothill Boulevard (City of Upland, 2015, Table 5.7-4). Under 2035 conditions, the traffic noise modeling conducted for the General Plan showed ADT volumes on West Foothill Boulevard would increase to 26,600, resulting in a noise level of traffic volumes would generate noise levels of 68.5 CNEL at a distance of 100 feet from the center of West Foothill Boulevard. In addition to traffic noise, the EUSP is located approximately 0.2 miles south of Cable Airport, the largest privately-owned public use airport in the U.S.A. but is not located within the 65 CNEL contour associated with airport operations.

Ambient Noise Levels. MIG conducted ambient noise level monitoring at the proposed Project site from approximately 11:30 AM on Monday, August 10 to approximately 11:30 AM on Thursday, August 13, 2020 (see Appendix E).[i] The ambient noise levels were digitally measured and stored using three (3) Larson Davis SoundTrack LxT sound level meters that meet American National Standards Institute requirements for a Type 1 integrating sound level meter. Each sound meter was calibrated immediately before and after the monitoring period using a reference one-kilohertz (1kH) check frequency and 114 dB sound pressure level and found to be operating within normal parameters for sensitivity. Measurements were continuously collected over the sample periods in 1-minute intervals. This interval was selected to capture short-term noise events and increases in noise levels above typical background conditions. Weather conditions during the monitoring were generally clear and sunny during the daytime. Temperatures ranged from the low 60's (overnight) to the high 90's (in the later afternoon). Winds were generally light and variable and ranged from calm conditions during the nighttime and morning to approximately 5 to 15-miles per hour during later afternoon periods.

The ambient noise monitoring conducted for this Report included two (2) long-term (LT) measurements and three (3) short-term (ST) measurement at locations selected to:

- Provide direct observations and measurements of existing noise sources at and in the vicinity of the proposed Project;
- Determine typical ambient noise levels at and in the vicinity of the proposed Project; and

[i] State-wide shelter in place orders due to the COVID-19 pandemic have generally reduced commercial activities and vehicle traffic on major roadways; however, as documented in this Report, the ambient noise environment at the Project site are primarily influenced by adjacent commercial facilities operating under normal conditions and Cable Airport operations. Therefore, the ambient noise monitoring conducted for this Report is considered representative of actual ambient noise levels at the Project site.

- Evaluate potential Project noise levels at nearby sensitive receptors.

The ambient noise monitoring locations are described below and shown on Figure 4-1: (Ambient Noise Monitoring Locations) of the *Noise Impact Analysis Report:*

- **Location LT-1** was near the southeast corner of Planning Area 1, approximately 200 feet from the GT Performance, Inc marine engine service and testing area. Ambient noise levels at this location were measured from 11:35 AM on Monday, August 10th to 11:30 AM on Thursday, August 13th. The ambient noise levels measured at location LT-1 are considered representative of the noise levels associated with the existing site and surroundings operations and activities, including the adjacent marine engine services business, water storage facilities, and Cable Airport operations.
- **Location LT-2** was along the western boundary of Planning Area 3, approximately 165 feet from the GT Performance, Inc marine engine service and testing area. This location was monitored from 11:30 AM on Monday, August 10th to 11:30 AM on Thursday, August 13th. The ambient noise levels measured at location LT-2 are also considered representative of the noise levels associated with the existing site and surroundings operations and activities, including the adjacent marine engine services business, water storage facilities, and Cable Airport operations.
- **Location ST-1** was in Planning Area 6, approximately 90 feet from the center of West Foothill Boulevard. Ambient noise levels at this location were measured from 12:00PM to 1:00 PM on Monday, August 10th. The ambient noise levels measured at location ST-1 are considered representative of the noise levels associated with vehicle traffic on West Foothill Boulevard.
- **Location ST-2** was in Planning Area 4, approximately 95 feet from the center of West 11th Street. Ambient noise levels at this location were measured from 1:20 PM to 3:00 PM on Monday, August 10th. The ambient noise levels measured at location ST-2 are considered representative of the noise levels associated with vehicle traffic on West 11th Street and the commercial operations located south of West 11th Street.
- **Location ST-3** was in Planning Area 4, approximately 160 feet from the center of West 11th Street. Ambient noise levels at this location were measured from 3:20 PM to 5:30 PM on Monday, August 10th. The ambient noise levels measured at location ST-3 are considered representative of the noise levels associated with vehicle traffic on West 11th Street and the operations located south of West 11th Street.

Based on observations made during the ambient noise monitoring, the existing noise environment in the Project vicinity consists primarily of marine engine servicing and testing, other commercial operations, vehicle traffic on West Foothill Boulevard and West 11th Street, and aircraft flyovers from Cable Airport. Table 13 (Summary of Measured Ambient Noise Levels at Project Site (dBA)) summarizes the results of the ambient noise monitoring conducted for the proposed Development Site Plan. Refer to Appendix E for detailed ambient noise monitoring results.

Table 13
Summary of Measured Ambient Noise Levels at Project Site (dBA)

Day / Site	Duration	L_{min}	L_{max}	Measured Range (dBA)(A)				L_{eq} Day(B)	L_{eq} Night(B)	DNL(C)
				$L_{1.6}$	$L_{8.3}$	L_{25}	L_{50}			
Monday, August 10, 2020										
LT-1	12 hours	37.9	81.4	50.3 - 68.8	49.5 - 66.7	47.2 – 62.2	45.4 - 57.5	56.2	49.5	--
LT-2	12 hours	37.6	82.0	53.4 - 70.9	51.4 – 68.7	47.9 - 61.8	45.4 - 59.8	57.1	47.9	--
ST-1	60 minutes	48.1	77.7	68.4 - 72.7	65.8 - 70.5	63.2 - 67.2	58.8 - 63.7	63.5	--	--

ST-2	110 minutes	42.3	71.6	56.8 - 64.9	55.1 - 62.7	52.9 - 60.7	49.5 - 59.1	55.3	--	--
ST-3	140 minutes	40.9	72.8	52.6 - 63.0	51.1 - 64.4	48.3 - 59.7	46.1 - 55.0	53.7	--	--
Tuesday, August 11, 2020										
LT-1	24 hours	34.0	83.3	43.8 - 67.9	42.5 - 65.2	41.3 - 59.2	40.1 - 55.4	55.2	46.5	55.7
LT-2	24 hours	35.3	83.8	44.7 - 67.7	43.7 - 64.7	42.5 - 61.6	41.1 - 61.3	55.6	47.1	56.2
Wednesday, August 12, 2020										
LT-1	24 hours	34.0	81.2	43.2 - 65.4	42.1 - 61.3	41.0 - 57.8	40.2 - 56.4	54.1	46.3	55.1
LT-2	24 hours	33.7	79.6	45.0 - 65.1	43.4 - 60.9	41.4 - 61.7	39.8 - 60.0	53.1	46.9	54.9
Thursday, August 13, 2020										
LT-1	12 hours	34.4	81.2	42.8 - 68.8	41.9 - 66.4	41.2 – 62.4	40.7 - 58.7	58.2	47.5	--
LT-2	12 hours	33.9	76.1	44.4 - 61.5	42.9 - 59.5	40.9 - 56.4	38.6 - 52.9	52.8	47.1	--

Source: MIG (See Appendix E)

(A) Values are the range measured each hour of the listed day.
(B) Values are the resulting average noise levels for the daytime (7 AM to 10 PM) and nighttime (10PM to 7 AM) period.
(C) DNL values are only estimated for 24-hour time periods.

As shown in Table 13, the measured ambient noise levels at the Project site are generally moderate in nature and do not fluctuate substantially. Daytime average noise (7 AM to 10 PM) levels at LT-1 and LT-2 ranged from approximately 55 dBA L_{eq} to approximately 58 dBA L_{eq}, while nighttime average noise levels (10 PM to 7 AM) ranged from approximately 46 dBA L_{eq} to 50 dBA L_{eq}. Daily noise exposure at LT-1 and LT-2 was approximately 55 DNL to 56 DNL. Short-term measurements indicate site noise levels are higher on the north side of the site, adjacent to West Foothill Boulevard (ST-1, 63.5 dBA L_{eq}) than the south side of the site, adjacent to West 11th Street (ST-2 and ST-3, 53.7 dBA L_{eq} to 55.3 dBA L_{eq}). Although measured ambient noise levels at the Project site were generally moderate when averaged over an hour, daytime, nighttime, or full day, the ambient noise monitoring indicates there were short periods of time when ambient noise levels exceeded the City's standards for residential lands contained in Chapter 9.40 of the Municipal Code. At LT-1 and LT-2, these time periods generally coincided with commercial activities at GT Performance, Inc. This issue is further discussed below.

As shown in Table 13, the ambient noise level measured 90 feet from the center of West Foothill Boulevard (ST-1) from noon to 1 PM on Monday, August 10, 2020 was 63.5 dBA L_{eq}. This noise level is approximately 4 dB less than noise levels measured and modeled along West Foothill Boulevard in 2009 and 2015, respectively. The reduction in measured traffic noise levels between 2009 and 2020 conditions is likely due to reduced traffic volumes associated with State public health orders limiting gatherings, school openings, non-essential travel, and other activities intended to control the spread of COVID-19. For the purposes of this analysis, ambient noise levels along West Foothill Boulevard are assumed to be closer to that measured and modeled for the City's General Plan EIR (prepared in 2015). The State's public health orders are not assumed to have had an effect on other ambient noise monitoring data collected for this Report (LT-1, LT-2, ST-2, and ST-3) because these other sites are located away from West Foothill Boulevard and ambient noise levels are primarily the result of nearby commercial and industrial business operations and not vehicle traffic.

On-Site Noise Generation. Residential land uses are not considered to be a substantial noise generating land use type. Both the proposed Project area and the larger EUSP boundary are surrounded by commercial/industrial land uses that have an allowable base ambient noise level of 75 dBA per Municipal Code Sections 9.40.040 and 9.40.080, as well as a normally acceptable noise limit of 70 DNL (for commercial office uses) to 75 DNL (for industrial and manufacturing uses). The proposed

Project's on-site noise sources would not have the potential to generate noise levels that exceed these standards for the following reasons:

- Mechanical equipment associated with the pool would be enclosed within the recreation center building and away from property line locations;
- HVAC equipment would be screened from public view by landscaping, fences, or walls, or a combination thereof in accordance with Specific Plan requirements and, therefore, shielded from adjacent property lines; and
- On-site vehicle travel would occur along alleyways and local roads at low speed and would not generate substantial noise levels;

For the reasons described above, the proposed Project would not generate on-site noise levels that have the potential exceed applicable City standards at adjacent land uses. This finding is consistent with conclusions in the City's 2015 IS/MND for the approved EUSP. The proposed Project, therefore, would not result in a substantial increase in the severity of this previously identified impact and impacts would be less than significant.

Off-Site Noise Generation Analysis. The *Traffic Impact Assessment* prepared for the proposed Development Site Plan indicates the proposed Project would result a net decrease in 142 AM peak hour vehicle trips, 192 PM peak hour vehicle trips, and 1,681 total daily vehicle trips compared to the approved EUSP. This estimate does not include potential future vehicle trips that could be generated in Planning Area 2; however, even with the addition of these potential future trips the EUSP would generate less peak hour and daily vehicle trips than evaluated in the 2015 IS/MND. The net change in vehicle trips resulting from the proposed Project is summarized in Table 14 (Summary of Trip Generation Changes).

Table 14
Summary of Trip Generation Changes

Scenario	AM Peak Hour Trips	PM Peak Hour Trips	Total Daily Trips
Approved EUSP	263	350	3,332
2020 Development Site Plan	121	158	1,651
Net Change	*-142*	*-192*	*-1,681*
Potential Future Planning Area 2[(A)]	49	+5	+614
Total Net Change	*-93*	*-127*	*-1,067*

Source: City of Upland 2015, LLG Engineers 2020
(A) Estimate based on 65 single family dwelling units (per approved EUSP) and trip generation rates contained in the TIA prepared for the 2020 Development Site Plan by LLG Engineers.

As shown in Table 14, the proposed Development Site Plan would result in less overall vehicle trips than the approved EUSP. The *Traffic Impact Assessment* prepared for the proposed Project did not identify any changes to the trip distribution patterns used to model vehicle traffic noise levels in the 2015 IS/MND. Since the proposed Project would result in less trips following the same distribution pattern, it would result in less traffic noise on modeled roadways than identified in the 2015 IS/MND (0.2 dBA increase at maximum).[ii] A traffic noise increase of less than 0.2 dBA would not exceed the City's exterior

[ii] This conclusion is considered conservative (i.e., likely to overestimate increase in traffic noise) for several reasons. First, the 2015 IS/MND modeled traffic noise levels assuming an opening year of 2016. The proposed Project would have an opening year no sooner than 2021. Under normal conditions, the "no project" traffic volumes in year 2021 would be higher than 2016

noise increment standards contained in City General Plan Table SAF-4. For these reasons, the proposed Project would not generate off-site vehicle noise levels that exceed applicable standards under either opening year or cumulative conditions. This finding is the same as that identified in the City's 2015 IS/MND for the approved EUSP. The proposed Project, therefore, would not result in a substantial increase in the severity of this previously identified impact and impacts would be less than significant.

Other Noise Effects – Informational Analysis Not Required by CEQA

The California Supreme Court in *California Building Industry Association v. Bay Area Air Quality Management District*, 62 Cal. 4th 369 (2015) ruled that CEQA review is focused on a project's impact on the environment "and not the environment's impact on the project." Per this ruling, a Lead Agency is not required to analyze how existing conditions might impact a project's future users or residents; however, a Lead Agency may elect to disclose information relevant to a project even if it not is considered an impact under CEQA. Furthermore, the City's Municipal Code and General Plan Safety Element set noise standards for receiving land uses which require evaluation for consistency and compliance even if such evaluation is not required by CEQA.

For informational purposes only, this section discusses the existing noise environment and the degree to which the existing environment is compatible and consistent with City goals, policies, and standards for the proposed Project's noise environment. The existing noise environment is reviewed against the following goals, policies and standards set by the City in its Municipal Code and General Plan. Would the project:

- Expose people living or working in the project area to existing noise levels that exceed the standards established in:
    - The City of Upland Municipal Code Section 9.40.040 (Base Ambient Noise Level), 9.40.060 (Excessive Noise Unlawful), 9.40.070 (Maximum Residential Noise Levels), and/or Section 9.40.100 (Noises-Prohibited – Unnecessary Noise Standard); or
    - The City of Upland General Plan policies SAF-1.1 (Exterior Noise Standards), SAF-1.3 (Interior Noise Standards), SAF-1.4 (Location of Noise Sensitive Land Uses); SAF-1.5 (Noise Impact Study), SAF-1.6 (Acoustical Study), SAF-1.7 (Noise Reduction in Site Design), and SAF-1.9 (Alternative to Sound Walls).

Existing noise exposure values in the proposed Project area vary from north (Planning Areas 1 and 6) to south (Planning Areas 3, 4, and 5), as discussed below.

Planning Area 1 (Multi-Family Dwelling Units) and Planning Area 6 (Buffer). Traffic noise modeling prepared for the City's General Plan buildout conditions (2035) indicates West Foothill Boulevard traffic noise levels would be 68.5 CNEL at a distance of 100 feet from the road center line. This value exceeds the 65 DNL "normally acceptable" noise exposure level for multi-family residential development set by

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due to region-wide growth and reduce the Project's contribution to total vehicle volumes and traffic noise levels. Second, as shown in Table 14, the proposed Project plus future Planning Area 2 development would result in approximately 32% less traffic than the approved EUSP and would result in less than a 0.2 dBA increase in traffic noise levels. As discussed in Section **Error! Reference source not found.** of the *Noise Impact Analysis Report*, the ambient noise monitoring conducted for the Project indicates traffic volumes and traffic noise levels are lower than usual due to shelter-in-place orders. This does not affect the conclusions of the *Noise Impact Analysis Report* because such orders would apply to the proposed Project (if the orders are still in place when the Project becomes operational) and serve to reduce Project-related vehicle trips on the roadway system in a commensurate manner (i.e., the project-related increase in traffic noise would still proportionally be the same as discussed in the *Noise Impact Analysis Report*).

General Plan Table SAF-1. It is estimated future West Foothill Boulevard traffic noise levels would reach 65 CNEL at distance of 170 feet from the center of West Foothill Boulevard.[iii] At this distance, the six three-plex developments (exterior building facades and exterior uses areas) in the northern part of Planning Area 1 would be exposed to noise levels that exceed General Plan policy levels without exterior attenuation; however, the conceptual grading plan for the proposed Project shows an approximately 6-foot-tall concrete block wall between West Foothill Boulevard and Planning Area 1. This wall would reduce traffic noise levels in Planning Area 1 by approximately 6.5 (in exterior use areas on the north side of the three-plexes, closer to West Foothill Boulevard) to 5 dBA (in exterior use areas on the south side of the three-plexes, farther away from West Foothill Boulevard). Thus, with the proposed wall, traffic noise levels in the northern portion of Planning Area 1 would range from 62 to 63 CNEL, which is below the normally acceptable threshold established by the General Plan. Potential traffic noise levels of 68.5 CNEL are considered compatible with the Planning Area 6 buffer because this area will not be regularly occupied by EUSP residents and General Plan Table SAF-1 generally sets 70 CNEL as the normally acceptable noise level for recreation and open space land uses.

Planning Areas 3, 4, and 5 (Single-Family Dwelling Units). Ambient noise monitoring in the center and southern parts of the Project area indicate noise exposure levels are approximately 55 to 56 DNL. These values are below the 60 DNL normally acceptable noise exposure level for single family residential development set by General Plan Table SAF-1. Municipal Code Conformance – Exterior Noise Levels. Section 9.40.070 of the City's Municipal Code (Maximum Residential Noise Levels) establishes the exterior noise standards for residential land uses shown in Table 15 (Municipal Code Maximum Exterior Residential Noise Standards. These standards apply to the noise levels generated by the commercial and industrial lands that surround the proposed Project as they are received at the Project's property line (i.e., they do not apply to noise generated by the Project). Since the Municipal Code establishes these standards as the noise levels that may disturb or interfere with residential land uses, the following discussion summarizes the extent to which the existing ambient noise environment at the Project site exceeds Municipal Code standards and identifies measures that could reduce ambient noise to levels that meet Municipal Code standards.

Table 15
Municipal Code Maximum Exterior Residential Noise Standards

Time Period	30 minutes in any hour (L_{50})	15 minutes in any hour (L_{25})	5 minutes in any hour (L_{08})	1 minute in any hour ($L_{1.6}$)	Not Permitted (L_{max})
Daytime (7 AM to 10 PM)	55	60	65	70	75
Nighttime (10 PM to 7 AM)	45	50	55	60	65

Source: City of Upland 2019

As previously discussed, MIG conducted ambient noise level monitoring at the proposed Project site from approximately 11:30 AM on Monday, August 10 to approximately 11:30 AM on Thursday, August 13, 2020. In total, there were 94 daytime (7 AM to 10 PM) and 54 nighttime (10 PM to 7 AM) hours monitored. The number of hourly observations that exceeded a standard set forth in the City's Municipal Code is summarized in Table 16 (Ambient Noise Records that Exceed Code Standards).

[iii] This calculation assumes a 4.5 dBA reduction in noise levels per doubling of distance since there is a vegetated median fronting most of the EUSP area and Planning Area 6 would consist of a vegetated buffer area.

Table 16
Ambient Noise Records that Exceed Code Standards

Time Period	30 minutes in any hour (L_{50})	15 minutes in any hour (L_{25})	5 minutes in any hour (L_{08})	1 minute in any hour ($L_{1.6}$)	Not Permitted (L_{max})
Daytime (7 AM to 10 PM)					
Municipal Code Standard(A)	55	60	65	70	75
Hours Above Standard (LT1)	7	3	3	0	16
Hours Above Standard (LT2)	4	4	2	1	12
Hours Above Standard (ST1)	1	1	1	1	1
Hours Above Standard (ST2)	0	0	0	0	0
Hours Above Standard (ST3)	0	0	0	0	0
Total Hours Above Standard	12	8	6	2	29
Nighttime (10 PM to 7 AM)(B)					
Municipal Code Standard(A)	45	50	55	60	65
Hours Above Standard (LT1)	11	4	3	0	7
Hours Above Standard (LT2)	11	5	2	0	10
Total Hours Above Standard	22	9	5	0	17

Source: MIG, 2020 (see Appendix E).
(A) Standards from Municipal Code Section 9.40.070.
(B) There were no nighttime measurements at locations ST-1, ST-2, and ST-3.

As shown in Table 16, the ambient noise monitoring performed for the Project shows hourly daytime noise levels exceeded code standards between 2% ($L_{1.6}$) and 31% (L_{max}) of the time.

- **Exceedances at LT-1 and LT-2:** Ambient noise levels at LT-1 and LT-2 most commonly exceeded the City's L_{max} noise standard for residential land uses, with the highest measured noise level being approximately 83.3 dBA at LT-1 and 83.8 dBA at LT-2. The exceedance of the L_{max} standard was also typically associated with an exceedance of the other standards contained in the Municipal Code (e.g., L_{50}, L_{08}, etc.). In general, due to the nature of ambient noise monitoring, which is a composite of sounds from all sources, it is difficult to be certain whether exceedances are the result of a single activity or a combination of noise sources; however, it is likely that some if not most of the noise levels measures above standards is due to the adjacent commercial/industrial business operations, specifically, the service and testing of marine engines at GT Performance and, to a lesser degree, the operation of mechanical equipment at the water tanks, because:

    - L_{max} noise levels at LT-1 and LT-2 are higher than the observed noise levels from aircraft overflights and vehicle traffic observed throughout the Project area, indicating a different source of noise is likely responsible for measured Lmax noise levels;
    - LT-1 and LT-2 were located on the interior of the site, away from roadways but directly adjacent to the GT Performance marine engine servicing and testing facility;
    - In general, exceedances of the Lmax and other standards most frequently occurred between the hours of 7 AM to 10 AM and 4 PM to 7 PM, indicative of a pattern of activities on adjacent land uses (see Appendix E); and
    - On a limited basis, field noise levels were directly observed to directly increase during audible marine servicing and testing activities.

- Exceedances at ST-1: The exceedance at ST-1 was due to traffic noise levels on West Foothill Boulevard. The proposed six-foot-tall concrete block wall between West Foothill Boulevard and Planning Area 1 would reduce traffic noise levels in Planning Area 1 by approximately 5 to 6.5 dBA and reduce noise to levels that conform with Municipal Code standards.

Based on the ambient noise monitoring results, MIG predicted L_{max} exterior noise levels at anticipated areas of concern for high noise levels, including four (4) property line locations, three (3) exterior yard locations, and two (2) building façade locations (see Figure 6-1: Modeled Noise Receivers of the *Noise Impact Analysis Report*). The predicted noise level at these locations are summarized in Table 17 (Proposed Noise Barrier Effectiveness Estimate). The predictions are based on the location and elevation of the primary marine engine and testing area and noise receiver (based on the conceptual grading plan elevations) and include the estimated attenuation provided by the combination retaining/concrete block perimeter wall (the top of the wall ranges from approximately 6 feet to approximately 8 feet above conceptual finished grade in most areas).

Table 17
Proposed Noise Barrier Effectiveness Estimate

Receiver ID	Receiver Type(A)	Planning Area	Standard (dBA Lmax)	Predicted dBA L_{max}	Proposed Barrier Effectiveness(B)	Noise Level with Barrier (dBA L_{max})	Additional Attenuation Needed?
1	Property Line	1	75	84.7	-14.3	70.4	No
2	Property Line	3	75	84.0	-15.0	68.9	No
3	Property Line	3	75	85.2	-10.8	74.4	No
4	Property Line	3	75	83.1	-8.2	74.9	No
5	Exterior Yard	1	75	79.6	-5.8	73.8	No
6	Exterior Yard	1	75	82.5	-13.4	69.1	No
7	Exterior Yard	3	75	83.1	-6.3	76.7	Yes
8	Building Façade	1 and 5	75	83.1	-5	78.1	Yes
9	Building Facade	3	75	82.9	-5.5	77.3	Yes

Source: MIG (See Appendix E).
(A) Property line and exterior yard receivers were assumed to be 5 feet from the property line/yard boundary and be 5 five feet in height. Building façade receivers were assumed to be 10 to 12 feet above grade.
(B) Refer to Appendix E for barrier insertion loss estimates.

As shown in Table 17, L_{max} noise levels with the proposed combination retaining/concrete block perimeter wall would reduce adjacent marine engine servicing and testing noise to levels below Municipal Code standards at most receiver locations, with the exception of Receivers 7 (exterior yard), 8 (building façade), and 9 (building façade). Receivers 8 and 9 are elevated building facades used to determine interion noise compatibility only. Receiver 7 is an exterior yard that would require an additional 1.8 dBs of attenuation to reduce exterior yard noise levels to less than 75 dBA L_{max}. Preliminary estimates based on the conceptual grading plan indicate a 12-foot-tall barrier would provide

the additional attenuation necessary to meet this noise level, as shown in Table 18 (Preliminary 12-Foot Tall Barrier Attenuation Summary) below.

Table 18
Preliminary 12-Foot Tall Barrier Attenuation Summary

Receiver ID	Receiver Type	Noise Level with Proposed Barrier (dBA L_{max})	Noise Level with 12-Foot-Tall Barrier (dBA L_{max})
4	Property Line	74.9	68.2
7	Exterior Yard	76.7	72.5
8	Building Façade	78.1	76.1
9	Building Facade	77.3	76.9
Source: MIG, Inc. (See Appendix E)			

Interior Noise Level Compatibility. The California Building Standards Code, the City's General Plan Safety Element (Policy SAF-1.3), and the 1981 CACLUCP all establish that interior noise levels attributable to exterior noise sources shall not exceed 45 DNL or CNEL (as established by the local General Plan) for residential developments. As described above, daily noise exposure levels in the Project area would range from approximately 55 CNEL (in the central and southern parts of the Project area) to 63 CNEL (in the northern portion of the Project area near West Foothill Boulevard). As discussed in Section 5.4.1 of the *Noise Impact Analysis Report*, standard construction techniques for new residential development typically provide a minimum exterior to interior noise attenuation (i.e., reduction) of 25 to 32 dBA with windows closed, which is sufficient to meet the 45 CNEL interior noise standard established local and state requirements.[iv]

The California Green Building Standards Code establishes additional standards for interior noise levels that may apply to residential developments if a building is located within a 65 CNEL noise contour of an airport, freeway, railroad, industrial source, etc. or otherwise exposed to a noise level of 65 dBA on an hourly L_{eq} basis. As summarized above, the proposed Project would not locate any buildings within the 65 CNEL contour associated with either West Foothill Boulevard or Cable Airport. In addition, the single highest transportation and non-transportation hourly L_{eq} noise levels measured during the ambient noise monitoring conducted for this Report were 63.5 dBA l_{eq} and 61.7 dBA l_{eq}, respectively. These values do not exceed state requirements for additional interior noise attenuation in occupied rooms.

Maximum noise levels at elevated building facades that directly front Planning Area 2 and GT Performance, Inc. marine engine servicing and testing activities may reach approximately 77 dBA with the 12-foot-tall barrier recommended in this Report. This exterior Lmax noise level would be attenuated to between 45 and 52 dBA L_{max} with standard construction techniques and windows closed. Since these noise levels would occur during the daytime, they would not intrude upon sleep activities. Furthermore, the ambient noise monitoring indicates that hourly L_{eq} values do not exceed 63.5 dBA and sustained short-term elevated noise levels ($L_{1.6}$ and greater,) occur less frequently than L_{max} conditions. This indicates that interior L_{max} noise levels would not result in sustained interference of sensitive non-sleep activities such as conversation, quiet respite, etc.

[iv] The level of noise reduction may be approximately 2 to 3 dB less for vehicle traffic noise frequencies but will still be sufficient to meet the 45 CNEL standard for dwelling units near West Foothill Boulevard.

Land Use and Noise Compatibility Recommendations

To reduce the potential for exterior and interior noise and land use compatibility issues with City goals, policies, and standards that may occur as a result of the existing ambient noise environment at and in the vicinity of the proposed Project, the Project has incorporated the following recommended noise reduction design features:

- **Noise Reduction Design Feature 1:** Except as noted in Existing Noise Environment Reduction Measure 2, the proposed Project's combination retaining/perimeter walls shall:
    - Be constructed in a manner consistent with the finished grade and top of wall heights listed on the conceptual grading plan dated August 10, 2020; and
    - Non-retaining perimeter wall segments shall be constructed of concrete block or similar material with a transmission loss (dBA) value of at least 20 (for the wall fronting West Foothill Boulevard) and 25 (for all other segments).
- **Noise Reduction Design Feature 2:** Beginning in the northwest corner of Planning Area 2 and extending 300 feet south, the combination retaining/perimeter wall shall extend to height of 12 feet above the finished grade shown on the conceptual grading plan dated August 10, 2020. This wall height extension shall not be required if:
    - Documented evidence is provided that maximum noise levels associated with GT Performance, Inc. marine engine servicing and testing do not exceed 81 dBA L_{max} at the facility's property line. Such evidence may include updated source-oriented noise monitoring and schematics or other materials demonstrating the location and effectiveness of noise control measures installed at the GT Performance, Inc. facility.

The above design features would ensure the proposed Project's is constructed in a manner that is compatible with the existing ambient noise environment and consistent with City goals, policies, and standards for residential noise exposure. With inclusion of the recommended design features, the proposed Project would be consistent with the existing ambient noise environment and the City's Municipal Code ambient noise standards.

b) **Less than Significant Impact.** The 2015 IS/MND evaluated potential construction vibration levels according to the information and methodologies outlined in Caltrans' 2004 Transportation- and Construction-Induced Vibration Guidance Manual. The 2015 IS/MND modeled potential construction vibration levels for different equipment types at nine discrete commercial/industrial receptor locations surrounding the EUSP boundary used in the construction noise analysis. The modeling indicated all receptors would experience barely perceptible construction-induced vibration except for the commercial land use in the southeast, which would experience perceptible vibration from the use of loaded trucks accessing the site. The 2015 IS/MND concluded the EUSP would result in less than significant construction vibration impacts because construction activities would be limited to daytime hours when most land uses are not sensitive to groundborne vibration. Therefore, it was determined that less than significant impacts would occur, and no mitigation was required for potential EUSP construction vibration levels.

Proposed Project Impacts

The proposed Development Site Plan will generally involve similar demolition, site preparation, grading, and building construction activities as modeled for the 2015 IS/MND; however, as previously discussed,

the proposed Development Site Plan does not include development in Planning Area 2 and will result in 93 less dwelling units in Planning Areas 1, 3, and 4 than evaluated in the 2015 IS/MND. Since the proposed Development Site Plan will result in less intensive construction activities than evaluated in the 2015 IS/MND, the Project will not exceed the modeled construction vibration levels identified in the 2015 IS/MND and continue to result in less than significant impacts at the commercial/industrial properties that border the EUSP.

The proposed Development Site Plan could result in new construction vibration impacts to the commercial/industrial property that exists in Planning Area 2 since Planning Area 2 is not part of the proposed Project. In addition, the proposed Project could result in new impacts to the residential development on Dewey Way (Harvest at Upland), which did not exist at the time the 2015 IS/MND was prepared for the EUSP.

Planning Area 2 is occupied by an existing marine engine servicing and testing facility that is not considered to be sensitive to groundborne vibration. In addition, all structures and facilities associated with business would be located at least 100 feet from construction work areas. The residences on Dewey Way would be located at least 400 feet from any construction work areas. At these distances, most construction equipment vibration levels would not exceed commonly accepted vibration detection thresholds. In limited situations, such as the use of a roller or the passage of a loaded truck in close proximity to a structure, construction vibration may be perceptible at these receptor locations; however, this is not considered to be excessive because such vibrations would be short in duration, intermittent, limited to daytime periods only by the City's Municipal Code, and below Caltrans' thresholds for potential building damage. For these reasons, the proposed Project would not generate excessive construction vibration levels. This finding is the same as that identified in the City's 2015 IS/MND for the approved EUSP. The proposed Project, therefore, would not result in a substantial increase in the severity of this previously identified impact and impacts would be less than significant.

c) **Less than Significant Impact.** The 2015 IS/MND for the approved EUSP evaluated the EUSP's compatibility with the 1981 CACLUCP's noise element policies. The IS/MND documented that EUSP is not located within the 65 CNEL contour associated with airport operations, which is the maximum acceptable noise level for residential neighborhoods established by the 1981 CACLUCP. The 2015 IS/MND concluded the EUSP would not expose people residing within the EUSP to excessive noise levels from Cable Airport or the San Antonio Community Hospital helipad. This impact was less than significant, and no mitigation was required for airport-related noise levels; however, the IS/MND hazards analysis did include Mitigation Measure HM-1 requiring disclosure of aircraft overflights pursuant to State airport planning requirements. Therefore, impacts were determined to be less than significant.

The West Valley Planning Agency Airport Land Use Commission adopted the Cable Airport Comprehensive Airport Land Use Plan (1981 CACALUP) in December 1981. In September 2015, the City adopted the Cable Airport Land Use Compatibility Plan (2015 CALUCP). Although the 2015 CALUCP is more recent and is used by the City to determine the compatibility of new development in the Cable Airport influence area, it does not apply to existing land uses. The 2015 CALUCP defines the term "existing land use" to mean "a land use that either physically exists or for which local agency commitments to the proposal have been obtained and entitle the project to move forward (City of Upland, 2015, Section 2.2.14). The 2015 CALUCP further explains (Policy 2.4.2):

> "2.4.2 Existing Land Uses: The policies of this Compatibility Plan do not apply to existing land uses. A land use is considered to be "existing" when one or more of the qualifying conditions below has been met prior to the adoption date of the Compatibility Plan by the City of Upland. In effect, a project that qualifies as an existing land use in accordance with

this policy is "grandfathered" even if it has not yet been constructed and will be inconsistent with the compatibility criteria.

(a) Qualifying Criteria: An existing land use is one that either physically exists or for which local agency commitments to the proposal have been obtained in one or more of the following manners:

(1) A parcel or tentative subdivision map has been approved and not expired;
(2) A vesting parcel or tentative subdivision map has been approved and not yet expired;
(3) A development agreement has been approved and remains in effect;
(4) A final subdivision map has been recorded;
(5) A use permit or other discretionary entitlement has been approved and not yet expired; or
(6) A valid building permit has been issued and not yet expired.

(b) Revisions to Approved Development: Filing of a new version of any of the approval documents listed in Paragraph (a) of this policy means that the use no longer qualifies as existing land use and, therefore, is subject to review under the policies of this Compatibility Plan in accordance with the policies of Section 2.5.
(c) Expiration of Local Agency Commitment: If a local agency's commitment to a development proposal, as set forth in Paragraph (a) of this policy, expires, the proposal will no longer qualify as an existing land use. As such, the proposal shall be subject to the policies and criteria of this Compatibility Plan."

The City adopted the EUSP in July 2015 (see Section 4.3.4.3), before the 2015 CALUCP was adopted in September 2015, and therefore meets the qualifying criteria outlined in 2015 CALUCP Policy 2.4.2(a) to be considered an existing land use. In addition, none of the revisions or expirations identified in 2015 CALUCP Policy 2.4.2(b) or (c) have been triggered by the EUSP. Accordingly, the 1981 CACLUCP policies govern EUSP airport compatibility.

Proposed Project Impacts

As previously discussed, the proposed Development Site Plan will result in 93 less dwelling units in Planning Areas 1, 3, and 4 than evaluated in the 2015 IS/MND and, therefore, reduce the total number of potential residents that could be exposed to airport-related noise levels. The EUSP and proposed Development Site Plan continue to be located outside the 65 CNEL contour associated with Cable Airport operations as well as LA/Ontario International Airport (City of Ontario 2011, City of Upland 2015). Accordingly, the proposed Project would not expose people residing within the EUSP to excessive noise levels from Cable Airport or the San Antonio Community Hospital helipad. It is noted that future residents in the EUSP area would continue to receive the real estate transaction disclosures for airport proximity required by State law. This finding is the same as that identified in the City's 2015 IS/MND for the approved EUSP. The proposed Project, therefore, would not result in a substantial increase in the severity of this previously identified impact.

As discussed in Section 4.3.4.4 of the *Noise Impact Analysis Report*, the City of Upland adopted the CALUCP in 2015, after the EUSP was approved. Although the 2015 CALUCP does not apply to the proposed Development Site Plan, the Project's consistency with this updated compatibility plan is discussed herein. This discussion is provided for information purposes only and does not represent an evaluation of a potential airport-noise related impact pursuant to CEQA requirements.

According to the 2015 CALUCP, the EUSP is located within compatibility zones C3 (Lateral to Runway) and D (Primary Traffic Patterns; City of Upland, 2015). These zones are an area of moderate noise impact because they are within or near the airport's 55 to 60 CNEL (Zone D) and 60 to 65 CNEL Zone C3) noise contour zones. Specifically, according to Map 3E of the 2015 CALUCP, approximately 4.8 acres of Planning Areas 1 and 6 in the northern half of the EUSP area are within the 60 to 65 CNEL contour zone for Cable Airport. The EUSP does not fall within the airport's 65 to 70 CNEL contour zone identified on Map 3E. **Error! Reference source not found.**The approximate boundary of the Cable Airport 60 to 65 CNEL contour zone is shown in Figure 5-1 (2015 Cable Airport Land Use Compatibility Plan 60 to 65 CNEL Contour) of the *Noise Impact Analysis Report*; refer to Appendix C of the *Noise Impact Analysis Report* for the 2015 CALUCP Map 3E. Although the EUSP does not fall within the 2015 CALUCP 65 CNEL contour, the 2015 CALUCP establishes lower acceptable exterior and interior residential noise exposure level than the 1981 CACLUCP, as summarized in Table 19 (1981 and 2015 Cable Airport Land Use Compatibility Plan Noise Standards) below.

Table 19
1981 and 2015 Cable Airport Land Use Compatibility Plan Noise Standards

Standard	1981 CACLUPC	2015 CALUCP
Maximum Acceptable Exterior Noise Exposure (CNEL)	65	60
Maximum Acceptable Interior Noise Exposure (CNEL)	45	40
Consider Single Event Noise Levels?	Yes	Yes
Source: West Valley Airport Land Use Planning Commission 1981, City of Upland 2015		

The proposed Project's compatibility with the above standards is summarized below:

- **Maximum Acceptable Exterior Noise Exposure (60 CNEL):** Criterion 3.2.1 deems new residential development incompatible with the airport's 60 CNEL contour and states that new residential development within Compatibility Zone C3 should be avoided unless it incorporates sound attenuation as necessary to comply with the 40 CNEL interior noise standard set forth in Criterion 3.2.2. As described below, the dwelling units located within the 60 to 65 CNEL contour will be able to meet the interior noise standard of 40 CNEL with standard construction techniques.
- **Maximum Acceptable Interior Noise Exposure (40 CNEL):** Criterion 3.2.2 sets a maximum aircraft-related interior noise level of 40 CNEL for habitable rooms of single- and multi-family residential land uses (assuming a windows closed condition). As stated above, the proposed Project site is within the 60 to 65 CNEL noise contour for Cable Airport, meaning the proposed Project may require an exterior to interior airport noise level reduction of up to 25 CNEL to meet the 2015 CALUCP 40 CNEL interior noise standard. Standard construction techniques for new residential development typically provide a minimum exterior to interior noise attenuation (i.e., reduction) of 25 to 32 dBA with windows closed, which is sufficient to meet the 40 CNEL interior noise standard established by the 2015 CALUCP.[v]

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v The U.S. Department of Housing and Urban Development (HUD) Noise Guidebook and supplement (2009a, 2009b) includes information on noise attenuation provided by building materials and different construction techniques. As a reference, a standard exterior wall consisting of 5/8-inch siding, wall sheathing, fiberglass insulation, two by four wall studs on 16-inch centers, and 1/2-inch gypsum wall board with single strength windows provides approximately 35 dBs of attenuation between exterior and interior noise levels. This reduction may be slightly lower (2-3 dBs) for traffic noise due to the specific frequencies associated with traffic noise. Increasing window space may also decrease attenuation, with a reduction of 10 dBs possible if windows occupy 30% of the exterior wall façade, which is not the case for the proposed Project.

- **Consider Single Event Noise Levels:** Criterion 3.2.3 requires single event noise levels to be considered when evaluating the compatibility of highly noise-sensitive land uses such as residences. The ambient noise monitoring conducted for this Report observed single event noise levels during aircraft overflights in the range of 55 to 65 dBA. These levels are consistent with the overall 60 to 65 CNEL noise contour zone and, with standard construction techniques, would not result in interior noise (less than 40 dBA) levels that are likely to interfere with noise sensitive activities such as speech or sleep interference.

For the reasons outlined above, the proposed Project would be consistent with the 2015 CALUCP's noise policies. Impacts would be less than significant, which is consistent with the determination made in the 2015 IS/MND.

4.14 – Population and Housing

Would the Project:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☑	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑

The 2015 IS/MND concluded that potential impacts of the EUSP Project related to population and housing would be less than significant. The proposed Development Site Plan would not result in a new significant population or housing impact or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. The analysis provided below summarizes the conclusions of the 2015 IS/MND and confirms that the Development Site Plan will be consistent with those conclusions.

a) **Less than Significant Impact.** The 2015 IS/MND noted that development of the EUSP would result in direct residential growth. The 2015 IS/MND found that the average household size in the City of Upland is 2.83 persons per owner-occupied unit.[43] At 2.83 persons per unit, it was determined that development of the EUSP would result in up to 991 new residents (350 dwelling units at 2.83 persons per unit). The 2015 IS/MND noted that the 2010 Census indicated that the City of Upland had a population of 73,732 in 2015, while the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Adopted Growth Forecast projected an estimated population of 80,200 by the year 2035. It was further noted that the EUSP would result in the demolition of existing uses which include a masonry supply retailer, recreational vehicle sales and service facility, a rock and stone wholesaler and distributor, a recreational boat sales/storage facility, and a single-family home. Because the EUSP would result in an increase of up to 991, and this increase was found to be within the growth assumptions estimated by SCAG for the City of Upland, it was determined that the EUSP would not be substantially growth inducing. Therefore, it was determined that impacts would be less than significant. Because the proposed Development Site Plan would result in fewer dwelling units, the potential population increase would be less than under the approved EUSP. Therefore, the proposed Project would not induce substantial unplanned population growth in the area. Impacts from the proposed Project will be less than significant.

b) **No Impact.** The 2015 IS/MND noted that the Project site housed a masonry supply retailer, recreational vehicle sales and service facility, and a rock and stone wholesaler and distributor, a

recreational boat sales/storage facility and a single-family home and includes seven structures and associated paving. The proposed Development Site Plan means that the recreational boat sales/storage facility and single-family home would not be developed as part of the proposed Project; however, this area could still be developed in the future as it is still part of the approved EUSP. The 2015 IS/MND found that there was one residential structure on the northern portion of the site that was converted for use as an office for the recreational vehicle sales and service facility. It was determined that the EUSP would replace the residential unit on the southwest portion of the site and increase the number of residential units located on site by up to 349 units. Therefore, it was determined that the EUSP would not result in the displacement of existing housing necessitating the construction of replacement housing elsewhere and that impacts will be less than significant. Because Planning Area 2 would not be developed as part of the proposed Development Site Plan, the single-family home would not be demolished as part of EUSP development at this time; therefore, the proposed Project will not result in the loss of any dwelling units. However, Planning Area 2 could still be developed at a future time and the loss of the dwelling unit would be assessed at that time in light of any proposed development in Planning Area 2. While the proposed Project would result in fewer residential units than previously analyzed in the 2015 IS/MND, since there are no residences on the site there would be no displacement of housing. No impact will occur as a result of the proposed Project.

The 2015 IS/MND noted that displacement, in the context of housing, can generally be defined as persons or groups of persons who have been forced or obliged to flee or to leave their homes or places of habitual residence.[44] The 2015 IS/MND found that there was one residential unit located on-site, and therefore approximately three residents (one dwelling unit at 2.83 persons per unit). However, it was found that the lease for this residence had expired and had not been renewed for the current residents. Therefore, it was determined that the current residents had been given sufficient time to make arrangements for housing and no *forced* or *obliged* removal of persons or displacement would occur. Because the proposed Project does not remove the single-family home from the Project site, there are currently no persons residing on the site that could potentially be displaced by the Development Site Plan. Therefore, no impact will occur as a result of the proposed Project.

4.15 – Public Services

Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	☐	☐	☑	☐
b) Police protection?	☐	☐	☑	☐
c) Schools?	☐	☐	☑	☐
d) Parks?	☐	☐	☑	☐
e) Other public facilities?	☐	☐	☑	☐

The 2015 IS/MND concluded that potential impacts of the EUSP Project related to public services would be less than significant. The proposed Development Site Plan would not result in a new significant public services impact or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. The analysis provided below summarizes the conclusions of the 2015 IS/MND and confirms that the Development Site Plan will be consistent with those conclusions.

a) **Less than Significant Impact.** The 2015 IS/MND noted that the Upland Fire Department (UFD) provides fire protection and emergency medical response services in the City of Upland. The 2015 IS/MND also noted that the Project site is located approximately 0.3 miles south of the Upland Fire Station 165 (1257 N. Airport Drive) and 0.9 miles southwest from Station 163 (1350 Benson Avenue). Station 165 operates the city helicopter which is the critical care air ambulance. This air ambulance is staffed with a pilot, Registered Critical Care Flight Nurse and Critical Care Flight Paramedic. Station 163 operates one Paramedic Engine Company staffed with a Fire Captain, Fire Engineer and Firefighter/Paramedic.[45] The 2015 IS/MND noted that the Upland Fire Department provides technical fire prevention activities by checking building construction plans to make sure all proposed buildings meet appropriate safety codes prior to construction. Fire inspectors perform plan review on all proposed fire sprinkler systems, fire alarm systems, and restaurant hood extinguishing system installation. UFD will review site plans for the proposed project as part of the City's standard review process. It was determined that development of the EUSP would not have a significant impact on fire response times because the site is located within the existing service area of the Upland Fire Department. It was also determined that no new or expanded fire protection facilities would be required as a result of EUSP with

payment of impact fees. Furthermore, it was noted that the EUSP does not propose to use substantially hazardous materials or engage in hazardous activities that would require new or modified fire protection equipment to meet potential emergency demand. Therefore, the determination was made that impacts related to expansion of fire protection services would be less than significant. The proposed Development Site Plan would not result in a higher demand for fire protection services than was analyzed in the 2015 IS/MND because the proposed Project would result in fewer residential units. No new or more significant impact would occur as a result of the proposed Project. Impacts will be less than significant.

b) **Less than Significant Impact.** The 2015 IS/MND noted that the Upland Police Department (UPD) provides police protection services in the City of Upland, and that UPD's Patrol Division has 57 sworn officers assigned as initial responders for all calls for service within the City of Upland.[46] It was also noted that UPD staffs two major divisions: Operations and Administration and utilizes volunteer programs. The 2015 IS/MND found that the UPD Police Station is located at 1499 W. 13th Street, approximately 0.9 miles northeast of the Project site. The 2015 IS/MND found that the EUSP would not result in any unique or more extensive crime problems that cannot be handled with the existing level of police resources. It was also found that the EUSP is located within the UPD service area and would therefore be required to pay impact fees. As such, it was determined that no new or expanded police facilities would need to be constructed as a result of the EUSP, and impacts related to expansion of police protection services would be less than significant. The proposed Development Site Plan would not result in a higher demand for police services than was analyzed in the 2015 IS/MND because the proposed Project would result in fewer residential units. No new or more significant impact would occur as a result of the proposed Project. Impacts will be less than significant.

c) **Less than Significant Impact.** The 2015 IS/MND noted that pursuant to the Leroy F. Green School Facilities Act (AB 2926), the Project proponent would be required to pay developer fees to the Upland Unified School District, prior to the issuance of building permits, at the then current rate charged to residential development projects. This fee would help support provision of school services for the community as a whole. According to AB 2926, payment of developer fees constitutes adequate mitigation for any project-related impacts to school facilities. Therefore, it was determined that impacts to school facilities would be less than significant. The proposed Development Site Plan will not result in a new or more significant impact as the Project will result in fewer residential units than previously analyzed and the Project applicant will still be required to pay developer fees. With payment of fees impacts will be less than significant.

d) **Less than Significant Impact.** The 2015 IS/MND noted that demand for park and recreational facilities are generally the direct result of residential development. The 2015 IS/MND also noted that the City of Upland Municipal Code Section 3.44.020 requires that new developments pay a recreation and park development fee in the amount set forth by resolution of the City Council. It was further noted that the EUSP would provide common open space in the form of a 0.83-acre parcel that may include a tot lot, picnic area, barbeque area, exercise stations, and open grass area. Finally, it was noted that the EUSP also includes requirements for private open space. In order to comply with the City's park standard (ten acres of park per 1,000 residents), the 2015 IS/MND found that the EUSP would require 9.91 acres of park space. Pursuant to Section 66477 of the California Government Code (hereinafter, the Quimby Act), the sub-divider is required to dedicate land, pay fees in lieu thereof, or pay and dedicate a combination of both, for park and/or recreational purposes, including open space purposes. The standards for land dedication or in lieu fees are established in City Council Ordinance No. 1811. It was also noted that the Project applicant would be required to pay in-lieu fees to account for the deficiency in parkland for the future development of parks within the City. Therefore, as recreational opportunities would be provided on-site, and the Applicant would be required to pay park fees per the City of Upland Municipal Code, it was determined that no substantial increase in demand for park and

recreation facilities would result and impacts would be less than significant. The proposed Development Site Plan will not result in a new or more significant impact as the Project consists of fewer residential units than previously analyzed and the Project applicant will still be required to pay in-lieu fees. With payment of fees impacts will be less than significant.

e) **Less than Significant Impact.** The 2015 IS/MND noted that development of the EUSP would result in direct residential growth. The 2015 IS/MND found that the average household size in the City of Upland is 2.83 persons per owner-occupied unit.[47] At 2.83 persons per unit, it was determined that development of the EUSP would result in up to 991 new residents (350 dwelling units at 2.83 persons per unit). The 2015 IS/MND noted that the 2010 Census found the City of Upland had a population of 73,732 in 2015, while the 2010 SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Adopted Growth Forecast projected an estimated population of 80,200 by the year 2035. It was determined that this increase in residents was within the SCAG projections for Upland in 2015. Therefore, it was determined that the EUSP would not significantly increase the demand of such services and the expansion of any other public services such as libraries or hospitals would not be required. Because of this, impacts were determined to be less than significant. As of the writing of this Subsequent IS/MND, the U.S. Census estimates that the City of Upland has a population of 77,140. Based on the average household size of 2.83 persons per household used in the 2015 IS/MND, the proposed Development Site Plan would have the potential to result in up to 543 new residents in the City of Upland. SCAG's 2016 RTP/SCS projects the City of Upland to have an estimated population of 81,700 by the year 2040. Therefore, the increase in residents that occur as a result of the proposed Project would be within the SCAG projection for Upland. The Project would not significantly increase the demand of any other public services and the expansion of any other public services such as libraries or hospitals would not be required. The proposed Development Site Plan will not result in a new or more significant impact as the Project will result in fewer residential units than previously analyzed and the Project applicant will still be required to pay in-lieu fees. With payment of fees impacts will be less than significant.

4.16 – Recreation

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☑	☐
b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☑

The 2015 IS/MND concluded that potential impacts of the EUSP Project related to recreation would be less than significant. The proposed Development Site Plan would not result in a new significant recreation impact or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. The analysis provided below summarizes the conclusions of the 2015 IS/MND and confirms that the Development Site Plan will be consistent with those conclusions.

a) **Les than Significant Impact.** The 2015 IS/MND found that the EUSP would not significantly increase use of existing recreational facilities because the EUSP would provide common open space in the form of a 0.83-acre parcel that may include a tot lot, picnic area, barbeque area, exercise stations, and open grass area. It was also noted that the EUSP includes requirements for private open space. In order to comply with the City's park standard (ten acres of park per 1,000 residents), it was determined that the EUSP would require 9.91 acres of park space. Pursuant to Section 66477 of the California Government Code (hereinafter, the Quimby Act), the sub-divider is required to dedicate land, pay fees in lieu thereof, or pay and dedicate a combination of both, for park and/or recreational purposes, including open space purposes. The standards for land dedication or in lieu fees are established in city council Ordinance No. 1811. Because the Project applicant would be required to pay park fees per the City of Upland Municipal Code, it was determined that the EUSP would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur. Therefore, it was determined that impacts to recreation facilitates would be less than significant. The proposed Development Site Plan would result in a fewer number of dwelling units and fewer potential residents. The EUSP still includes common and private outdoor space and the Project applicant will still be required to pay park fees per the City of Upland Municipal Code. Therefore, impacts associated with the proposed Development Site Plan will be less than significant.

b) **No Impact.** The 2015 IS/MND noted that the EUSP would provide common open space in the form of a 0.83-acre parcel that may include a tot lot, picnic area, barbeque area, exercise stations, and open

grass area. It was also noted that the EUSP includes requirements for private open space. The 2015 IS/MND noted that the Project site was partially developed with three outdoor business and supporting non-permanent structures. It was determined that residential uses and construction of on-site recreational facilities would not substantially impact the environment as discussed throughout the 2015 IS/MND. Therefore, it was determined that there would be no adverse physical effect on the environment caused by expansion or construction of outdoor recreational facilities. The determination made in the 2015 IS/MND remains true for the proposed Development Site plan. The construction of the proposed common open space area would not have an adverse physical effect on the environment, nor would the proposed Development Site Plan require the construction or expansion of off-site recreational facilities. No impact will occur as a result of the proposed Development Site Plan.

4.17 – Transportation

Would the Project:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☑	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☑	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☑
d) Result in inadequate emergency access?	☐	☐	☑	☐

The 2015 IS/MND concluded that potential impacts of the EUSP Project related to traffic would be less than significant with the incorporation of Mitigation Measure T-1, which will continue to apply to the Project:

2015 IS/MND Mitigation Measure

T-1: Prior to issuance of occupancy permits, the Applicant shall coordinate with the Engineering Department to implement the following roadway improvements:

- Benson Avenue/Foothill Boulevard
  - Modify the eastbound signal head to allow permitted-protected phasing for the eastbound left turn movement.
- Central Avenue/Foothill Boulevard
  - Modify the eastbound signal head to allow permitted-protected phasing for the eastbound left turn movement.

The proposed Development Site Plan would not result in a new significant transportation impact or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. The analysis provided below summarizes the conclusions of the 2015 IS/MND, addresses new regulatory developments since 2015, and confirms that the Development Site Plan will not result in new significant impacts.

A *Traffic Impact Assessment* dated October 8, 2020 was prepared for the proposed Development Site Plan by Linscott, Law, and Green Engineers (See Appendix F).[48] The report summarizes the traffic generation forecast for the proposed Project in comparison to what was previously entitled for the Project site in *The Enclave at Upland Traffic Impact Analysis Report,* prepared by Translutions, Inc., dated June 8, 2015. The report also provides a qualitative Vehicle Miles Traveled (VMT) assessment.

a) **Less than Significant with 2015 IS/MND Mitigation Incorporated.** The *Enclave at Upland Traffic Impact Analysis Report* prepared by Translutions analyzed the following 19 intersections.

1. Indian Hill Blvd/ Foothill Blvd
2. Mill Ave/ Foothill Blvd
3. Claremont Blvd/ Foothill Blvd
4. Monte Vista Ave/ Foothill Blvd
5. Dewey Way/ Foothill Blvd
6. A St/ Foothill Blvd (Project Driveway)
7. Central Ave/ Foothill Blvd
8. Benson Ave/ Foothill Blvd
9. Monte Vista Ave/ 11th St
10. Dewey Way/ 11th St
11. A St/ 11th St
12. F St/ 11th St
13. Central Ave/ 11th St
14. Monte Vista Ave/ Arrow Rte
15. Central Ave/ Arrow Rte
16. Monte Vista Ave/ Arrow Hwy
17. Central Ave/ Arrow Hwy
18. Monte Vista Ave/ I-10 WB Ramps
19. Monte Vista Ave/ I-10 EB Ramps

The study intersections were analyzed for the following scenarios:

- Existing (2015) Traffic Conditions;
- Opening Year Traffic Conditions; and
- Year 2035 Traffic Conditions.

Consistent with the San Bernardino Associated Governments (SANBAG) guidelines and City of Upland requirements, the Traffic Impact Analysis Report analyzed weekday AM and PM peak hour conditions. The AM peak hour is defined as the one hour of highest traffic volumes occurring between 7:00 AM and 9:00 AM. The PM peak hour is defined as the one hour of highest traffic volumes occurring between 4:00 and 6:00 PM.

Existing (2015) Traffic Conditions

The *Enclave at Upland Traffic Impact Analysis Report* used existing traffic volumes that were based on peak hour intersection turn movement counts collected by National Data and Surveying Services in April 2014. Vehicle classification counts were conducted at the intersections of Monte Vista Avenue/Foothill Boulevard, Central Avenue/Foothill Boulevard, Monte Vista Avenue/I-10 WB Ramps, and Monte Vista Avenue/I-10 EB Ramps. Existing Without and Existing With Project intersection level of service is shown in Table 20 (EUSP Existing (2015) Conditions Levels of Service). As shown in Table 20, it was determined that all study area intersections were operating

at satisfactory levels of service under existing (2015) conditions with the exception of the intersection of Benson Avenue/Foothill Boulevard, which operated at unsatisfactory conditions during the PM peak hour under existing without project conditions. This intersection would also operate unsatisfactorily under existing with project conditions. Because this intersection would operate unsatisfactory during existing without project conditions, it was determined that the EUSP would not create a direct significant impact at any study intersection.

Table 20
EUSP Existing (2015) Conditions Levels of Service

Intersection	Without Project				With Project				Direct Project Impact
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	
1. Indian Hill Blvd/Foothill Blvd	41.8	D	45.4	D	42.2	D	45.8	D	No
2. Mill Ave/Foothill Blvd	33.0	C	17.6	B	32.6	C	17.6	B	No
3. Claremont Blvd/Foothill Blvd	26.0	C	27.0	C	26.1	C	31.7	C	No
4. Monte Vista Ave/Foothill Blvd	36.9	D	35.0	C	36.9	D	35.2	D	No
5. Dewey Way/Foothill Blvd	25.9	C	14.6	B	25.5	C	14.2	B	No
6. A St/Foothill Blvd	*Project Driveway*				10.4	B	14.5	B	No
7. Central Ave/Foothill Blvd	32.4	C	29.5	C	32.3	C	30.6	C	No
8. Benson Ave/Foothill Blvd	42.2	D	67.5	E*	42.7	D	69.5	E*	No
9. Monte Vista Ave/11th St	*Future Intersection*				3.1	A	2.1	A	No
10. Dewey Way/11th St	*Future Intersection*				9.8	A	10.6	B	No
11. A St/11th St	*Project Driveway*				10.1	B	11.3	B	No
12. F St/11th St	*Project Driveway*				9.7	A	10.4	B	No
13. Central Ave/11th St	11.7	B	12.2	B	13.0	B	13.8	B	No
14. Monte Vista Ave/Arrow Rte	25.4	C	26.0	C	25.1	C	25.9	C	No
15. Central Ave/Arrow Rte	26.2	C	26.5	C	26.3	C	26.7	C	No
16. Monte Vista Ave/Arrow Hwy	33.4	C	50.7	D	33.2	C	50.5	D	No
17. Central Ave/Arrow Hwy	24.0	C	29.1	C	24.0	C	29.2	C	No
18. Monte Vista Ave/I-10 WB Ramps	12.2	B	12.8	B	12.5	B	12.9	B	No
19. Monte Vista Ave/I-10 EB Ramps	33.0	C	25.6	C	33.0	C	26.1	C	No

Source: Translutions, Inc., 2015; Table 19 (Existing Levels of Service) of the 2015 IS/MND
* Exceeds LOS Standard
LOS Level of Service

EUSP Trip Generation

The *Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition (2012)* was utilized to provide the trip generation rates for the proposed land uses within the EUSP. Trip rates for Single Family Detached Housing were used in the *Enclave at Upland Traffic Impact Analysis Report*. The trip generation for the EUSP was based upon the specific land uses that were planned for the development. The trip generation for the EUSP consisted of a residential development with up to 350 dwelling units. The EUSP was projected to generate approximately 3,332 trips per day, and 263 vehicles during the A.M. peak hour and 350 vehicles during the P.M. peak hour. No trip credit was taken for the existing uses for, providing for a worst-case analysis.

Opening Year Traffic Conditions

The *Enclave at Upland Traffic Impact Analysis Report* developed Opening Year traffic volumes by applying a growth rate of two percent per annum and adding trips from cumulative projects. Three cumulative projects were identified for the analysis – the Harvest Specific Plan, Central Avenue Live Work, and the Claremont Colleges Master Plan. Traffic volumes for these projects were obtained from the respective traffic impact analyses. Opening year roadway conditions were assumed to be the same as those under existing conditions, with the exception that Dewey Way and 11th Street will be constructed. Roadway geometrics under opening year conditions were

assumed to be the same as under existing conditions, and intersections that currently do not exist were assumed to have single shared lanes at each approach and stop control. Intersection levels of service for Opening Year conditions are shown in Table 21 (EUSP Opening Year Levels of Service), below. As shown in Table 21, it was determined that all study area intersections would operate at satisfactory levels of service under Opening Year Without and Opening Year With project conditions with the exception of Benson Ave/ Foothill Blvd, which operated at unsatisfactory conditions during the PM peak hour under existing without project conditions. As shown, all intersections that would operate unsatisfactorily under Opening Year with project conditions would also operate unsatisfactorily under Opening Year without project conditions. Therefore, it was determined that the EUSP would not create a direct significant impact at any study intersection.

Table 21
EUSP Opening Year Levels of Service

Intersection	Without Project				With Project				Direct Project Impact
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	
1. Indian Hill Blvd/Foothill Blvd	43.0	D	47.0	D	43.4	D	47.4	D	No
2. Mill Ave/Foothill Blvd	34.3	C	17.8	B	34.0	C	17.8	B	No
3. Claremont Blvd/Foothill Blvd	26.3	C	32.5	C	26.4	C	32.6	C	No
4. Monte Vista Ave/Foothill Blvd	36.9	D	34.3	C	36.9	D	34.5	C	No
5. Dewey Way/Foothill Blvd	25.5	C	14.6	B	25.2	C	13.7	B	No
6. A St/Foothill Blvd	*Future Intersection*				10.5	B	14.7	B	No
7. Central Ave/Foothill Blvd	34.9	C	49.3	D	34.7	C	51.2	D	No
8. Benson Ave/Foothill Blvd	43.1	D	68.6	E*	43.7	D	71.0	E*	No
9. Monte Vista Ave/11th St	1.7	A	1.2	A	3.1	A	2.1	A	No
10. Dewey Way/11th St	7.3	A	7.3	A	9.8	A	10.6	B	No
11. A St/11th St	*Future Intersection*				10.1	B	11.3	B	No
12. F St/11th St	*Future Intersection*				9.7	A	10.4	B	No
13. Central Ave/11th St	12.4	B	13.2	B	13.6	B	14.6	B	No
14. Monte Vista Ave/Arrow Rte	25.2	C	25.6	C	25.0	C	25.6	C	No
15. Central Ave/Arrow Rte	26.4	C	27.1	C	26.5	C	27.4	C	No
16. Monte Vista Ave/Arrow Hwy	33.5	C	52.5	D	33.4	C	52.5	D	No
17. Central Ave/Arrow Hwy	24.1	C	29.5	C	24.1	C	29.6	C	No
18. Monte Vista Ave/I-10 WB Ramps	12.7	B	13.2	B	13.0	B	13.4	B	No
19. Monte Vista Ave/I-10 EB Ramps	35.0	C	27.4	C	35.1	D	28.1	C	No

Source: Translutions, Inc., 2015; Table 21 (Opening Year Levels of Service) of the 2015 IS/MND
* Exceeds LOS Standard
LOS Level of Service

Year 2035 Traffic Conditions

The *Enclave at Upland Traffic Impact Analysis Report* noted that under Year 2035 Traffic Conditions, in addition to the improvements constructed under opening year conditions, network changes are planned in the City's General Plan. The City of Upland General Plan designations of the area roadways are discussed below:

- **Central Avenue** will be extended from Foothill Boulevard to 13th Street/Benson Avenue as need arises.
- **Arrow Highway** will be widened from Monte Vista Avenue to Central Avenue and is a priority project for SANBAG.

For purposes of the analysis, the number of lanes at the intersections as well as stop controls were assumed to be the same as those under Existing (2015) Traffic Conditions for the level of service analysis. Intersection levels of service for Year 2035 Traffic Conditions are shown in Table 22

(EUSP Year 2035 Levels of Service). As shown in Table 22, it was determined that all study area intersections would operate at satisfactory levels of service under Year 2035 without and Year 2035 with project conditions with the exception of Central Ave/ Foothill Blvd in the PM peak hour and Benson Ave/ Foothill Blvd in the PM peak hour. As shown, it was determined that all intersections that would operate unsatisfactorily under Year 2035 with project conditions would also operate unsatisfactorily under Year 2035 without project conditions. Therefore, it was determined that the EUSP would not create a direct significant impact at any study intersection.

Table 22
EUSP Year 2035 Levels of Service

Intersection	Without Project				With Project				Direct Project Impact
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	
1. Indian Hill Blvd/Foothill Blvd	36.4	D	53.2	D	36.7	D	53.7	D	No
2. Mill Ave/Foothill Blvd	22.1	C	17.3	B	22.0	C	17.4	B	No
3. Claremont Blvd/Foothill Blvd	26.2	C	36.9	D	26.4	C	37.2	D	No
4. Monte Vista Ave/Foothill Blvd	35.8	D	34.2	C	35.7	D	34.4	C	No
5. Dewey Way/Foothill Blvd	25.5	C	14.2	B	25.1	C	13.8	B	No
6. A St/Foothill Blvd	*Future Intersection*				10.8	B	16.2	C	No
7. Central Ave/Foothill Blvd	37.3	D	66.0	E*	37.0	D	72.0	E*	No
8. Benson Ave/Foothill Blvd	39.4	D	70.8	E*	39.9	D	72.8	E*	No
9. Monte Vista Ave/11th St	1.8	A	1.2	A	3.0	A	2.1	A	No
10. Dewey Way/11th St	7.3	A	7.3	A	10.0	A	10.9	B	No
11. A St/11th St	*Future Intersection*				10.2	B	11.6	B	No
12. F St/11th St	*Future Intersection*				9.8	A	10.6	B	No
13. Central Ave/11th St	12.1	B	12.0	B	13.2	B	13.2	B	No
14. Monte Vista Ave/Arrow Rte	28.4	C	32.9	C	28.5	C	33.5	C	No
15. Central Ave/Arrow Rte	28.1	C	32.4	C	28.2	C	32.8	C	No
16. Monte Vista Ave/Arrow Hwy	34.3	C	49.4	D	34.2	C	50.2	D	No
17. Central Ave/Arrow Hwy	30.1	C	40.7	D	30.2	C	40.7	D	No
18. Monte Vista Ave/I-10 WB Ramps	11.9	B	14.5	B	12.1	B	14.7	B	No
19. Monte Vista Ave/I-10 EB Ramps	28.5	C	29.8	C	28.6	C	30.9	C	No

Source: Translutions, Inc., 2015; Table 22 (Year 2035 Levels of Service) of the 2015 IS/MND
* Exceeds LOS Standard
LOS Level of Service

EUSP Circulation Improvements

The *Enclave at Upland Traffic Impact Analysis Report* noted that the San Bernardino County CMP requires that circulation improvements be recommended at any intersection that operates at an unsatisfactory level of service. It was also noted that for intersections that meet a jurisdiction's minimum level of service standard under existing conditions, circulation improvements must maintain conformance with that standard. Finally, it was noted that for intersections that fail to meet a jurisdiction's minimum level of service standard under existing conditions, circulation improvements must maintain the existing level of service. These include conversion of stop control, signalization, changes to signal phasing, and/or addition of lanes as appropriate, and all streets and intersections designed after the adoption of the General Plan would be planned to function at LOS D or better, wherever possible. Therefore, for the EUSP, circulation improvements were recommended to maintain the City of Upland's General Plan standard of LOS D at all intersections, and Mitigation Measure T-1 was incorporated into the 2015 IS/MND to ensure the recommended improvements would be undertaken at the recommended intersections.

EUSP Existing Plus Project Circulation Improvements

The *Enclave at Upland Traffic Impact Analysis Report* noted that one intersection, Benson Avenue/Foothill Boulevard would operate at unsatisfactory conditions under existing plus project

conditions. However, it was found that the modification of the eastbound signal head to allow permitted-protected phasing for the eastbound left turn movement would restore traffic operations to satisfactory conditions, and it was determined that the cycle length had not changed. As shown in Table 23 (EUSP Existing With Project With Improvements Levels of Service), it was determined that all intersections would operate at acceptable LOS with improvements.

Table 23
EUSP Existing With Project With Improvements Levels of Service

Intersection	Without Improvement				With Improvement			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1. Indian Hill Blvd/Foothill Blvd	42.2	D	45.8	D	42.2	D	45.8	D
2. Mill Ave/Foothill Blvd	32.6	C	17.6	B	32.6	C	17.6	B
3. Claremont Blvd/Foothill Blvd	26.1	C	31.7	C	26.1	C	31.7	C
4. Monte Vista Ave/Foothill Blvd	36.9	D	35.2	D	36.9	D	35.2	D
5. Dewey Way/Foothill Blvd	25.5	C	14.2	B	25.5	C	14.2	B
6. A St/Foothill Blvd	10.4	B	14.5	B	10.4	B	14.5	B
7. Central Ave/Foothill Blvd	32.3	C	30.6	C	32.3	C	30.6	C
8. Benson Ave/Foothill Blvd	42.7	D	69.5	E*	40.5	D	40.6	D
9. Monte Vista Ave/11th St	3.1	A	2.1	A	3.1	A	2.1	A
10. Dewey Way/11th St	9.8	A	10.6	B	9.8	A	10.6	B
11. A St/11th St	10.1	B	11.3	B	10.1	B	11.3	B
12. F St/11th St	9.7	A	10.4	B	9.7	A	10.4	B
13. Central Ave/11th St	13.0	B	13.8	B	13.0	B	13.8	B
14. Monte Vista Ave/Arrow Rte	25.1	C	25.9	C	25.1	C	25.9	C
15. Central Ave/Arrow Rte	26.3	C	26.7	C	26.3	C	26.7	C
16. Monte Vista Ave/Arrow Hwy	33.2	C	50.5	D	33.2	C	50.5	D
17. Central Ave/Arrow Hwy	24.0	C	29.2	C	24.0	C	29.2	C
18. Monte Vista Ave/I-10 WB Ramps	12.5	B	12.9	B	12.5	B	12.9	B
19. Monte Vista Ave/I-10 EB Ramps	33.0	C	26.1	C	33.0	C	26.1	C

Source: Translutions, Inc., 2015; Table 23 (Existing With Project With Improvements Levels of Service) of the 2015 IS/MND
* Exceeds LOS Standard
LOS Level of Service

EUSP Opening Year With Project Circulation Improvements

The *Enclave at Upland Traffic Impact Analysis Report* noted that one intersection, Benson Avenue/Foothill Boulevard, would operate at unsatisfactory conditions under opening year with project conditions. The *Enclave at Upland Traffic Impact Analysis Report* also noted that the improvement to Benson Avenue/Foothill Boulevard required under existing conditions, would be required to restore satisfactory operations, and it was determined that the cycle length had not changed. As shown in Table 24 (EUSP Opening Year With Project With Improvements Levels of Service), it was determined that all intersections would operate at acceptable LOS with improvements.

Table 24
EUSP Opening Year With Project With Improvements Levels of Service

Intersection	Without Improvement				With Improvement			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1. Indian Hill Blvd/Foothill Blvd	43.4	D	47.4	D	43.4	D	47.4	D
2. Mill Ave/Foothill Blvd	34.0	C	17.8	B	34.0	C	17.8	B
3. Claremont Blvd/Foothill Blvd	26.4	C	32.6	C	26.4	C	32.6	C
4. Monte Vista Ave/Foothill Blvd	36.9	D	34.5	C	36.9	D	34.5	C
5. Dewey Way/Foothill Blvd	25.2	C	13.7	B	25.2	C	13.7	B
6. A St/Foothill Blvd	10.5	B	14.7	B	10.5	B	14.7	B

7. Central Ave/Foothill Blvd	34.7	C	51.2	D	34.7	C	51.2	D
8. Benson Ave/Foothill Blvd	43.7	D	71.0	E*	41.5	D	40.9	D
9. Monte Vista Ave/11th St	3.1	A	2.1	A	3.1	A	2.1	A
10. Dewey Way/11th St	9.8	A	10.6	B	9.8	A	10.6	B
11. A St/11th St	10.1	B	11.3	B	10.1	B	11.3	B
12. F St/11th St	9.7	A	10.4	B	9.7	A	10.4	B
13. Central Ave/11th St	13.6	B	14.6	B	13.6	B	14.6	B
14. Monte Vista Ave/Arrow Rte	25.0	C	25.6	C	25.0	C	25.6	C
15. Central Ave/Arrow Rte	26.5	C	27.4	C	26.5	C	27.4	C
16. Monte Vista Ave/Arrow Hwy	33.4	C	52.5	D	33.4	C	52.5	D
17. Central Ave/Arrow Hwy	24.1	C	29.6	C	24.1	C	29.6	C
18. Monte Vista Ave/I-10 WB Ramps	13.0	B	13.4	B	13.0	B	13.4	B
19. Monte Vista Ave/I-10 EB Ramps	35.1	D	28.1	C	35.1	D	28.1	C

Source: Translutions, Inc., 2015; Table 24 (Opening Year With Project With Improvements Levels of Service) of the 2015 IS/MND.
* Exceeds LOS Standard
LOS Level of Service

EUSP Year 2035 With Project Circulation Improvements

The *Enclave at Upland Traffic Impact Analysis Report* noted that two intersections are forecast to operate at unsatisfactory conditions under Year 2035 with project conditions: Central Avenue/Foothill Boulevard and Benson Avenue/Foothill Boulevard. The *Enclave at Upland Traffic Impact Analysis Report* also noted that the improvement to Benson Avenue/Foothill Boulevard required under existing and opening year conditions, would be required to restore satisfactory operations, and it was determined that the cycle length had not changed. As shown in Table 25 (EUSP Year 2035 With Project With Improvements Levels of Service), it was determined that all intersections would operate at acceptable LOS with improvements.

Table 25
EUSP Year 2035 With Project With Improvements Levels of Service

	Without Improvement				With Improvement			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
Intersection	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1. Indian Hill Blvd/Foothill Blvd	36.7	D	53.7	D	36.7	D	53.7	D
2. Mill Ave/Foothill Blvd	22.0	C	17.4	B	22.0	C	17.4	B
3. Claremont Blvd/Foothill Blvd	26.4	C	37.2	D	26.4	C	37.2	D
4. Monte Vista Ave/Foothill Blvd	35.7	D	34.4	C	35.7	D	34.4	C
5. Dewey Way/Foothill Blvd	25.1	C	13.8	B	25.1	C	13.8	B
6. A St/Foothill Blvd	10.8	B	16.2	C	10.8	B	16.2	C
7. Central Ave/Foothill Blvd	37.0	D	72.0	E*	24.0	C	42.9	D
8. Benson Ave/Foothill Blvd	39.9	D	72.8	E*	35.8	D	38.2	D
9. Monte Vista Ave/11th St	3.0	A	2.1	A	3.0	A	2.1	A
10. Dewey Way/11th St	10.0	A	10.9	B	10.0	A	10.9	B
11. A St/11th St	10.2	B	11.6	B	10.2	B	11.6	B
12. F St/11th St	9.8	A	10.6	B	9.8	A	10.6	B
13. Central Ave/11th St	13.2	B	13.2	B	13.2	B	13.2	B
14. Monte Vista Ave/Arrow Rte	28.5	C	33.5	C	28.5	C	33.5	C
15. Central Ave/Arrow Rte	28.2	C	32.8	C	28.2	C	32.8	C
16. Monte Vista Ave/Arrow Hwy	34.2	C	50.2	D	34.2	C	50.2	D
17. Central Ave/Arrow Hwy	30.2	C	40.7	D	30.2	C	40.7	D
18. Monte Vista Ave/I-10 WB Ramps	12.1	B	14.7	B	12.1	B	14.7	B
19. Monte Vista Ave/I-10 EB Ramps	28.6	C	30.9	C	28.6	C	30.9	C

Source: Translutions, Inc., 2015; Table 25 (Year 2035 With Project With Improvements Levels of Service) of the 2015 IS/MND.
* Exceeds LOS Standard
LOS Level of Service

Based on the results of the *Enclave at Upland Traffic Impact Analysis*, the 2015 IS/MND determined that the EUSP would not degrade traffic operations below those acceptable in the City's General Plan with implementation of Mitigation Measure T-1. Therefore, it was determined that impacts would be less than significant with mitigation incorporation.

EUSP Fair Share Calculations

The *Enclave at Upland Traffic Impact Analysis Report noted that the EUSP would* not create a direct impact under any analysis scenario. Therefore, a fair share analysis was conducted for intersections that operate at unsatisfactory conditions under Opening Year and Year 2035 conditions. The fair share calculations were based on SANBAG guidelines which use the following formula:

Fair Share = Project Traffic/ (Future Year with Project Traffic – Existing Traffic)

The *Enclave at Upland Traffic Impact Analysis Report* noted that fair share costs are provided for informational purposes only and that SANBAG recommends using a 20-year horizon to calculate fair share costs. Below is the 2015 IS/MND discussion of the EUSP fair share contributions under opening year and year 2035 conditions.

Opening Year Conditions

- **11th Street**: Upland Crossing (now known as Harvest) is conditioned to construct 11th Street from Central Avenue to Monte Vista Avenue. If 11th Street is not constructed prior to opening of the EUSP, the EUSP would be 100 percent responsible to construct 11th Street.
- **Benson Avenue/Foothill Boulevard**: Based on opening year traffic volumes, the EUSP fair share of improvements at this intersection is approximately 45.3 percent. Since the cost of installing a protected-permitted signal is approximately $50,000, the EUSP fair share would be approximately $22,662 under opening year conditions.

Year 2035 Conditions

- **11th Street**: Upland Crossing (now known as Harvest) is conditioned to construct 11th Street from Central Avenue to Monte Vista Avenue. If 11th Street is not constructed prior to opening of the EUSP, the EUSP Would be 100 percent responsible to construct 11th Street.
- **Central Avenue**: The extension of Central Avenue is included in the Nexus Study, and the EUSP does not assign trips to the north leg of Central Avenue. Therefore, payment of Nexus Study fees would be considered sufficient mitigation for the roadway improvements.
- **Central Avenue/Foothill Boulevard**: Based on Year 2035 traffic volumes, the EUSP fair share of improvements at this intersection is approximately 4.6 percent based on the AM peak hour and 3.1 percent during the PM peak hour. Since the cost of signal timing modifications is approximately $50,000, the EUSP fair share would be approximately $2,299 using the higher fair share percentage.
- **Benson Avenue/Foothill Boulevard**: Based on year 2035 traffic volumes, the EUSP fair share of improvements at this intersection is approximately 14.3 percent based on the AM peak hour and 12.1 percent during the PM peak hour. Since the cost of installing a protected-permitted signal is approximately $50,000, the EUSP fair share would be approximately $7,162 using the higher fair share percentage.

Proposed Project Impacts

The proposed Development Site Plan would consist of 116 single-family dwelling units and 76 attached multi-family dwelling units for a total of 192 residential dwelling units. This amount of

residential dwelling units is 158 fewer than the 350 dwelling units permitted under the approved EUSP. The *Traffic Impact Assessment* prepared by Linscott, Law, and Green Engineers notes that traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Generation equations and/or rates used in the traffic forecasting procedure are found in the Tenth Edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE) [Washington D.C., 2017]. The trip generation potential of the proposed Project was estimated based on ITE Land Use 210: Single Family Detached Housing trip rates and ITE Land Use 220: Multi- Family Housing Low Rise trip rates. Table 26 (Development Site Plan Trip Generation Comparison) summarizes the trip generation rates and associated forecast for the proposed Development Site Plan compared to the approved EUSP for a typical weekday. As shown in Table 26, the proposed Development Site Plan would generate 1,651 daily trips, with 121 trips (30 inbound, 91 outbound) produced in the AM peak hour and 158 trips (99 inbound, 59 outbound) produced in the PM peak hour on a "typical" weekday. As also shown in Table 26, the approved EUSP was forecast to generate 3,332 daily trips, with 263 trips (66 inbound, 197 outbound) produced in the AM peak hour and 350 trips (221 inbound, 129 outbound) produced in the PM peak hour on a "typical" weekday.

Table 26
Development Site Plan Trip Generation Comparison

Project	DU	Daily 2-Way	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Proposed Development Site Plan								
Single-Family Detached Housing	116	1,095	22	64	86	72	43	115
Multi-Family Attached Housing	76	556	8	27	35	27	16	43
Project Total	**192**	**1,651**	**30**	**91**	**121**	**99**	**59**	**158**
Approved EUSP								
Single-Family Detached Housing	350	3,332	66	197	263	221	129	350
Total Net Trip Generation	**-158**	**-1,681**	**-36**	**-106**	**-142**	**-122**	**-70**	**-192**
Source: Linscott, Law, & Greenspan (2020)								

The *Traffic Impact Assessment* for the proposed Development Site Plan notes that based on common traffic engineering practices, the traffic generated by the approved EUSP (i.e. entitled land use) may be considered to represent an inferred "trip budget" for the Project site, against which the impact of the proposed Project might be compared. As shown in Table 26, comparison of the trips generated by the approved EUSP to the trips generated by the proposed Development Site Plan shows that the proposed Project will generate 1,681 fewer daily trips, 142 fewer AM peak hour trips, and 192 fewer PM peak hour trips. As a result, based on the net daily, AM peak hour and PM peak hour trip generation decrease with the proposed Development Site Plan, the proposed Project will have a lesser impact on the existing surrounding transportation system than the approved EUSP. Therefore, the findings and conclusions presented in *The Enclave at Upland Traffic Impact Analysis Report,* prepared by Translutions, Inc., dated June 8, 2015 are the worst case and the proposed Project will have a lesser impact on the nineteen (19) key study intersections evaluated previously.

Conclusion

The proposed Project will have a lesser impact on the existing surrounding transportation system than the approved EUSP. With incorporation of Mitigation Measure T-1 from the 2015 IS/MND impacts from the proposed Development Site Plan will be less than significant. It should be noted that the Upland Crossing (now known as Harvest) was conditioned to construct 11th Street from Central Avenue to Monte Vista Avenue. As part of construction of the Harvest residential subdivision, 11th Street has been constructed pursuant to this condition. Therefore, the proposed Development Site Plan is not

responsible for any improvements to 11th Street. However, the proposed Project would be subject to Fair Share payments towards improvements to the intersection of Benson Ave/ Foothill Blvd under opening year conditions and towards extension of Central Avenue, improvements to the intersection of Central Ave/ Foothill Blvd, and improvements to the intersection of Benson Ave/ Foothill Blvd under year 2035 conditions. With payment of fair share contributions towards these improvements, the proposed Development Site Plan would have a less than significant impact on the local circulation system.

On-Site Circulation Evaluation

The *Traffic Impact Assessment* for the proposed Development Site Plan has determined that the on-site circulation layout of the proposed Project is adequate on an overall basis, and that curve radii are generally adequate for trash trucks and small service/delivery (FedEx, UPS) trucks. As such impacts related to on-site circulation will be less than significant.

b) **Less than Significant Impact.** CEQA Guidelines Section 15064.3 subdivision (b) has been included in the 2018 CEQA Guidelines as part of the implementation of SB 743 which requires local jurisdictions to use Vehicle Miles Travelled (VMT) instead of Level of Service (LOS) methodologies for the purpose of determining the significance of traffic impacts under CEQA.

The purpose of this VMT analysis is to evaluate the proposed Development Site Plan based on Senate Bill 743 (SB 743) requirements consistent with the *Technical Advisory on Evaluating Transportation Impacts In California Environmental Quality Act* (CEQA), December 2018, prepared by the State of California Governor's Office of Planning and Research (OPR) and *City of Upland Traffic Impact Analysis Guidelines,* dated July 2020.

According to the *Traffic Impact Assessment* prepared by LLG, given that the Project site has an existing entitlement that included CEQA compliance and approval, the burden of the new Project from a CEQA standpoint is to show that the proposed Development Site Plan has a lesser than or equal transportation impact based on VMT. Therefore, based on the fact that the proposed Project consists of the same VMT criteria component (VMT/capita) and significantly less development units (i.e. 158 DU fewer), it can be determined that the proposed Project will have a lesser VMT impact than the approved EUSP on a CEQA basis and can be presumed to have a less than significant transportation impact.

c) **No Impact.** The 2015 IS/MND found that the design of the EUSP would comply with all applicable City regulations. Furthermore, it was found that the EUSP would not involve changes in the alignment of Foothill Boulevard or 11th Street. Therefore, it was determined that the EUSP would not result in a traffic safety hazard due to any design features and no impact would occur. The proposed Development Site Plan would not involve any unusual conditions or hazardous design features, such as sharp curves, dangerous intersections, or incompatible uses. Site access will be provided via one gated right-turn in/right-turn out only driveway located along Foothill Boulevard, one gated full access driveway located along 11th Street and one gated emergency access only driveway located along 11th Street (i.e., westerly driveway). Site access and internal circulation has been designed in a manner which emphasizes safety and efficiency, reducing conflicts between vehicular and pedestrian traffic. The design of the Project would comply with all applicable City regulations. Furthermore, the Project does not involve changes in the alignment of Foothill Boulevard or 11th Street and is consistent with existing uses in the area. The proposed Development Site Plan would not result in a traffic safety hazard due to any design features. No impact would occur as a result of the proposed Project.

d) **Less than Significant Impact.** The 2015 IS/MND found that the EUSP would not result in inadequate emergency access. As discussed in the 2015 IS/MND, access to the EUSP site was proposed via three driveways: one on Foothill Boulevard and two on 11th Street. The widths were determined to be sufficient to provide access to fire and emergency vehicles and consistent with the California Fire Code. It was noted that all access features are subject to and must satisfy the City of Upland design requirements, including the Fire Department's requirements. Therefore, it was determined that the EUSP would not result in adverse impacts with regard to emergency access and impacts would be less than significant. The proposed Development Site Plan would not result in inadequate emergency access. As discussed above, access to the Project site would be provided via one gated right-turn in/right-turn out only driveway located along Foothill Boulevard, one gated full access driveway located along 11th Street and one gated emergency access only driveway located along 11th Street (i.e. westerly driveway). The proposed driveway width is sufficient to provide access to fire and emergency vehicles and is consistent with the California Fire Code requiring a minimum of 20 feet. All access features are subject to and must satisfy the City of Upland design requirements, including the Fire Department's requirements. Similar to the EUSP, this Project would result in less than significant impacts with regard to emergency access.

4.18 – Tribal Cultural Resources

Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☑	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☑	☐	☐

Tribal Cultural Resources was added to the CEQA Appendix G Checklist during the 2018/2019 updates to the CEQA Guidelines as a result of passage of Assembly Bill 52 (AB 52). As such, this resource impact was analyzed as Cultural Resources 4.5(b) but not previously analyzed as a separate section in the 2015 Initial Study and Mitigated Negative Declaration (2015 IS/MND) for the approved EUSP because a standalone section analyzing potential tribal cultural resources impacts was not required pursuant to CEQA at the time the EUSP was approved. The 2015 IS/MND addressed the potential impacts associated with the possibility of encountering tribal cultural resources on the site and ensured that those impacts would be reduced to less than significant levels with the incorporation of Mitigation Measures C-1 and C-2, which will continue to apply to the Project:

2015 IS/MND Mitigation Measure

C-1: Prior to excavation and construction of the project site, the prime construction contractor(s) shall be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, bottles and other cultural materials from the project site. A signed statement of understanding shall be provided to the Director of Development Services prior to issuance of grading permits. The applicant shall bear the cost of implementing this mitigation.

C-2: If potential archaeological materials are uncovered during grading or other earth moving activities, the contractor shall be required to halt work in the immediate area of the find and to retain a professional archaeologist to examine the materials to determine whether it is a *unique archaeological resource* as defined in Section 21083.2(g) of the state CEQA Statutes. If this determination is positive, the resource shall be left in place, if determined feasible by the project archaeologist. Otherwise, the scientifically consequential information shall be fully recovered by the archaeologist. Work may continue outside of the area of the find; however, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Director of Development Services. The applicant shall bear the cost of implementing this mitigation.

As explained below, the proposed Development Site Plan would have no significant impacts related to tribal cultural resources, which is consistent with the findings of the 2015 IS/MND. The proposed Project would not result in any new potentially significant tribal cultural resources impacts that were not identified in the 2015 IS/MND or a substantial increase in the severity of any previously identified significant tribal cultural resources impacts.

a -b) **Less than Significant with 2015 IS/MND Mitigation Incorporated.** AB 52 specifies that a project that may cause a substantial adverse change to a defined Tribal Cultural Resources (TCR) may result in a significant effect on the environment. AB 52 requires tribes interested in development Projects within a traditionally and culturally affiliated geographic area to notify a lead agency of such interest and to request notification of future Projects subject to CEQA prior to determining if a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. The lead agency is then required to notify the tribe within 14 days of deeming a development application subject to CEQA complete to notify the requesting tribe as an invitation to consult on the Project. AB 52 identifies examples of mitigation measures that will avoid or minimize impacts to TCR. The bill makes the above provisions applicable to Projects that have a notice of preparation or a notice of intent to adopt a negative declaration/mitigated negative declaration circulated on or after July 1, 2015. AB 52 amends Sections 5097.94 and adds Sections 21073, 21074, 2108.3.1., 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 to the California Public Resources Code (PRC), relating to Native Americans.

The following tribes are listed by the NAHC as having traditional lands or cultural places within the County of San Bernardino:

- Gabrieleno/Tongva San Gabriel Band of Mission Indians;
- Gabrieleno Band of Mission Indians-Kizh Nation;
- Gabrieleno/Tongva Nation;
- San Manuel Band of Mission Indians;
- Morongo Band of Mission Indians; and
- Serrano Nation of Mission Indians.

Further, the City sent a request to the NAHC to search their Sacred Lands File (SLF) to ascertain whether their files contained any new information relating to the presence of Native American cultural resources within the Project area generally and on the Project site specifically. A response letter was received indicating the absence of documentation of tribal resources in the Project area or on the Project site. However, the absence of documentation in the SLF does not indicate the absence of Native American cultural resources within the Project.

The Project Site has been highly disturbed by modern human activities that would have displaced surface and subsurface archaeological resources relating to TCR. Moreover, a review of City and

cultural records indicate that there are no TCR or archaeological resources relating to TCR (prehistoric and historic) located within the Project's boundaries or in the vicinity of the EUSP. However, in accordance with AB 52, which added various provisions to the California Public Resources Code (PRC) that concern TCR, including Section 21080.3.1(d), the City contacted local tribes requesting to be notified of Projects. The City did not receive any responses from local tribes requesting consultation. The Project site is in generally the same condition as it was in 2015, and the proposed Project will be consistent with the EUSP project analyzed in the 2015 IS/MND. Therefore, with incorporation of 2015 IS/MND Mitigation Measures C-1 and C-2, the Project will not result in any new or more significant impacts related to tribal cultural resources. Impacts will be less than significant.

4.19 – Utilities and Service Systems

Would the Project:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☑	☐
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☑	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments?	☐	☐	☑	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☑	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☑

The 2015 IS/MND concluded that potential impacts of the EUSP Project related to utilities and service systems would be less than significant. The proposed Development Site Plan would not result in a new significant utilities and service systems impact or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. The analysis provided below summarizes the conclusions of the 2015 IS/MND and confirms that the Development Site Plan will be consistent with those conclusions.

a) **Less than Significant Impact.** The 2015 IS/MND noted that the City of Upland provides water to customers within its jurisdiction, which includes the EUSP area. The 2015 IS/MND also noted that State Water Code § 10910-10915 require the preparation of a water supply assessment (WSA) demonstrating sufficient water supplies for any subdivision that involves the construction of more than 500 dwelling units, or the equivalent thereof. As the EUSP would be below the established thresholds with 350 dwelling units, it was determined that no WSA is required for the EUSP. The 2015 IS/MND found that in normal year, single dry year, and multiple dry year scenarios presented by the 2010 City of Upland Urban Water Management Plan, supply is greater than demand.[49] Based on CalEEMod assumptions, it was determined that the EUSP's estimated water demand would be approximately 114.1 AFY. According to the UWMP projections, 2035 water demand is 21,752 AFY and 2015 supply is 27,030 AFY, a 5,278 AFY difference. Therefore, it was determined that the EUSP would be within the projected increase in water demand contemplated in the UWMP, and it was determined that impacts would be less than significant. Because the proposed Development Site Plan would result in fewer residential units than the approved EUSP, the proposed Project would not require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects. Impacts will be less than significant.

Regarding wastewater treatment facilities, the 2015 IS/MND noted that new development in the City is required to install wastewater infrastructure concurrent with project development, and that wastewater treatment is provided to Upland by the Inland Empire Utilities Agency (IEUA). It was also noted that the Project vicinity is served by the IEUA Regional Plant No. 1 (RP-1) located in the City of Ontario at 2450 East Philadelphia Avenue, that the current wastewater treatment capacity is forty-four million gallons per day, and that the plant treated an average wastewater flow of 28 million gallons per day in 2015.[50] Using CalEEMod default values it was estimated in the 2015 IS/MND that the approved EUSP would have a wastewater generation of approximately 69,572.6 gallons per day (gpd). The 2015 IS/MND determined that this estimated generation would be within the existing remaining treatment capacity of IEUA's RP-1. The 2015 IS/MND also noted that in a sewer "will serve" letter dated May 19, 2015, the City indicated that an existing eight-inch sewer line can provide sewer disposal service to the EUSP provided that the terms and conditions for use of the City's sewer facilities are met, as specified in Chapter 13.24 of the Municipal Code, including sewerage volume determination, payment of sewer connection and development impact fees, approval of sewer design and connection plans, and compliance with sewerage discharge requirements, if applicable.

The 2015 IS/MND noted that wastewater flows from the EUSP would consist of typical residential wastewater discharges and would not require new methods or equipment for treatment that are not currently permitted for the Plant. It was further noted that wastewater flows associated with the EUSP would consist of the same kinds of substances typically generated by residential uses and no modifications to any existing wastewater treatment systems or construction of any new ones would be needed to treat the EUSP's wastewater. It was estimated that wastewater generated by the EUSP would be approximately 69,572.6 gpd and found that this volume is within the remaining treatment capacity of IEUA RP-1. It was found that the EUSP would have a less-than-significant impact on the ability of RP-1 to operate within its established wastewater treatment requirements, which are enforced via the facility's NPDES permit authorized by the Santa Ana Regional Water Quality Control Board (SARWQCB). Therefore, it was determined that there would be a less than significant impact related to wastewater treatment requirements of the SAWQCB. Because the proposed Development Site Plan would result in fewer residential units than the approved EUSP, the proposed Project would not require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects. Impacts will be less than significant as a result of the proposed Project.

The 2015 IS/MND found that connections to local water and sewer mains would involve temporary and less than significant construction impacts that would occur in conjunction with other on-site improvements. It was also found that no additional improvements would be needed to either sewer lines or treatment facilities to serve the EUSP, and that standard connection fees would address any incremental impacts of the EUSP. Therefore, it was determined that the EUSP would result in less than significant impacts as a result of new or expanded wastewater treatment facilities. This determination remains true for the proposed Development Site Plan, and no new or more significant impacts will result from the proposed Project. Impacts will be less than significant.

As noted in the *Hydrology and Water Quality* section of the 2015 IS/MND, on site stormwater would be conveyed via various v-ditches and on-site catch basins to an existing storm drain on 11th Street to connect to an existing storm drain on Dewey Way, and additional storm drains would not be required to accommodate onsite runoff. The 2015 IS/MND also noted that an NPDES permit would be required for development of the EUSP, and noted that pursuant to Municipal Code Section 6.30.050©, all construction projects shall apply Best Management Practices (BMPs) that include drainage controls such as detention ponds, dikes, filter berms, and downdrains to prevent runoff, and utilizing plastic covering to prevent erosion. It was found that implementation of BMPs would reduce pollutants in stormwater and urban runoff from the Project site and that the proposed on-site storm drainage system and BMPs would be designed to the satisfaction of the City's Public Works Director and in conformance with all applicable permits and regulations. Further, it was noted that the applicant/developer would be required to provide all necessary on-site infrastructure. Therefore, it was determined that impacts from the EUSP would be less than significant, and no mitigation beyond compliance with existing regulations was required. This determination remains true for the proposed Development Site Plan, and no new or more significant impacts will result from the proposed Project. The proposed Project will have a less than significant impact on requiring the construction of new facilities or expansion of existing storm drainage facilities.

Impacts related to electric power, natural gas, and telecommunications facilities were added to the Utilities and Service Systems section of the CEQA Appendix G Checklist during the 2018/2019 updates to the CEQA Guidelines. As such, impacts related to these resources were not previously analyzed in the 2015 IS/MND for the approved EUSP. The proposed Development Site Plan includes fewer residential units than the approved EUSP, approximately 93 less, for a total of 192 units. These units will have lateral connections to electricity, natural gas, and telecommunications facilities provided by both private sector entities and public agencies. Occupants of the proposed dwelling units will be required to pay fees to these providers which will then be used by the providers to ensure their respective facilities and service capabilities are sufficiently maintained over time. The addition of 192 residential units will not result in or require relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Impacts will be less than significant.

b) **Less than Significant Impact.** The 2015 IS/MND noted that the EUSP could result in significant impacts if its development required additional water supplies than were currently entitled. Water demand is provided by survey data utilized in the CalEEMod air quality model. Using data from the CalEEMod air quality model, water demand for the approved EUSP was estimated at 37,180,300 gallons per year or 114.1-acre feet per year (AFY). It was also found that water demand in Upland is anticipated to decrease by 926 AFY between 2015 and 2035 (22,678 AFY to 21,752 AFY).[51] Further, the 2015 IS/MND found that under normal conditions, the UWMP indicates that approximately 26,630 AFY would be available under year 2015 conditions and 27,030 AFY would be available under year 2035 conditions; therefore, it was determined that Upland would be able to meet long-term service demand. The 2015 IS/MND also found that the UWMP indicates that approximately 98 percent of normal year supplies are reliable after a three-year drought and makes the determination that the City

of Upland would be able to meet 100 percent of its normal and dry year demand. Under year 2015 conditions, it was found that a total of 26,918 AFY supply under the first dry year, 27,487 AFY supply under the second dry year, and 26,262 AFY supply under the third dry year would be available for respective demand of 24,513 AFY, 22,678 AFY, and 22, 678 AFY. Under Year 2035 conditions, it was found that a total of 27,318 AFY supply under the first dry year, 27,887 AFY supply under the second dry year, and 26,662 AFY supply under the third dry year would be available for respective demand of 23,512 AFY, 21,752 AFY, and 21, 752 AFY. Therefore, it was found that supply under the first, second, and third dry year scenarios would be sufficient to satisfy demand for years 2015-2035 for normal years, a single dry year, and multiple dry years[52]. As such, it was determined that impacts would be less than significant. This determination remains true for the proposed Development Site Plan, and no new or more significant impacts will result from the proposed Project. Because the proposed Project will result in fewer residential units than the approved EUSP, the Project will have a less than significant impact on requiring the construction of new facilities or expansion of existing storm drainage facilities.

c) **Less than Significant Impact.** As detailed in Section 4.19(a) above, the 2015 IS/MND determined that the EUSP would be adequately served by existing wastewater facilities. It was estimated in the 2015 IS/MND that the EUSP would have a wastewater generation of approximately 69,572.6 gallons per day (gpd). The 2015 IS/MND determined that this estimated generation would be within the existing remaining treatment capacity of IEUA's RP-1. Therefore, it was determined that a less than significant impact would occur. This determination remains true for the proposed Development Site Plan, and no new or more significant impacts will result from the proposed Project. Because the proposed Project will result in fewer residential units than the approved EUSP, the proposed Project will have a less than significant impact on existing wastewater facilities.

d) **Less than Significant Impact.** The 2015 IS/MND determined that the approved EUSP's additional solid waste stream would have a less than significant impact on regional landfill capacity. It was noted that the City disposes of waste at several area landfills, including:

- Antelope Valley Public Landfill
- Azusa Land Reclamation Co. Landfill
- Badlands Sanitary Landfill
- California Street Landfill
- Chiquita Canyon Sanitary Landfill
- Colton Sanitary Landfill
- Commerce Refuse-to-Energy Facility
- El Sobrante Landfill
- Lancaster Landfill and Recycling Center
- Mid-Valley Sanitary Landfill
- Olinda Alpha Sanitary Landfill
- Puente Hills Landfill
- San Timoteo Sanitary Landfill
- Simi Valley Landfill and Recycling Center

The 2015 IS/MND found that a majority of waste in 2013 (total solid waste disposal in Upland in 2013 totaled 52,531 tons) went to the Mid-Valley Sanitary Landfill and the El Sobrante Landfill.[53] It was also found that the Mid-Valley Landfill, located in Rialto, has a permitted daily capacity of 7,500 tons, with a permitted total capacity of 101,300,000 cubic yards and a remaining capacity of 67,520,000 cubic yards in 2015. Finally, it was noted that his landfill is projected to close in 2033.[54] The 2015 IS/MND also found that the El Sobrante Landfill, located in Corona, has a permitted daily capacity of 16,054 tons per day and a total capacity of 184,930,000 tons, with a remaining capacity of 145,530,000 tons in 2015. It was

also noted that the El Sobrante Landfill is estimated to close in 2045. [55] Although these existing landfills currently used by Upland are anticipated to close in 2033 and 2045, it was determined that other regional landfills have remaining capacity. Also, it was determined that regional plans are underway to transport waste by rail to landfill sites in the desert areas to the east.

The 2015 IS/MND noted that different uses have varying levels of estimated solid waste production. Using the default calculations in the CalEEMod model, it was determined that the EUSP would generate 203.2 tons of solid waste per year. The 2015 IS/MND also found that according to CalRecycle, solid waste facilities serving San Bernardino County had a combined annual disposal limit surplus of 5,951,668 tons in 2014 and are projected to have a combined annual disposal limit surplus of 5,618,813 tons in the year 2025.[56] Therefore, it was determined that combined remaining capacities at the landfills would be adequate to accommodate future housing. Considering the availability of landfill capacity and the relatively nominal amount of solid waste generation from the EUSP, the 2015 IS/MND determined that solid waste disposal needs of the EUSP could be adequately met without a significant impact on the capacity of the nearest and optional, more distant, landfills. Therefore, it was not expected that the EUSP would impact the City's compliance with state-mandated (AB 939) waste diversion requirements and impacts would be less than significant. This determination remains true for the proposed Development Site Plan, and no new or more significant impacts will result from the proposed Project. Because the proposed Project will result in fewer residential units than the approved EUSP, the proposed Project will have a less than significant impact on existing solid waste disposal facilities.

e) **No Impact.** The 2015 IS/MND noted that the approved EUSP would be required to comply with all applicable federal, state, County, and City statutes and regulations related to solid waste as a standard project condition of approval. Therefore, it was determined that no impact would occur. This determination remains true for the proposed Development Site Plan, and no new or more significant impacts will result. The EUSP will still be required to comply with all applicable federal, state, County, and City statutes and regulations related to solid waste as a standard project condition of approval. Therefore, impacts from the proposed Project will be less than significant.

4.20 – Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☑
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	☐	☐	☐	☑
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities), that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☑
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☑

Wildfire was added to the CEQA Appendix G Checklist during the 2018/2019 updates to the CEQA Guidelines. While wildfire impacts were analyzed in Section 4.8(h) (Hazards and Hazardous Materials) of the 2015 Initial Study and Mitigated Negative Declaration (2015 IS/MND), a standalone section analyzing potential wildfire impacts was not required pursuant to CEQA at the time the EUSP was approved. However, as explained below the proposed Development Site Plan would have no significant impacts related to wildfire, which is consistent with the findings of the 2015 IS/MND. The proposed Project would not result in any new or more significant wildfire impacts that were not identified in the 2015 IS/MND or a substantial increase in the severity of any previously identified significant wildfire impacts.

a) **No Impact.** As indicated in in Section 4.8(h) (Hazards and Hazardous Materials) of the 2015 IS/MND, there are no wildland conditions in the urbanized area where the Project site is located, and the EUSP area is not located within a fire hazard zone, as identified on the latest Fire Hazard Severity Zone (FHSZ) maps prepared by the California Department of Forestry and Fire Protection (CALFIRE).[57]

Therefore, the proposed Development Site Plan would not substantially impair an adopted emergency response plan or emergency evacuation plan. No impact will occur as a result of the proposed Project.

b) **No Impact.** Because there are no wildland conditions in the urbanized area where the Project site is located, and the EUSP area is not located within a fire hazard zone, as identified on the latest FHSZ maps prepared by CALFIRE, the proposed Development Site Plan will not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. No impact will occur as a result of the proposed Project.

c) **No Impact.** Because there are no wildland conditions in the urbanized area where the Project site is located, and the EUSP area is not located within a fire hazard zone, as identified on the latest FHSZ maps prepared by CALFIRE, the proposed Development Site Plan will not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. No impact will occur as a result of the proposed Project.

d) **No Impact.** Because there are no wildland conditions in the urbanized area where the Project site is located, and the EUSP area is not located within a fire hazard zone, as identified on the latest FHSZ maps prepared by CALFIRE, the proposed Development Site Plan will not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. No impact will occur as a result of the proposed Project.

4.21 – Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with 2015 IS/MND Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☑	☐	☐
b) Does the Project have impacts that are individually limited, but cumulatively considerable?	☐	☑	☐	☐
c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☑	☐	☐

a) **Less than Significant with 2015 IS/MND Mitigation Incorporated.** The 2015 IS/MND determined that the EUSP would not substantially impact any scenic vistas, scenic resources, or the visual character of the area, as discussed in Section 4.1 and would not result in excessive light or glare. The 2015 IS/MND noted that the EUSP is located within a developed area with no natural habitat. It was determined that the EUSP would not significantly impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species. Impacts to nesting/migratory birds were determined to be less than significant with Mitigation Measures B-1 and B-2 incorporated. Adverse impacts to historic resources or human remains would not occur. Construction-phase procedures would be implemented in the event any important archaeological or paleontological resources are discovered during grading, consistent with Mitigation Measures C-1, C-2, and C-3. It was further noted that the EUSP area is not known to have any association with an important example of California's history or prehistory. The environmental analysis provided in Section 4.3 of the 2015 IS/MND concluded that impacts related to emissions of criteria pollutants and other air quality impacts would be less than significant with mitigation incorporated during construction and less than significant without the need for mitigation during operation. Sections 4.7 and 4.9 of the 2015 IS/MND concluded that impacts related to climate change and hydrology and water quality will be less than significant. Based on the analysis of potential impacts in the responses to items 4.1 thru 4.17 of the 2015 IS/MND, no evidence was found that the EUSP would degrade the quality of the environment. The City thereby found that impacts related to degradation of the environment, biological resources, and cultural resources will be less than significant with mitigation incorporation.

As documented in this Subsequent IS/MND, the proposed Development Site Plan would not result in a new significant impacts or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. Accordingly, the impacts of the Project will be less than significant with incorporation of the 2015 IS/MND Mitigation Measures.

b) **Less than Significant with 2015 IS/MND Mitigation Incorporated.** The 2015 IS/MND noted that cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. It was also noted that such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes and operational characteristics involved with the project. However, it was determined in the 2015 IS/MND that cumulative impacts from the EUSP would be less than significant with mitigation incorporated.

As documented in this Subsequent IS/MND, the proposed Development Site Plan would not result in a new significant impacts or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. Accordingly, the impacts of the Project will be less than significant with incorporation if the 2015 IS/MND Mitigation Measures.

c) **Less than Significant with 2015 IS/MND Mitigation Incorporated.** Based on the analysis of the project's impacts in the responses to items 4.1 thru 4.17 of the 2015 IS/MND, it was found that there is no indication that the EUSP could result in substantial adverse effects on human beings. It was noted that long-term effects include increased vehicular traffic, traffic-related noise, use of household hazardous materials, emissions of criteria pollutants and greenhouse gas emissions, and increased demand on emergency response services. However, it was concluded that direct and indirect environmental effects would at worst require mitigation to reduce to less than significant levels. Generally, it was determined that environmental effects would result in less than significant impacts. Based on the analysis in the 2015 IS/MND, the City found that direct and indirect impacts to human beings would be less than significant with mitigation incorporation.

As documented in this Subsequent IS/MND, the proposed Development Site Plan would not result in a new significant impacts or a substantial increase in the severity of a previously identified significant impact caused by substantial changes proposed in the project, substantial changes with respect to project circumstances, or new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2015 IS/MND was adopted. Accordingly, the impacts of the Project will be less than significant with incorporation of the 2015 IS/MND Mitigation Measures.

AQ-1 Prior to issuance of building permits, construction drawings shall indicate the types of architectural coatings proposed to be used in interior and exterior applications on the proposed buildings and verification that daily application will conform to the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings will not exceed the daily emissions thresholds established by the South Coast Air Quality Management District. The performance standard may be met through use of low-volatile organic compound coatings, scheduling, or other means that may be identified on the construction drawings. Construction drawing shall specify use of High-Volume, Low Pressure (HVLP) spray guns for application of coatings. This mitigation measure shall be incorporated to the satisfaction of and with oversight by the Building Division.

BIO-1 Prior to any vegetation removal or ground disturbing activities during the nesting season, a nesting bird clearance survey shall be conducted. Results of the on-site survey shall be submitted for review and approval by the Planning Division.

BIO-2 Within three days prior to any ground disturbing activities, a pre-construction clearance survey for nesting birds shall be conducted by a qualified biologist. As long as development does not cause direct take of a bird or egg(s) or disrupt nesting behaviors, immediate protections should not be required. The biologist conducting the survey shall document a negative survey with a report indicating that no impacts to active avian nests or burrowing owl burrows will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall either be rerouted, a buffer shall be established, or construction shall be delayed until the nest is inactive. Should a buffer be established, a qualified biological monitor shall be present to delineate the boundaries of the buffer area if an active nest is observed and to monitor the active nest to ensure that nesting behavior is not adversely affected by construction activity. Once it has been determined that young birds have successfully fledged, or the nest has otherwise become inactive, a monitoring report shall be prepared and submitted to the Planning Division for review and approval prior to initiating construction activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, described construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until written authorization is received from CDFW.

C-1 Prior to excavation and construction of the project site, the prime construction contractor(s) shall be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, bottles and other cultural materials from the project site. A signed statement of understanding shall be provided to the Director of Development Services prior to issuance of grading permits. The applicant shall bear the cost of implementing this mitigation.

C-2 If potential archaeological materials are uncovered during grading or other earth moving activities, the contractor shall be required to halt work in the immediate area of the find and to retain a professional archaeologist to examine the materials to determine whether it is a *unique archaeological resource* as defined in Section 21083.2(g) of the state CEQA Statutes. If this determination is positive, the resource shall be left in place, if determined feasible by the project archaeologist. Otherwise, the scientifically consequential information

shall be fully recovered by the archaeologist. Work may continue outside of the area of the find; however, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Director of Development Services. The applicant shall bear the cost of implementing this mitigation.

C-3 If potential paleontological materials are uncovered during grading or other earth moving activities, the contractor shall be required to halt work in the immediate area of the find, and to retain a professional paleontologist to examine the materials to determine whether it is a significant paleontological resource. If this determination is positive, resource shall be left in place, if determined feasible by the project paleontologist. Otherwise, the scientifically consequential information shall be fully recovered by the paleontologist. Work may continue outside of the area of the find; however, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Director of Development Services. The applicant shall bear the cost of implementing this mitigation.

HM-1 California state statutes require that, as part of many residential real estate transactions, information be disclosed regarding whether the property is situated within an Airport Influence Area. State law dictates that the following statement be provided:

> *NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as the airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.*

Prior to recording of final parcel maps, the project proponent shall provide a copy of a recorded and deed restricted navigation easement between the property owner (grantor) and Cable Airport (grantee) establishing a perpetual right and easement for the unobstructed flight of aircraft over and in the vicinity of each proposed parcel and the perpetual right to cause noise and other impacts inherent in the operation of aircraft of all types to the approving jurisdiction.

T-1 Prior to issuance of occupancy permits, the Applicant shall coordinate with the Engineering Department to implement the following roadway improvements:

- Benson Avenue/Foothill Boulevard
  - Modify the eastbound signal head to allow permitted-protected phasing for the eastbound left turn movement.
- Central Avenue/Foothill Boulevard
  - Modify the eastbound signal head to allow permitted-protected phasing for the eastbound left turn movement.

6 References

6.1 – List of Preparers

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6.2 – Persons and Organizations Consulted

None

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Memo

To: Adam Collier, Project Manager, Lewis Land Developers, LLC

CC: Mike Poland, Contract Planning Manager, Upland Development Services Department

From: Chris Dugan and Cameron Hile, MIG

Date: October 5, 2020

SUBJECT: The Enclave at Upland Specific Plan Subsequent Air Quality, Energy, and Greenhouse Gas Impact Evaluation

MIG, Inc. (MIG) has prepared this memorandum at the request of Lewis Land Developers, LLC. This memorandum describes a new Development Site Plan (proposed Project) within the approved Enclave at Upland Specific Plan (EUSP) and evaluates whether the Project will result in new or substantially more severe significant air quality, energy, or greenhouse gas (GHG) impacts than those identified in the previous California Environmental Quality Act (CEQA) documentation prepared for the EUSP by the City of Upland (City). As described in more detail below, the proposed Project will not result in new or substantially more severe significant air quality, energy, or GHG impacts because the proposed Project involves less overall development than was considered and evaluated in the 2015 Initial Study and Mitigated Negative Declaration (IS/MND), there have not been substantial changes to the Project's environmental and regulatory setting, and Project-specific analyses conducted for the Project indicate it will not generate new or substantially more severe air quality, energy, or GHG impacts.

SPECIFIC PLAN BACKGROUND

The EUSP area comprises approximately 19.04 gross acres (18.42 net acres). The approved EUSP allows for the development of up to 350 attached or detached dwelling units and approximately 0.83 acres of private recreational and park space. In addition, the approved EUSP provides residential development standards for a variety of attached and detached product types ranging from 12 to 20 dwelling units per acre (DU/AC), along with a variety of architectural styles and landscape guidelines. The EUSP also provides a conceptual circulation scheme that provides for three vehicular access points into the project, one access location along Foothill Boulevard, and two along 11th Street.

The EUSP area is divided into six concept-level Planning Areas. Planning Area 1 encompasses 5.12 acres and supports up to 103 dwelling units. Planning Area 2 encompasses 3.39 acres and supports up to 65 dwelling units. Planning Area 3 encompasses 4.7 acres and supports up to 94 dwelling units. Planning Area 4 encompasses 4.38 acres and supports up to 88 dwelling units. Planning Area 5 encompasses 0.83 acres and supports the development of a private recreation center and park space. Planning Area 6 encompasses 0.61 acres and was originally designed to include a 57-foot wide dedication along Foothill Boulevard to serve as a buffer, where a slope, large shrubs, and trees will block noise and create a visually appealing edge condition.

On July 27, 2015 the Upland City Council approved the EUSP and associated IS/MND. The City of Upland considered and evaluated the environmental impacts of the EUSP in an IS/MND (SCH# 2015061026; Upland 2015). When the EUSP was approved in 2015, development of all six Planning Areas was anticipated to occur in late 2017. However, development has not occurred on the site since approval of the EUSP.

PROPOSED PROJECT DESCRIPTION

The Project proponent is now proposing a Development Site Plan within five of the six Planning Areas that will include attached and detached housing units and associated landscaping and interior circulation improvements. The proposed Development Site Plan does not include development of Planning Area 2 at this time; however, Planning Area 2 could still develop later, consistent with the EUSP. The details of the proposed Development Site Plan are summarized in Table 1 and discussed below.

TABLE 1: Comparison of Approved 2015 EUSP and Proposed Project

Planning Area	Approved EUSP Development Capacity	Proposed Project Development Capacity	Net Change
Planning Area 1	103 Dwelling Units	76 Dwelling Units	-27 Dwelling Units
Planning Area 2	65 Dwelling Units	65 Dwelling Units	+/-0 Dwelling Units
Planning Areas 3	94 Dwelling Units	60 Dwelling Units	-34 Dwelling Units
Planning Area 4	88 Dwelling Units	56 Dwelling Units	-32 Dwelling Units
Planning Area 5	--	--	--
Planning Area 6	--	--	--
Total EUSP	**350 Dwelling Units**	**257 Dwelling Units**	**-93 Dwelling Units**

Under the proposed Development Site Plan, Planning Area 1 (and small portions of Planning Areas 5 and 6) will be developed with 76 attached dwelling units. In addition, Planning Areas 3 and 4 will be developed with 116 detached dwelling units (Lewis, 2020). This will result in a total of 192 dwelling units, which is 93 less units than the maximum of 285 units permitted in Planning Areas 1, 3, and 4 under the approved EUSP. If Planning Area 2 is developed in the future, adding the 65 units allowed by the EUSP in Planning Area 2 to the 192 homes proposed by the Development Site Plan would increase the total number of homes in the EUSP area to 257 homes compared to the 350-home maximum allowed under the approved EUSP. Therefore, future development of Planning Area 2 pursuant to the EUSP would result in 93 less units than the maximum allowed in the entire EUSP area.

The attached townhomes in Planning Area 1 will be developed in three building types (Building A, B, and C). The Building A type will be a 3-plex, the Building B type will be a 4-plex, and the Building C type will be a 5-plex. Each building type has a maximum of three stories and consists of four different unit sizes (Unit 1 = 1,468 SF; Unit 2 = 1,580 SF; Unit 3 = 1,715 SF; and Unit 4 = 1,862 SF). The proposed Project includes development six (6) of the Building A types, twelve (12) of the Building B types, and two (2) of the Building C types for a total of 76 units. The detached units in Planning Areas 3 and 4 will be developed in four different Plan Types (Plan 1, 2, 3, and 4). Each detached unit Plan Type consists of a two-story single-family home. Plan Type 1 has an average floor area of 1,651 square feet, Plan Type 2 has an average floor area of 1,761 square feet, Plan Type 3 has an average floor area of 1,868 square feet, and Plan type 4 has an average floor area of 1,970 square feet.

The proposed Project also includes development of Planning Area 5 with a number of recreation and outdoor amenities including an open turf area, a children's play area, a Zen courtyard area, and a recreation center. The recreation center includes a 931-square foot recreation center building, a community-sized swimming pool, a spa, overhead shade structures on the north and south side of the swimming pool, and an outdoor countertop barbeque area. The recreation center building includes a community gathering room, a pool equipment storage room, and men's and women's restrooms separated by a breezeway/vestibule entrance. Planning Area 6 will be developed with a narrower 10-foot wide buffer, rather than the 57-foot wide buffer that was part of the adopted EUSP.

Project Phasing and Construction Scheduling

Demolition is anticipated to begin in Winter 2021 followed by site preparation and grading. Construction of eight to twelve model units are anticipated for Summer 2021. Construction of the remaining units will begin in late 2021. Improvements include connecting the project site to the existing storm drain and trunk sewer in 11th Street. In addition, off-site improvements include parkway landscaping along the project frontage at Foothill Boulevard and 11th Street. Water connections will be made to existing lines at 11th Street and Foothill Boulevard to provide loop water service on site.

Project Trip Generation

As discussed in Section 4.16 of the 2015 IS/MND, it was determined that the EUSP would have the potential to generate approximately 3,332 trips per day, with 263 trips occurring during the A.M. peak hour and 350 trips occurring during the P.M. peak hour. According to the Trip Generation Comparison Memorandum prepared by Linscott, Law, and Greenspan Engineers, the proposed Development Site Plan would generate approximately 1,651 trips per day, with 121 trips occurring during the A.M. peak hour and 158 trips occurring during the P.M. peak hour. Therefore, the proposed Development Site Plan represents a reduction in traffic of approximately 1,681 trips per day, and 142 trips occurring during the A.M. peak hour and 192 trips occurring during the P.M. peak hour when compared to the traffic that would be generated under the approved EUSP. Similarly, the proposed Development Site Plan would result in a reduction in Vehicle Miles Traveled (VMT) when compared to the approved EUSP.

SUMMARY OF PREVIOUS IMPACT FINDINGS

The following summarizes the air quality, energy, and GHG impact findings made in the 2015 IS/MND.

Air Quality

Section 4.3 of the 2015 IS/MND concluded the EUSP would not conflict with or obstruct implementation of the applicable air quality plan, would not expose sensitive receptors to substantial pollutant concentrations, and would not create objectionable odors affecting a substantial number of people.

However, Section 4.3 of the 2015 ISMND concluded the EUSP would result in the following impacts that would be mitigated to a less than significant level:

- Excessive emissions of volatile organic compounds (identified as reactive organic gases) associated with interior and exterior coating activities during construction.

As such, it was determined that without mitigation the approved EUSP could potentially violate air quality standards and result in a cumulatively considerable net increase of a criteria pollutant for which the Project region is in non-attainment. Therefore, the 2015 IS/MND incorporated the following mitigation measure to reduce impacts to less than significant:

- Performance standards for daily emissions thresholds established by SCAQMD will be met through use of low-volatile organic compound coatings and High-Volume, Low Pressure (HVLP) spray guns for application of coatings.

Table 3 (Daily Construction Emissions (lbs/day)) of the 2015 IS/MND, which is reproduced below as Table 2, shows that the adopted mitigation measure would reduce daily emissions of volatile organic compounds below established thresholds. Therefore, the 2015 IS/MND determined that with mitigation, the EUSP would result in less than significant impacts related to excessive emissions of volatile organic compounds during construction.

TABLE 2: Daily Construction Emissions (lbs/day)						
Source	**ROG**	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
UNMITIGATED						
Summer						
2017	6.94	74.66	52.59	0.07	21.02	12.52
2018	**1,281.56**	45.70	44.55	0.08	4.41	2.95
2019	**319.41**	1.93	3.07	0.01	0.41	0.20
Winter						
2017	6.94	74.67	52.48	0.07	21.02	12.52
2018	**1,281.60**	45.83	44.65	0.08	4.41	2.95
2019	**319.41**	1.94	2.96	0.01	0.41	0.20
Threshold	***75***	***100***	***550***	***150***	***150***	***55***
Substantial?	**Yes**	No	No	No	No	No
MITIGATED						
Summer						
2017	6.94	74.66	52.59	0.07	21.02	12.52
2018	5.31	45.70	44.55	0.08	4.41	2.95
2019	0.34	1.93	3.07	0.01	0.41	0.20
Winter						
2017	6.94	74.67	52.48	0.07	21.02	12.52
2018	5.34	45.83	44.65	0.08	4.41	2.95
2019	0.35	1.94	2.96	0.01	0.41	0.20
Threshold	***75***	***100***	***550***	***150***	***150***	***55***
Substantial?	No	No	No	No	No	No
Source: Table 3 of the 2015 IS/MND						

Section 4.3 of the 2015 IS/MND also analyzed long-term criteria air pollutants that would potentially result from the EUSP. Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. The results of the CalEEMod model were summarized in Table 4 (Proposed Long-Term Daily Emissions) of the 2015 IS/MND, which is reproduced below as Table 3. Based on the results of the model, it was determined that daily operational emissions associated with the EUSP would not exceed the thresholds established by SCAQMD. Because energy demand was used as one of the categories of long-term emissions, and it was determined that long-term emissions would be less than significant, it can be concluded that energy demand impacts from the approved EUSP would also be less than significant.

TABLE 3: Proposed Long-Term Daily Emissions (lbs/day)						
Source	**ROG**	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Summer						
Area Sources	25.35	1.73	127.53	0.28	14.30	14.29
Energy Demand	0.35	2.98	1.27	0.02	0.24	0.24
Mobile Sources	10.29	28.60	119.14	0.38	25.91	7.25
Summer Total	*35.99*	*33.31*	*247.94*	*0.68*	*40.45*	*21.78*
Winter						
Area Sources	25.35	1.73	127.53	0.28	14.30	14.29
Energy Demand	0.35	2.98	1.27	0.02	0.24	0.24
Mobile Sources	10.58	30.05	117.18	0.36	25.91	7.25
Winter Total	*36.28*	*34.77*	*245.97*	*0.66*	*40.45*	*21.78*
Threshold	**55**	**55**	**550**	**150**	**150**	**55**

Substantial?	No	No	No	No	No	No
Source: Table 4 of the 2015 IS/MND						

Greenhouse Gas Emissions

Section 4.7 of the 2015 IS/MND concluded the EUSP would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. It was also concluded that the EUSP would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG. The same methodology that was used to quantify air quality emissions in the 2015 IS/MND was used to quantify GHG emissions.

Similar to long-term criteria air pollutants, the GHG emissions inventory included in section 4.7 of the 2015 IS/MND took into account GHG emissions from energy use. A summary of the EUSP's yearly estimated GHG emissions from construction and operational sources was included in Table 8 (Greenhouse Gas Emissions Inventory) of the 2015 IS/MND, which is reproduced as Table 4 below. Potential electricity use was projected using CalEEMod default values. As shown in Table 4, the EUSP would generate 7,126.48 MTCO2E annually under opening year business as usual (BAU) conditions.

TABLE 4: Greenhouse Gas Emissions Inventory	
Source	**MTCO2E/YR**
Amortized Construction	29.66
Operational	7,096.82
Total	***7,126.48***
Source: Table 8 of the 2015 IS/MND	

Design Features and Regulatory Requirements

As noted in Section 4.7 of the 2015 IS/MND, the approved EUSP would result in development of a residential project in an urbanized area and would include design features that would reduce GHG emissions. Furthermore, it was noted that regulatory requirements associated with the state CALGREEN requirements would further reduce greenhouse gas emissions. The 2015 IS/MND determined the EUSP would result in an increase in housing on the site. It was noted that increased density reduces the distance people travel and provides greater options for their mode of travel (LUT-1). It was determined that the EUSP would increase residential density by 18 dwelling units per acre.

The 2015 IS/MND also noted that the EUSP is located approximately 2.6 miles from Downtown Upland. Proximity to downtowns or major job centers increases the potential for pedestrians to walk and bike to these destinations, reduces the vehicle miles traveled when compared to suburban areas, and makes use of public transit more appealing (CAPCOA Mitigation Measure LUT-4). Therefore, it was concluded that the EUSP would result in an increase in the number of people with access to public transit. The Montclair Metrolink Station is located approximately 0.7 miles from EUSP (LUT-5).

Section 4.7 of the 2015 IS/MND further noted that all new California buildings must be designed to meet the building energy efficiency standards of Title 24, also known as the California Building Standards Code. It was noted that CalEEMod defaults assume compliance with 2008 California Building Energy Efficiency Standards and that emissions associated with compliance with 2008 energy efficiency standards were accounted for under BAU conditions as described above. According to the Impact Analysis on California's 2013 *Building Energy Efficiency Standards* report prepared by the California Energy Commission, compliance with 2013 standards reduces electricity use by 23.3 percent compared to 2008 standards. Therefore, the model was adjusted to account for a 23.3 percent exceedance of 2008 Title 24 efficiency standards (BE-1). The 2015 IS/MND noted that development pursuant to the EUSP would

include the installation of energy efficient appliances including cloth washers, dish washers, fans, and refrigerators (BE-4).

The 2015 IS/MND continued by stating that pursuant to California Green Building Standards Code (CALGREEN) requirements, indoor water demand must be reduced by a minimum of 20 percent. This requirement was applied to the 2015 IS/MND analysis using default reduction factors provided in CalEEMod (CAPCOA Mitigation Measure WUW-1). The 2015 IS/MND noted that landscaping would include a number of water efficient irrigation features including automatic irrigation controllers, separate turf and shrub irrigation, and separate hydrozones. Therefore, a CalEEMod default reduction of 6.1 percent was applied to account for improved irrigation efficiency (CAPCOA Mitigation Measure WUW-4).

Finally, the 2015 IS/MND noted that pursuant to the State *Integrated Waste Management Act* (AB 939) and the mandatory commercial recycling (California Code of Regulations Title 14, Division 7, Chapter 9.1) requirement of AB 32 (effective May 2012), the EUSP is assumed to recycle a minimum of 50 percent of its solid waste (CAPCOA Mitigation Measure SW-1). Recycling helps reduce GHG emissions by reducing solid waste transportation demand and decomposition of solid waste in landfills.

The 2015 IS/MND determined that design features and regulatory requirements would reduce greenhouse gas emissions by 1,430.34 MTCO2E per year, a 20 percent reduction. Therefore, with design features and regulatory requirements incorporated, it was determined that the EUSP would exceed the threshold of a 15 percent reduction from BAU conditions. Table 9 (Greenhouse Gas Emissions Reduced Inventory) of the 2015 IS/MND, which is reproduced as Table 5 below, summarizes the project greenhouse gas inventory with design features and regulatory requirements incorporated. The 2015 IS/MND evaluated the significance of the EUSP GHG emissions using a performance standard of a 15 percent reduction under 2010 BAU levels, consistent with the Statewide 2020 reduction requirement pursuant to AB32, to determine if the EUSP would contribute significantly to climate change impacts. As shown in Table 5, design features and regulatory requirements would represent a 20 percent reduction in potential GHG emissions. Therefore, with design features and regulatory requirements incorporated, the 2015 IS/MND determined the EUSP would have a less than significant GHG emissions impact.

TABLE 5: Greenhouse Gas Emissions Reduced Inventory

Source	MTCO2E/YR
Construction	29.66
Area	108.21
Energy	1,238.63
Mobile	4,093.29
Solid Waste	92.42
Water/Wastewater	133.94
Total	*5,696.14*

Source: Table 9 of the 2015 IS/MND

Energy

While the 2015 IS/MND did not analyze energy as a specific resource, the impact of energy demand was indirectly utilized in the criteria pollutant and GHG emissions analyses. The 2015 IS/MND analyzed long-term criteria air pollutant emissions, which includes emissions from energy demand. Energy demand is based on default CalEEMod electricity and natural gas demand assumptions. The 2015 IS/MND determined that net daily operational emissions associated with the EUSP would not exceed the thresholds established by SCAQMD. Because energy demand was used as one of the categories of long-term emissions, and it was

determined that long-term emissions would be less than significant, it can be concluded that energy demand impacts from the approved EUSP would also be less than significant. Further, the design features and compliance with regulatory requirements described above mean the approved EUSP would be consistent with the then-current energy efficiency requirements.

UPDATED ENVIRONMENTAL AND REGULATORY INFORMATION

The following summarizes the EUSP's setting as it pertains to air quality, energy, and GHG and highlights applicable, new updates to the Project's environmental and regulatory setting.

Air Quality

Updated SCAQMD 2016 Air Quality Management Plan

The SCAQMD has updated the applicable Air Quality Management Plan (AQMP) for the Southern California Association of Government (SCAG) region since adoption of the 2015 IS/MND. The SCAQMD adopted its 2016 AQMP on March 3, 2017. The 2016 AQMP provides new and revised demonstration's for how the SCAQMD, in coordination with federal, State, regional and local governments will bring the SCAG region back into attainment for the following NAAQS: 2008 8-hour ozone; 2012 annual PM2.5; 2006 24-hour PM2.5; 1997 8-hour ozone; and 1997 1-hour ozone. The emission forecasts and demonstrations presented in the 2016 AQMP rely heavily on information contained in other planning and strategy documents. For example, the 2016 AQMP's long-term emissions inventory is based on the growth and land uses projections contained in SCAG's 2016 Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS).

Energy

2019 Amendment to the CEQA Guidelines

The 2019 CEQA Guidelines amendments incorporate a new subdivision (b) of Section 15126.2, Consideration and Discussion of Significant Environmental Impacts. While the existing Appendix F (revised in 2009) clarifies that analysis of energy impacts is mandatory, the Agency added subdivision (b) to section 15126.2 to remove any question about whether such an analysis is required. Of particular note here, the revision emphasizes that compliance with building codes alone is likely not going to be sufficient. The Agency's Statement of Reasons also clarifies that a "full 'lifecycle' analysis that would account for energy used in building materials and consumer products will generally not be required." The new subdivision (b) reads:

> (b) *Energy Impacts. If analysis of the project's energy use reveals that the project may result in significant environmental effects due to wasteful, inefficient, or unnecessary use of energy, or wasteful use of energy resources, the EIR shall mitigate that energy use. This analysis should include the project's energy use for all project phases and components, including transportation-related energy, during construction and operation. In addition to building code compliance, other relevant considerations may include, among others, the project's size, location, orientation, equipment use and any renewable energy features that could be incorporated into the project. (Guidance on information that may be included in such an analysis is presented in Appendix F.) This analysis is subject to the rule of reason and shall focus on energy use that is caused by the project. This analysis may be included in related analyses of air quality, greenhouse gas emissions, transportation or utilities in the discretion of the lead agency.*

The revised CEQA Guidelines also add a new impact category – "Energy" – to Appendix G, incorporating the changes to Section 15126.2(b) discussed above.

GHG

CARB Scoping Plan

The CARB Scoping Plan is the comprehensive plan primarily directed at identifying the measures necessary to reach the GHG reduction targets stipulated in AB 32. The second update to the scoping plan, the 2017 Climate Change Scoping Plan update (CARB 2017b), was adopted by CARB in December 2017. The primary objective for the 2017 Climate Change Scoping Plan is to identify the measures required to achieve the mid-term GHG reduction target for 2030 (i.e., reduce emissions by 40 percent below 1990 levels by 2030) established under EO B-30-15 and SB 32.

AIR QUALITY, ENERGY, AND GREENHOUSE GAS ENVIRONMENTAL REVIEW

As described above, the City has prepared and certified an IS/MND to evaluate the specific components of the EUSP. CEQA Guidelines Section 15164(b) permits a lead agency to prepare an addendum to an MND if only minor technical changes or additions are necessary (to the previous documentation) and none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a Subsequent EIR have occurred. CEQA Guidelines Section 15162(a) sets forth that when an EIR has been certified for a project, no Subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects;
2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:
    a. The project will have one or more significant effects not discussed in the previous EIR;
    b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines Section 15162(b) sets forth that if changes to a project or its circumstances do not occur, and new information is not available after adoption of an MND, a lead agency shall determine whether to prepare a subsequent negative declaration or MND, an addendum, or no further documentation. CEQA Guidelines Section 15162 also includes subsections (c) and (d), which are not relevant to the proposed Project given the findings and conclusions of this memorandum.

Since the City's 2015 IS/MND specifically considered impacts to all six of the Planning Area within the EUSP, the potential environmental impacts of the proposed Project have already been generally considered by the City's previous CEQA documentation. This memo, therefore, focuses on the specific components of the proposed Project as they relate to CEQA Guidelines Section 15162 and Section 15164.

Air Quality

Substantial Project Changes Pursuant to CEQA Guidelines Section 15162(a)(1)

As described previously, the proposed Development Site Plan would result in 93 less units than the maximum allowed in the entire EUSP area. The proposed Development Site Plan would result in fewer dwelling units than were previously analyzed in the 2015 IS/MND. The proposed Project, therefore, would result in less building floor area, a shorter construction schedule, and less daily operational vehicle trips, which would result in reduced construction and operational emissions and less area and energy emissions when compared to the approved EUSP. Moreover, the proposed Development Site Plan would have a less than significant impact with incorporation of mitigation requiring use of low-VOC architectural coatings and High-Volume, Low-Pressure (HVLP) spray guns. Accordingly, the proposed Development Site Plan does not represent a substantial change to the EUSP that could result in a new or a substantially more severe significant air quality impact than those identified in the 2015 IS/MND. The proposed Project does not have the potential to result in a new or a substantially more severe significant air quality impact than identified in the 2015 IS/MND. Based on the 2020 CEQA Guidelines, Appendix G, Issue III (Air Quality), the implementation of the proposed Development Site Plan could result in a new or substantially more severe significant air quality impact if it would:

a. Conflict with or obstruct implementation of the applicable air quality plan.
b. Result in a cumulatively considerable net increase in any criteria air pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.
c. Expose sensitive receptors to substantial pollutant concentrations.
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Substantial Changes in Circumstances Pursuant to CEQA Guidelines Section 15162(a)(2)

As described above in “Updated Environmental and Regulatory Information,” the environmental and regulatory setting of the EUSP has slightly changed from that described in the 2015 IS/MND; however, these changes are not substantially different from the 2015 IS/MND, do not require major revisions to the 2015 IS/MND, and do not involve a new significant or substantially more severe air quality impact than identified in the 2015 IS/MND. The proposed Development Site Plan could still result in excessive emissions of VOCs during architectural coating activities. Therefore, the Project shall be required to adhere to the mitigation incorporated into the 2015 IS/MND requiring use of low-VOC architectural coatings and High-Volume, Low Pressure (HVLP) spray guns (Mitigation Measure AQ-1). With adherence to mitigation, the proposed Development Site Plan would have a less than significant impact. Accordingly, there are no substantial changes with respect to the circumstances under which the proposed Project will be undertaken.

New Information of Substantial Importance Pursuant to CEQA Guidelines Section 15162(a)(3)

As documented in this memo, there is no new information of substantial importance pertaining to the proposed Project, which was not known and could not have been known with the exercise of reasonable diligence at the time the City certified the 2015 IS/MND, which shows:

- The proposed Project will have one or more significant air quality effects not discussed in the 2015 IS/MND;
- The proposed Project will result in substantially more severe significant air quality effects than examined in the 2015 IS/MND;
- There are no mitigation measures or alternatives found to be infeasible in the 2015 IS/MND that are now feasible and will substantially reduce significant effects of the proposed Project, but are being declined for adoption by the proponent or the City; and

- There are no mitigation measures or alternatives considerably different than those identified in the 2015 IS/MND needed to substantially reduce significant effects of the proposed Project but are being declined for adoption by the proponent or the City.

Energy

Substantial Project Changes Pursuant to CEQA Guidelines Section 15162(a)(1)

The proposed Development Site Plan would result in 93 less units than the maximum allowed in the entire EUSP area. Accordingly, the proposed Project does not represent a substantial change to the EUSP that could result in a new or a substantially more severe significant energy impact than those identified in the 2015 IS/MND. The proposed Project does not have the potential to result in a new or a substantially more severe energy impact than identified in the 2015 IS/MND given its specific characteristics. Based on the 2020 CEQA Guidelines, Appendix G, Issue VI (Energy), the implementation of the proposed Project would have the potential for new or substantially more severe significant energy impact if it would:

a. Result in potentially significant environment impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

While the 2015 IS/MND did not analyze energy as a specific resource, the impact of energy demand was indirectly utilized in the criteria pollutant and GHG emissions analyses. The 2015 IS/MND analyzed long-term criteria air pollutant emissions, which includes emissions from energy demand. Energy demand is based on default CalEEMod electricity and natural gas demand assumptions. The proposed Development Site Plan would result in fewer dwelling units than were previously analyzed in the 2015 IS/MND. The proposed Project, therefore, would result in less building floor area, a shorter construction schedule, and less daily operational vehicle trips, which would result in reduced energy use when compared to the approved EUSP.

Substantial Changes in Circumstances Pursuant to CEQA Guidelines Section 15162(a)(2)

As described above in “Updated Environmental and Regulatory Information,” the environmental and regulatory setting of the EUSP has changed somewhat since circulation of the 2015 IS/MND; however, these changes are not substantially different from the 2015 IS/MND, do not require major revisions to the 2015 IS/MND, and do not involve a new significant or substantially more severe energy impact than identified in the 2015 IS/MND. Accordingly, there are no substantial changes with respect to the circumstances under which the proposed Project will be undertaken.

New Information of Substantial Importance Pursuant to CEQA Guidelines Section 15162(a)(3)

As documented in the preceding analysis, there is no new information of substantial importance pertaining to the proposed Project, which was not known and could not have been known with the exercise of reasonable diligence at the time the City certified the 2015 IS/MND, which shows:

- The proposed Project will have one or more significant energy effects not discussed in the original 2015 IS/MND;
- The proposed Project will result in substantially more severe significant energy effects than previously examined in the 2015 IS/MND;
- There are no mitigation measures or alternatives found to be infeasible in the 2015 IS/MND that are now feasible and will substantially reduce significant effects of the proposed Project, but are being declined for adoption by the proponent or the City; and

- There are no mitigation measures or alternatives considerably different than those identified in the 2015 IS/MND needed to substantially reduce significant effects of the proposed Project but are being declined for adoption by the proponent or the City.

GHG

Substantial Project Changes Pursuant to CEQA Guidelines Section 15162(a)(1)

The proposed Development Site Plan would result in 93 less units than the maximum allowed in the entire EUSP area. Accordingly, the proposed Project does not represent a substantial change to the EUSP that could result in new or a substantially more severe significant GHG impacts than those identified in the 2015 IS/MND on a general basis.

The proposed Project also does not have the potential to result in a new or a substantially more severe GHG impact than identified in the 2015 IS/MND given its specific characteristics. Based on the 2020 CEQA Guidelines, Appendix G, Issue VIII (Greenhouse Gases), the implementation of the proposed Project would have the potential for new or substantially more severe significant GHG impacts if it would:

a. Generate greenhouse gas emissions either directly or indirectly that would have a significant impact on the environment.
b. Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing emissions of greenhouse gases?

The proposed Development Site Plan would result in fewer dwelling units than were previously analyzed in the 2015 IS/MND. Because of this, the proposed Project would also result in less building floor area, a shorter construction schedule, and less daily operational vehicle trips, which would result in reduced greenhouse gas emissions when compared to the approved EUSP Given the reduced scale of the proposed Development Site Plan as compared to the approved EUSP, no new or more significant impacts related to greenhouse gas emissions would occur. Impacts related to greenhouse gas emissions will be less than significant.

Substantial Changes in Circumstances Pursuant to CEQA Guidelines Section 15162(a)(2)

As described above in “Updated Environmental and Regulatory Information,” the environmental and regulatory setting of the EUSP with regard to GHG emissions has changed somewhat since circulation of the 2015 IS/MND; however, these changes are not substantially different from 2015 IS/MND, do not require major revisions to the 2015 IS/MND, and do not involve a new significant or substantially more severe impact than identified in the 2015 IS/MND. Accordingly, there are no substantial changes with respect to the circumstances under which the proposed Project will be undertaken.

New Information of Substantial Importance Pursuant to CEQA Guidelines Section 15162(a)(3)

There is no new information of substantial importance pertaining to the proposed Project, which was not known and could not have been known with the exercise of reasonable diligence at the time the City certified the 2015 IS/MND, which shows:

- The proposed Project will have one or more significant GHG effects not discussed in the 2015 IS/MND;
- The proposed Project will result in substantially more severe significant GHG effects than previously examined in the 2015 IS/MND;
- There are no mitigation measures or alternatives found to be infeasible in the 2015 IS/MND that are now feasible and will substantially reduce significant effects of the proposed Project, but are being declined for adoption by the proponent or the City; and
- There are no mitigation measures or alternatives considerably different than those identified in the 2015 IS/MND needed to substantially reduce significant effects of the proposed Project but are being declined for adoption by the proponent or the City.

CONCLUSION

As described in this memorandum, the proposed Project does not involve substantial changes that require major revisions to the 2015 IS/MND due to a new or potentially more severe significant air quality, energy, or GHG impact, substantial changes in circumstances under which the Project will be undertaken, or new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the City certified and adopted the 2015 IS/MND.

REFERENCES

The following references were used to prepare this memorandum:

California Air Resources Board (CARB). 2017b. *Second Update to the Climate Change Scoping Plan. November 2017.* https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf

City of Upland (Upland). 2015. Initial Study and Mitigated Negative Declaration Enclave at Upland Specific Plan. SCH# 2015061026. June 2015.

Lewis Land Developers, LLC (Lewis). 2020. The Enclave Entitlement Package Plan Set. August 10, 2020.

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April 1, 2015 JN: 145656

LEWIS OPERATING CORPORATION
Contact: Adam Collier
1156 North Mountain Avenue
Upland, California 91786

SUBJECT: Habitat Assessment Update for the 16-Acre Hafif Property (Assessor Parcel Numbers 1007-041-05 and -06, and 1007-051-02, -03, and -04) located in the City of Upland, San Bernardino County, California.

Introduction

This report contains RBF Consulting's, a Michael Baker International Company (RBF), updated habitat assessment for the proposed 16-acre Hafif Property located in the City of Upland, San Bernardino County, California (project site or site). This report provides an update to RBF's habitat assessment previously prepared in December 2013.

RBF's updated habitat assessment was conducted by RBF biologists Travis J. McGill and Thomas C. Millington on March 14, 2015 to verify existing site conditions and assess the probability of occurrence of sensitive plant and wildlife species that could pose a constraint to development of the proposed project site. Special attention was given to the suitability of the habitat on-site to support Burrowing Owl (*Athene cunicularia*) (BUOW). Attention was also given to other sensitive species identified by the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB) and other electronic databases as potentially occurring in the general vicinity of the project site.

Project Location

The project site is generally located west of Interstate 15 (I-15), north of I-10, south of State Route 210 and east of State Route 57 in the City of Upland, San Bernardino County, California. The project site is located in the Ontario quadrangle of the United States Geological Survey's (USGS) 7.5-minute topographic map series in Section 11, Township 1 south, Range 8 west. Specifically, the project site is situated north of 11th Street, east of Monte Vista Avenue, west of Central Avenue, and south of Foothill Boulevard (State Route 66) (refer to Exhibits 1 and 2).

Methodology

An updated literature review and records search was conducted to determine which sensitive biological resources have the potential to occur on or within the general vicinity of the project site. In addition to the literature review, an updated general habitat assessment or field survey of the project site was conducted to verify existing site conditions. The field survey provided information on the existing conditions on the site and its potential to support sensitive biological resources.

Literature Review

Prior to conducting the field visit, an updated literature review and records search was conducted for sensitive biological resources potentially occurring on or within the vicinity of the project site. Previously recorded occurrences of special-status plant and wildlife species and their proximity to the project site were determined through a query of the CNDDB Rarefind 5 software, the California Native Plant Society's Electronic Inventory of Rare, Threatened, and Endangered Plants of California, Calflora Database, compendia of special-status species published by the CDFW, and United States Fish and Wildlife Service (USFWS) species listings, as well as the following resources:

- United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), Soil Survey;
- USFWS Critical Habitat designations for Threatened and Endangered Species; and
- CDFW 2012 Staff Report on Burrowing Owl Mitigation.

In addition to the previously prepared habitat assessment, the literature review provided a baseline from which to inventory the biological resources potentially occurring on the project site. Additional recorded occurrences of these species found on or near the project site were derived from database queries. The CNDDB GIS database was used, in conjunction with ArcMap software, to locate the nearest occurrence and determine the distance from the project site.

Habitat Assessment and Field Investigation

RBF biologist Travis J. McGill and Thomas C. Millington inventoried and evaluated the extent and conditions of the plant communities found within the boundaries of the project site on March 14, 2015. Plant communities were identified by signature on aerial photographs during the literature review and ground-truthed by walking meandering transects through the plant communities and along boundaries between plant communities. The plant communities were evaluated for their potential to support sensitive plant and wildlife species. All plant and wildlife species observed, as well as dominant plant species within each plant community, were recorded in a standardized field notebook. Notes were taken during the survey of all plant and wildlife

species observed and jurisdictional features were identified, if present. In addition, site characteristics such as soil condition, topography, presence of indicator species, slope, conditions of the plant communities, hydrology, and evidence of human use of the site were noted.

The plant communities were reevaluated for their potential to provide suitable habitat for sensitive plant and wildlife species as well as the identification of corridors and linkages that may support the movement of wildlife through the area. Special attention was paid to any sensitive habitats and/or undeveloped, natural areas having a higher potential to support sensitive plant and wildlife species.

Existing Site Condition

The project site is relatively flat with no areas of significant topographic relief. On-site elevation ranges from approximately 1,250 to 1,350 feet above mean sea level and generally slopes from northeast to southwest. According to the USDA NRCS Soil Survey, on-site soils consist of Soboba gravelly loamy sand and Soboba stony loamy sand (refer to Exhibit 3). The Soboba soil series consist of deep, excessively drained soils that formed in alluvium from predominantly granitic rock sources. The northern half of the project site has been developed and the southern half of the project site has been heavily disturbed by existing sand and gravel operations and no longer supports native soils. Surface soils on the southern half of the project site primarily have been heavily disturbed and/or compacted, or overlain with loose gravel.

The proposed project site is limited to areas that are already developed or heavily disturbed. The northern half of the project site has been developed and contains an active commercial business. The southern half of the project site consists of undeveloped land that was previously used for sand and gravel storage and rock packaging operations. These sand and gravel operations no longer occur on the southern portion of the project site. There is an asphalt access road that traverses the middle of the southern half of the project site from north to south.

The project site occurs in an area that has undergone a conversion from natural habitats into industrial, residential, and commercial sites. On-site and surrounding land uses have heavily disturbed, if not completely eliminated, naturally occurring habitats from the proposed project footprint, reducing the suitability of the habitat to support sensitive plant and wildlife species. The project site is bordered by commercial developments to the north, east and west while 11th street borders the site to the south. Cable Airport is located approximately 0.2 miles north of the project site.

Vegetation

As a result of previous sand and gravel operations, undisturbed, native plant communities are no longer present within the boundaries of the project site. The three (3) human modified plant

communities that were observed within the boundaries of the project site during the December 2013 habitat assessment were verified during this habitat assessment. Plant communities observed on-site include non-native grassland, disturbed, and developed.

Non-native grassland

A small portion of APN 1007-051-02 extends west from the western boundary of the project site, north of the water tanks that lie west of the project site. This extension is undeveloped and is composed of a non-native plant community dominated by non-native grasses with early successional plant species. This plant community is heavily disturbed by surrounding development and repeated human disturbances. Plant species observed in this plant community include ripgut brome (*Bromus diandrus*), red brome (*Bromus madritensis* ssp. *rubens*), telegraph weed (*Heterotheca grandiflora*), short-podded mustard (*Hirschfeldia incana*), and tocalote (*Centaurea melitensis*).

Disturbed

The southern half of the project site has been heavily disturbed from previous sand and gravel operations that have heavily disturbed/compacted surface soils. Some areas are or overlain with loose gravel. The southern half of the project site no longer supports native plant communities or dense stands of vegetation. Several patches of early successional and weedy/non-native plant species were observed on the southern portion of the project site. Some of the common plant species observe within this disturbed community include ripgut brome, yellow sweetclover (*Melilotus indicus*), filaree (*Erodium* sp.), wild oat (*Avena* sp.), red brome, fiddleneck (*Amsinckia* sp.), cheeseweed (*Malva parviflora*), Mediterranean grass (*Schismus* sp.), and short podded mustard. Milk thistle (*Silybum marianum*), mouse barley (*Hordeum murinum*), castor bean (*Ricinus communis*), and London rocket (*Sisymbrium irio*) were also observed within this plant community. A few native plants were found on site; California buckwheat (*Eriogonum fasciculatum*), Douglas' nightshade (*Solanum douglasii*), bicolored lupine (*Lupinus bicolor*), and deerweed (*Acmispon glaber*) are a few examples.

There are several laurel sumac (*Malosma laurina*) trees scattered within the disturbed area on the eastern half of the southern portion of the project site. These trees are sparse and do not form a plant community, and are isolated from native plant communities. No scalebroom (*Lepidospartum squamatum*) shrubs were observed on the southern half of the project site during the 2015 habitat assessment.

Developed

The northern half of the proposed project has been developed and is composed commercial developments with paved surfaces (i.e., roads, sidewalks, parking lot). There is also a paved access road that traverses the southern half of the project site from north to south.

Wildlife

Wildlife activity was low during the habitat assessment with only ten (10) avian species being detected. Avian species detected during the habitat assessment included western scrub-jay (*Aphelocoma californica*), Anna's hummingbird (*Calypte anna*), lesser goldfinch (*Carduelis psaltria*), house finch (*Haemorhouse mexicanus)*, California towhee (*Melzone crissalis*), northern mockingbird (*Mimus polyglottos*), American bushtit (*Psaltriparius minimus*), western meadowlark (*Sturnella neglecta*), mourning dove (*Zenaida macroura*), white-crowned sparrow (*Zonotrichia leucophrys*),. No mammals, reptiles, amphibians or fish species were observed during the survey. The project site provides marginal habitat for a limited number of reptilian species acclimated to human presence and disturbance. California ground squirrel (*Otospermophilus beecheyi*), Botta's pocket gopher (*Thomomys bottae*), deer mouse (*Peromyscus* sp.), western fence lizard (*Sceloporus occidentalis*), side-blotched lizard (*Uta stansburiana*), alligator lizard (*Elgaria multicarinata*), and gopher snake (*Pituophis catenifer*) have the potential to occur on site. No hydrologic features (i.e., creeks, ponds, lakes, reservoirs) with frequent sources or water occur on or adjacent to the project site. Therefore, no fish or amphibians are expected to occur and are presumed absent.

Nesting Birds

No nesting birds or breeding behaviors were observed during the March 14, 2015 field survey. On-site vegetation provides limited nesting opportunities for avian species. However, the project site has the potential to provide suitable nesting opportunities for ground-nesting avian species (e.g., killdeer (*Charadrius vociferous*)). Additionally, the laural sumacs located on the southeastern portion of the site have the potential to provide suitable nesting opportunities for avian species.

Migratory Corridors and Linkages

The project site is surrounded by existing development which has removed natural plant communities from the surrounding area. The proposed development will be confined to an area of heavy disturbance that is not connected to any areas containing naturally occurring plant communities. Additionally, there are no identified migratory corridors and/or linkages found on the project site. Therefore, the proposed project will not disrupt or have any adverse effects on any migratory corridors or linkages that may occur in the general vicinity of the project site.

Jurisdictional Areas

There are three key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The U.S. Army Corps of Engineers (Corps) Regulatory Branch regulates discharge of dredge or fill materials into "waters of the United State" pursuant to Section 404 of the Federal Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the CDFW regulates alterations to streambed and bank under Fish and Wildlife Code

Sections 1600 et seq., and the Regional Water Quality Control Board (Regional Board) regulates discharges into surface waters pursuant to Section 401 of the CWA and the California Porter-Cologne Water Quality Control Act.

No drainage or wetland features were observed on the project site that would be considered jurisdictional by the Corps, Regional Board, or CDFW. The project site is not located within jurisdictional limits of "waters of the United States" or "waters of the State"; therefore, this project will not require regulatory permits from the aforementioned regulatory agencies.

Sensitive Biological Resources

The CNDDB was queried for reported locations of listed and sensitive plant and wildlife species as well as sensitive natural plant communities in the Ontario USGS 7.5-minute quadrangle. A search of published records of these species was conducted within this quadrangle using the CNDDB Rarefind 5 online software. The habitat assessment evaluated the conditions of the habitat(s) within the boundaries of the project site to determine if the existing plant communities at the time of this survey have the potential to provide suitable habitat(s) for sensitive plant and wildlife species.

The literature search identified thirteen (13) sensitive plant species, thirty-seven (37) sensitive wildlife species, and one (1) sensitive plant communities as having the potential to occur within the Ontario USGS 7.5-minute quadrangle. These sensitive plant and wildlife species were evaluated for their potential to occur on the project site based on habitat requirements, availability/quality of suitable habitat, and known distributions. Species determined to have the potential to occur on-site are presented in Attachment C, *Potentially Occurring Sensitive Biological Resources*. Attachment C provides details of the analysis and field surveys regarding the potential occurrence of listed and sensitive plant and wildlife species within the project site.

Sensitive Plants

Thirteen (13) sensitive plant species have been recorded in the Ontario quadrangle. Since the project site no longer supports native plant communities, the site does not provide suitable habitat for any of the identified sensitive plant species. The majority of the project site has been heavily disturbed by human activities (e.g. development, and sand and gravel operations) which have removed naturally occurring habitats. Based on habitat requirements for specific species and the availability and quality of habitats needed by each sensitive plant species, it was determined that the project site does not provide suitable habitat that would support any of the sensitive plant species known to occur in the general vicinity of the project site.

Sensitive Wildlife

Thirty-seven (37) sensitive wildlife species have been recorded in the Ontario quadrangle. Since

the project site no longer supports native plant communities, the site does not provide suitable habitat for sensitive wildlife species. Based on habitat requirements for specific species and the availability and quality of habitats needed by each sensitive wildlife species, it was determined that the project site has a moderate potential to support Cooper's hawk (*Accipiter cooperii*), which is listed by the California Department of Fish and Wildlife (CDFW) as a Watch List species and a low potential to support lark sparrow (*Chondestes grammacus*) and northern harrier (*Circus cyaneus*). All other sensitive wildlife species are presumed absent.

Additionally, no burrowing owl, burrowing owl sign (pellets, feathers, castings, or white wash), or suitable burrows were observed on the project site during the habitat assessment. Existing development and heavy disturbance have kept burrowing owl from inhabiting the project site. Due to the lack of sign and no recent recorded occurrence within the general vicinity of the project site, burrowing owl is presumed absent. However, given that the populations of species do migrate and individuals may take residence in disturbed areas, the biologist conducting a pre-construction nesting bird clearance survey should document the continued absence of burrowing owl from the project site prior to development.

Sensitive Plant Communities

The CNDDB lists one (1) sensitive plant community as having been recorded in the Ontario quadrangle: Riversidean alluvial fan sage scrub. No sensitive plant communities were observed on the project site during the habitat assessment.

Critical Habitat

Critical Habitat refers to specific areas within the geographical range of a species at the time it is listed that include the physical or biological features that are essential to the survival and eventual recovery of that species. Maintenance of these physical and biological features requires special management considerations or protection, regardless of whether individuals or the species are present or not. The project site is not located within federally designated Critical Habitat.

Conclusion

No sensitive plant or wildlife species were observed on the project site during the habitat assessment. It was determined that the plant communities, or lack thereof, onsite do not have the potential to provide suitable habitat for any of the sensitive plant and wildlife species known to occur in the general area. The proposed project will be limited to existing developed/disturbed areas, and as a result, no native habitats or sensitive plant and wildlife species will be impacted by the development of the proposed project.

On-site and surrounding land uses have resulted in the removal of natural plant communities which are needed to support sensitive plant and wildlife species. Although the project site provides line-of-site opportunities for burrowing owl, no suitable burrows, nesting opportunities, or sign was observed on-site. As a result, burrowing owl is presumed absent.

Development surrounding the project site has isolated the project site from connecting to undisturbed, natural habitats still available in the area. The isolation and disturbance level of the project site limits the site's viability to provide suitable habitat for sensitive biological resources. As a result, no significant adverse impacts to biological resources are identified or anticipated, as a result of implementation of the proposed project.

Recommendations

Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and Fish and Game Code (Sections 3503, 3503.3, 3511, and 3513 of the Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs). In order to protect migratory bird species, nesting bird clearance surveys need to be conducted prior to any vegetation removal or any ground disturbing activities that may disrupt nesting birds during the nesting season. The nesting season generally extends from February 1 through August 31, but can vary slightly from year to year based upon seasonal weather conditions.

A pre-construction clearance survey for nesting birds, including BUOW, should be conducted within three (3) days prior to any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. As long as development does not cause direct take of a bird or egg(s) or disrupt nesting behaviors, immediate protections would not be required. The biologist conducting the clearance survey should document a negative survey with a report indicating that no impacts to active avian nests or burrowing owl burrows will occur.

If an active avian nest is discovered during the pre-construction clearance survey, construction activities might have to be rerouted, a no-work buffer[1] might have to be established around the nest, or construction may be delayed until the nest is inactive. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area if an active nest is observed and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the qualified biologist has determined that young birds have successfully fledged or the nest has otherwise become inactive, a monitoring report shall be prepared and submitted to the City of Fontana for review and approval prior to initiating

1 The size of the buffer shall be determined by the biologist in consultation with CDFW, and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. These buffers are typically 300 feet from the nests of non-listed, non-raptors and 500 feet from the nests of listed species or raptors.

construction activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until written authorization is received by the applicant from CDFW.

Please do not hesitate to contact Thomas McGill at (909) 974-4907 or tmcgill@mbakerintl.com or Travis McGill at (909) 974-4958 or travismcgill@mbakerintl.com should you have any questions or require further information.

Sincerely,

Thomas J. McGill, Ph.D.
Vice President
Natural Resources

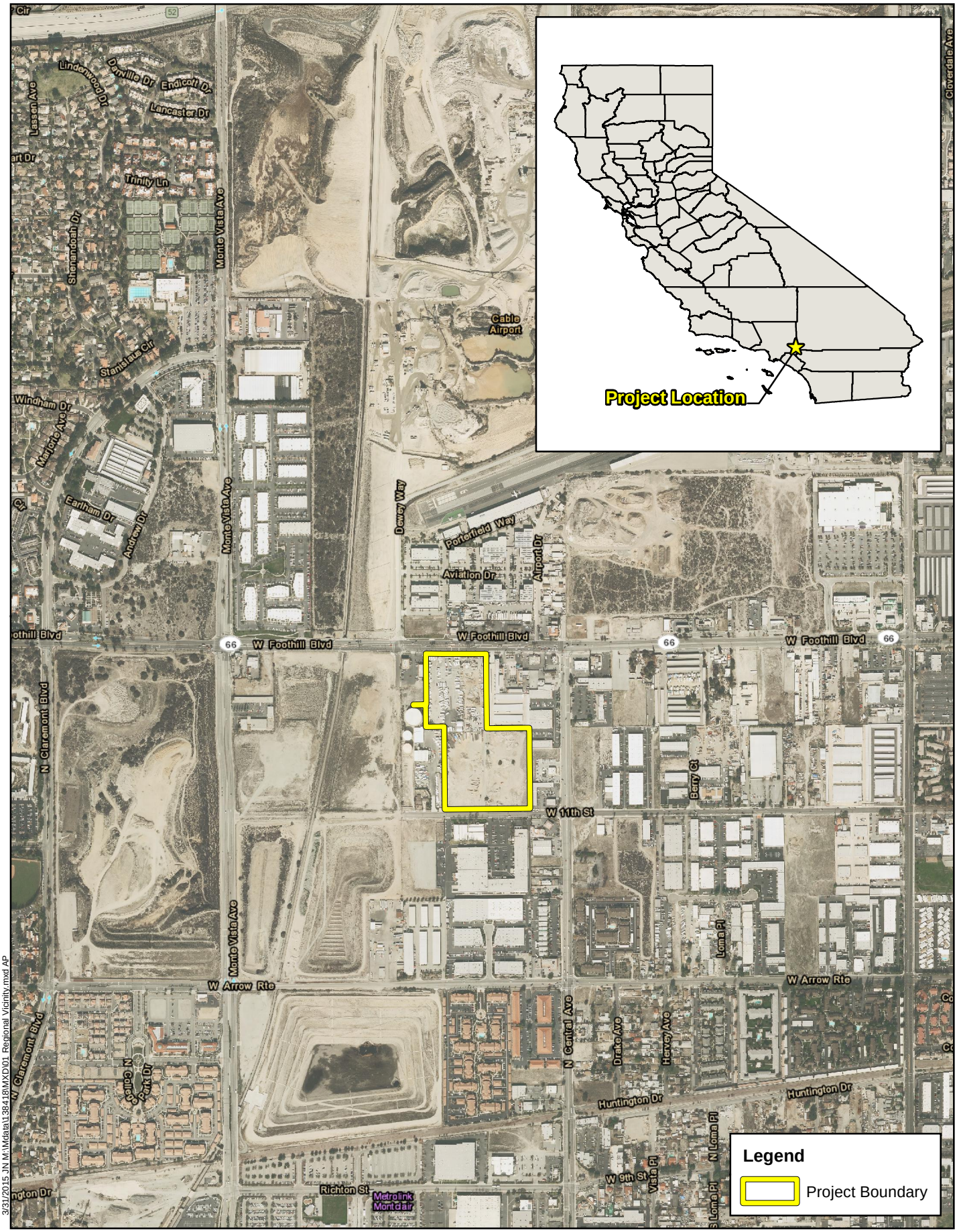
Travis J. McGill
Biologist
Natural Resources

Attachments:

A. *Project Exhibits*
B. *Site Photographs*
C. *Potentially Occurring Sensitive Biological Resources*

Attachment A

Project Exhibits



3/31/2015 JN M:\Mdata\138418\MXD\01 Regional Vicinity.mxd AP

Michael Baker INTERNATIONAL

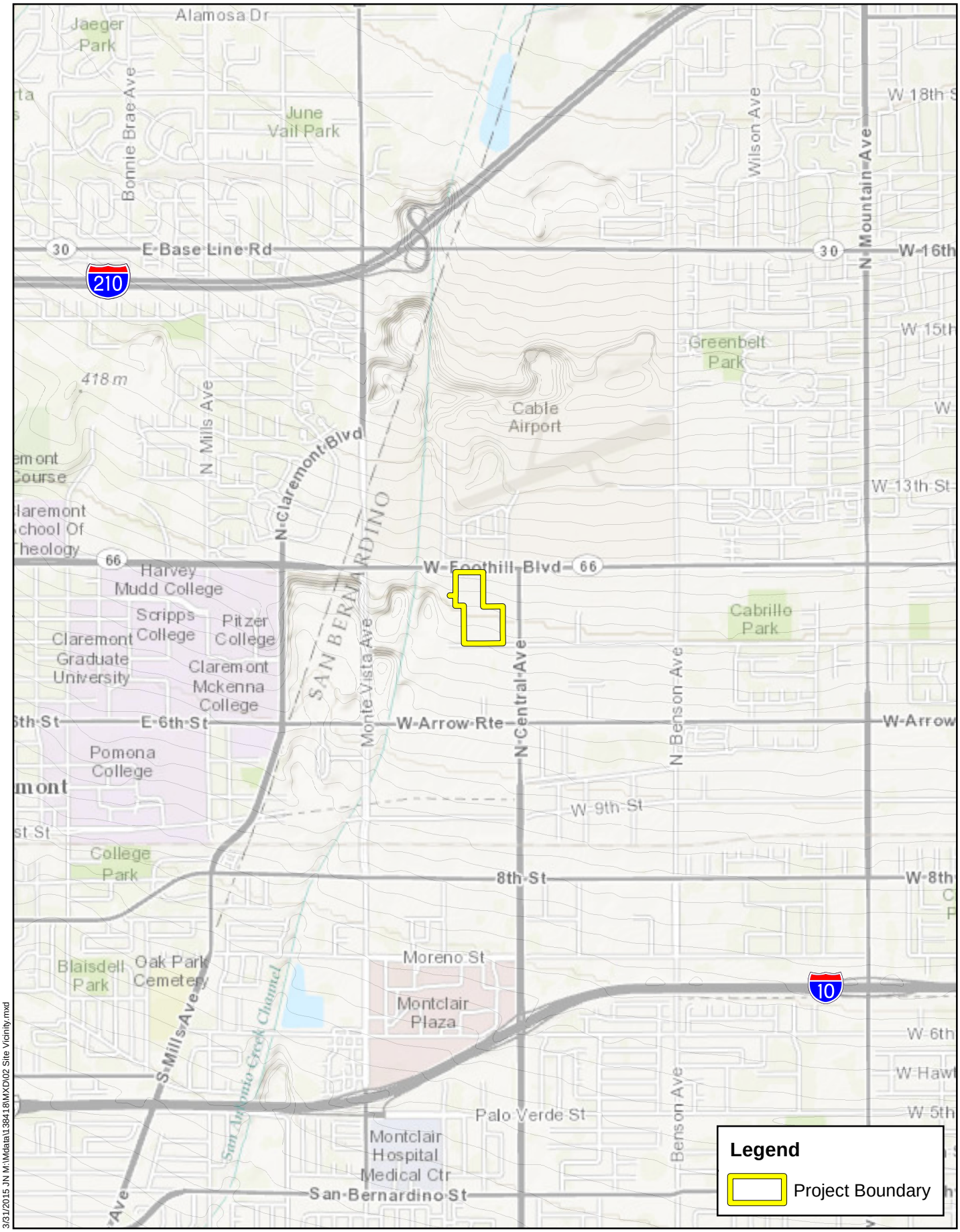
0 500 1,000 2,000 Feet

Source: Eagle Aerial 2014, San Bernardino County GIS

UPLAND HABITAT ASSESSMENT

Project Site

Exhibit 1



3/31/2015 JN M:\Mdata\138418\MXD\02 Site Vicinity.mxd

Michael Baker INTERNATIONAL

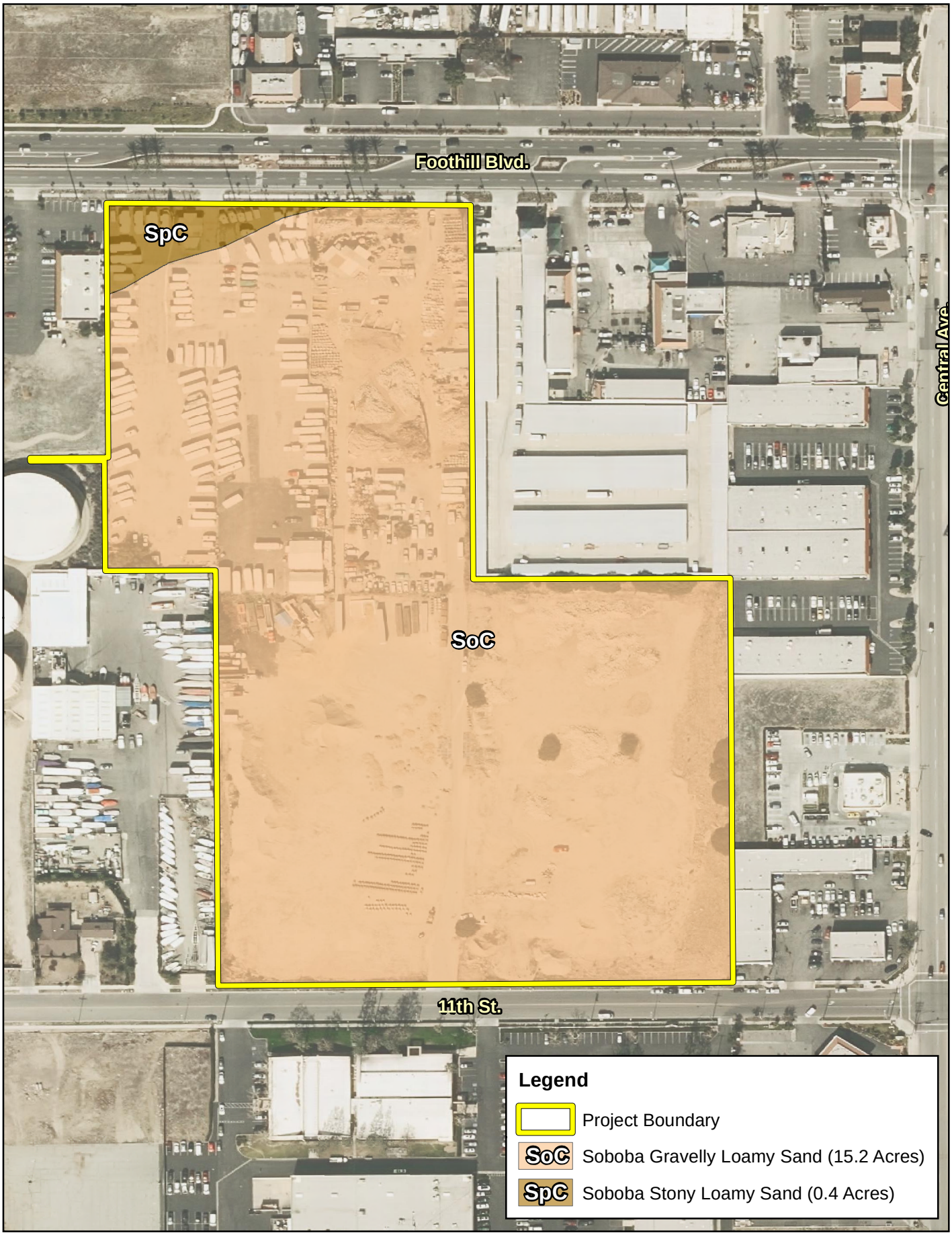
0 0.25 0.5 1 Miles

Source: San Bernardino County, ESRI World Topographic Basemap

UPLAND HABITAT ASSESSMENT

Project Vicinity

Exhibit 2



3/31/2015 JN M:\Mdata\138418\MXD\03 Soils.mxd

Michael Baker INTERNATIONAL

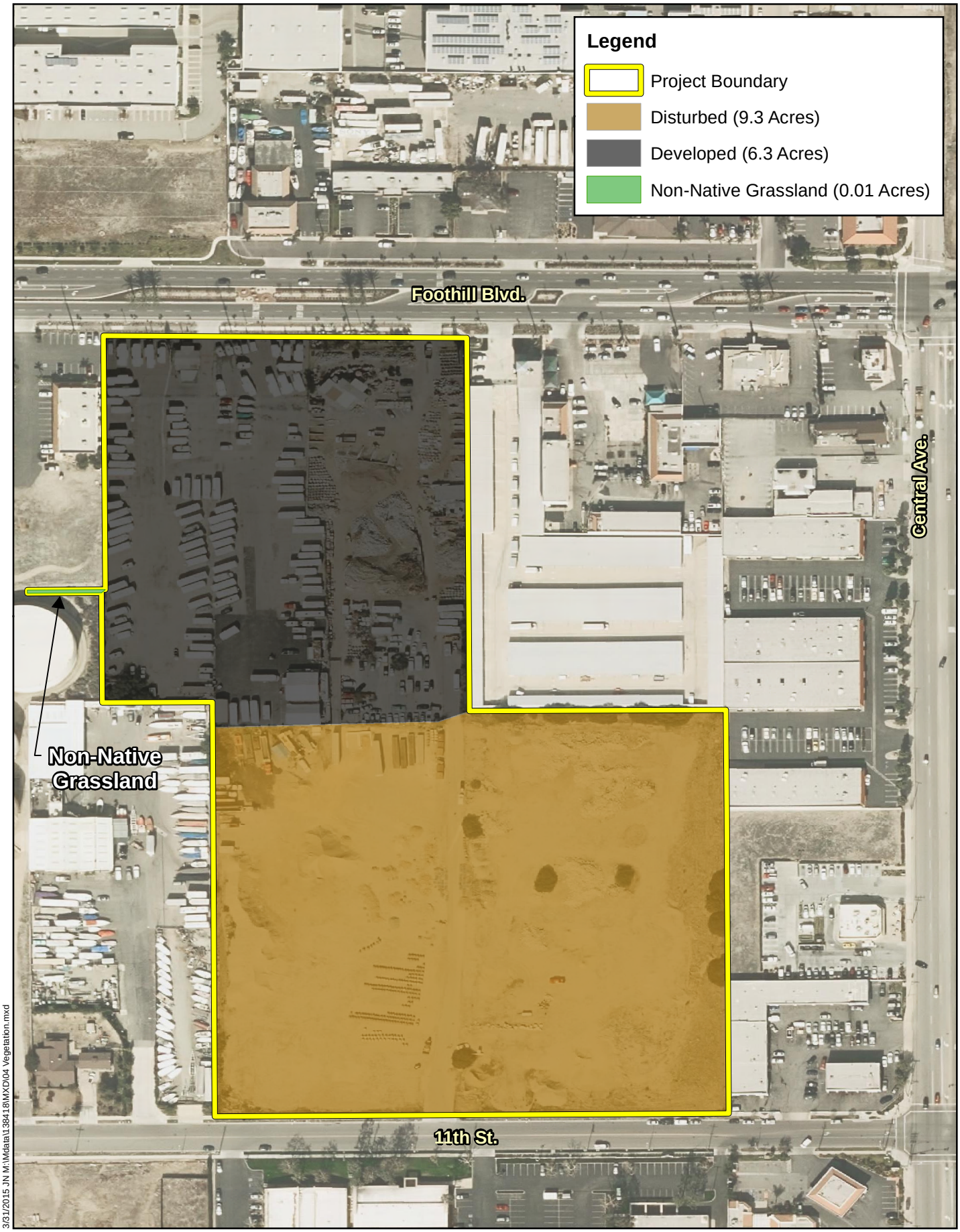
0 125 250 500 Feet

Source: Eagle Aerial 2014, NRCS Soils Data Mart-ca677

UPLAND HABITAT ASSESSMENT

Soils

Exhibit 3



3/31/2015 JN M:\Mdata\138418\MXD\04 Vegetation.mxd

Michael Baker INTERNATIONAL

0 125 250 500 Feet

Source: San Bernardino County, Eagle Aerial 2014

UPLAND HABITAT ASSESSMENT

Vegetation

Exhibit 4

Attachment B

Site Photographs

Photograph 1: View of the disturbed plant community in the southeastern corner of the project site.

Photograph 2: Facing north looking at the paved road that bisects the project site from north to south.

Photograph 3: Looking north at the gravel/cobble overlain ground where pervious sand and gravel storage and rock packing operations were located.

Photograph 4: Facing west looking at the commercial business bordering the western portion of the project site.

Photograph 5: Looking at the developed northern portion of the project site.

Photograph 6: From the southwestern portion of the project site looking at one of the laurel sumacs.

Attachment C

Potentially Occurring Sensitive Biological Resources

Table C-1: Potentially Occurring Sensitive Biological Resources

Scientific Name Common Name	**Status**	**Habitat**	**Observed Onsite**	**Potential to Occur**
WILDLIFE SPECIES				
Accipiter cooperii Cooper's hawk	Fed: None CA: WL	Generally found in forested areas up to 3,000 feet in elevation, especially near edges and rivers. Prefers hardwood stands and mature forests, but can be found in urban and suburban areas where there are tall trees for nesting. Common in open areas during nesting season.	No	**Moderate**. There is suitable habitat. This species is adapted to urban environments and occurs commonly.
Anniella pulchra pulchra silvery legless lizard	Fed: None CA: CSC	Occurs primarily in areas with sandy or loose loamy soils under sparse vegetation of beaches, chaparral, or pine-oak woodland; or near sycamores, oaks, or cottonwoods that grow on stream terraces. Often found under or in the close vicinity of logs, rocks, old boards, and the compacted debris of woodrat nests.	No	**Presumed absent**. No suitable habitat is present.
Antrozous pallidus pallid bat	Fed: None CA: CSC	Locally common species of low elevations in California. Occupies a wide variety of habitats including grasslands, shrublands, woodlands, and forests from sea level up through mixed conifer forests. Most common in open, dry habitats with rocky areas for roosting.	No	**Presumed absent**. No suitable habitat is present.
Artemisiospiza belli belli Bell's sparrow	Fed: None CA: WL	Generally prefers semi-open habitats with evenly spaced shrubs 1 – 2 meters in height. Reside in shrubby areas of California and Baja California, including coastal sagebrush and chaparral, as well as the Mojave Desert and California's San Clemente Island. Less common in tall dense, old chaparral.	No	**Presumed absent**. No suitable habitat is present.
Aspidoscelis tigris stejnegeri coastal whiptail	Fed: None CA: None	Found in a variety of ecosystems, primarily hot and dry open areas with sparse foliage - chaparral, woodland, and riparian areas.	No	**Presumed absent**. No suitable habitat is present.
Athene cunicularia burrowing owl	Fed: None CA: CSC	Occurs in open, annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Dependent upon fossorial mammals for burrows, most notable ground squirrels.	No	**Presumed absent**. No suitable habitat is present.
Buteo swainsoni Swainson's hawk	Fed: None CA: **THR**	Typical habitat is open desert, grassland, or cropland containing scattered, large trees or small groves. Breeds in stands with few trees in juniper-asge flats, riparian areas, and in oak savannah in the Central Valley. Roosts in large trees, but will roost on ground if none are available.	No	**Presumed absent**. No suitable habitat is present.
Calypte costae Costa's hummingbird	Fed: None CA: None	Desert and semi-desert, arid brushy foothills and chaparral. A desert hummingbird that breeds in the Sonoran and Mojave Deserts. Departs desert heat moving into chaparral, scrub, and woodland habitats.	No	**Presumed absent**. No suitable habitat is present.

Scientific Name Common Name	**Status**	**Habitat**	**Observed Onsite**	**Potential to Occur**
Campylorhynchus brunneicapillus sandiegensis coastal cactus wren	Fed: None CA: CSC	Key habitat element is thickets of chollas or prickly-pear cacti tall enough to support and protect the birds' nests. Typically, however, the habitat consists of coastal sage scrub at elevations below 1,500 feet in which cacti are prominent. Suitable conditions are found on south-facing slopes, at bases of hillsides, or in dry washes.	No	**Presumed absent**. No suitable habitat is present.
Chaetodipus fallax fallax northwestern San Diego pocket mouse	Fed: None CA: CSC	Occurs in desert and coastal habitats in southern California, Mexico, and northern Baja California, from sea level to at least 1,400 meters above msl. Found in a variety of temperate habitats ranging from chaparral and grasslands to scrub forests and deserts. Requires low growing vegetation or rocky outcroppings, as well as sandy soils for burrowing.	No	**Presumed absent**. No suitable habitat is present.
Charina trivirgata rosy boa	Fed: None CA: None	Ranges from southern California and western Arizona in the United states, southward to Baja California and western Sonora in Mexico. Species often inhabits rocky areas in coastal sage scrub, chaparral, and desert environments.	No	**Presumed absent**. No suitable habitat is present.
Chondestes grammacus lark sparrow	Fed: None CA: None	Common resident in lowlands and foothills throughout much of California. Frequents sparse valley foothill hardwood, valley foothill hardwood-conifer, open mixed chaparral and similar brushy habitats, and grasslands with scattered trees or shrubs.	No	**Low.** Marginal habitat on site.
Circus cyaneus northern harrier	Fed: None CA: CSC	Frequents meadows, grasslands, open rangelands, desert sinks, fresh and saltwater emergent wetlands; seldom found in wooded areas. Mostly found in flat, or hummocky, open areas of tall, dense grasses moist or dry shrubs, and edges for nesting, cover, and feeding.	No	**Low.** Marginal habitat on site.
Coccyzus americanus occidentalis western yellow-billed cuckoo	Fed: **THR** CA: **END**	Obligate riparian species with a primary habitat association of willow-cottonwood riparian forest. Breeding habitat primarily consists of large blocks, or contiguous areas of this habitat type. Prefers dense riparian thickets with dense low-level foliage near slow-moving water sources.	No	**Presumed absent**. No suitable habitat is present.
Diadophis punctatus modestus San Bernardino ringneck snake	Fed: None CA: None	Common in open, relatively rocky areas within valley-foothill, mixed chaparral, and annual grass habitats. Prefers moist habitats, including wet meadows, rocky hillsides, gardens, farmland, grassland, mixed coniferous forests, and woodlands.	No	**Presumed absent**. No suitable habitat is present.
Diplectrona californica California diplectronan caddisfly	Fed: None CA: None	Larvae in the genus of this species live in fast-flowing, cool streams.	No	**Presumed absent**. No suitable habitat is present.

Scientific Name Common Name	**Status**	**Habitat**	**Observed Onsite**	**Potential to Occur**
Dipodomys merriami parvus San Bernardino kangaroo rat	Fed: **END** CA: CSC	Primarily found in Riversidian alluvial fan sage scrub and sandy loam soils, alluvial fans and flood plains, and along washes with nearby sage scrub. May occur at lower densities in Riversidian upland sage scrub, chaparral and grassland in uplands and tributaries in proximity to Riversidian alluvial fan sage scrub habitats. Tend to avoid rocky substrates and prefer sandy loam substrates for digging of shallow burrows.	No	**Presumed absent**. No suitable habitat is present.
Emys marmorata western pond turtle	Fed: None CA: CSC	Found in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant vegetation, and either rocky or muddy bottoms, in woodland, forest, and grassland. In streams, prefers pools to shallower areas. Logs, rocks, cattail mats, and exposed banks are required for basking. May enter brackish water and even seawater.	No	**Presumed absent**. No suitable habitat is present.
Eumops perotis californicus western mastiff bat	Fed: None CA: CSC	Occurs in a wide variety of habitats, including chaparral, coastal and desert scrub, coniferous and deciduous forest and woodland. Day roosts are established in crevices in rocky canyons and cliffs where the canyon or cliff is vertical or nearly vertical, as well as in trees and tunnels. Exfoliating granite rock, columnar basalt, and consolidated sandstones provide suitable roosting sites for this species in California.	No	**Presumed absent**. No suitable habitat is present.
Falco columbarius merlin	Fed: None CA: WL	Nest in forested openings, edges, and along rivers across northern North America. Found in open forests, grasslands, and especially coastal areas with flocks of small songbirds or shorebirds.	No	**Presumed absent**. No suitable habitat is present.
Falco mexicanus prairie falcon	Fed: None CA: WL	Preferred habitat includes open treeless terrain including prairies, deserts, riverine escarpments, canyons, foothills, and mountains in relatively arid western regions. During the breeding season, they are found in foothills and mountains which provide cliffs and escarpments suitable for nest sites.	No	**Presumed absent**. No suitable habitat is present.
Falco peregrinus anatum American peregrine falcon	Fed: Delisted CA: Delisted/ FP	In coastal California, can be found in coastal sage scrub communities that are associated with coastal dunes, perennial grasslands, annual grasslands, croplands, pastures, coast Douglas-fir hardwood forests, coastal oak woodlands, montane hardwood woodlands, closed-cone pine-cypress woodlands, chamise-red shank chaparral, and mixed-chaparral communites.	No	**Presumed absent**. No suitable habitat is present.
Gonidea angulate western ridged mussel	Fed: None CA: None	Low shear stress, substrate stability, and flow refuges are important determinants of freshwater mussel survival. The presence of glochidial host fish is necessary for the reproduction of mussel species.	No	**Presumed absent**. No suitable habitat is present.

Scientific Name Common Name	**Status**	**Habitat**	**Observed Onsite**	**Potential to Occur**
Icteria virens yellow-breasted chat	Fed: None CA: CSC	Primarily found in tall, dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed understories. Nesting areas are associated with streams, swampy ground, and the borders of small ponds. Breeding habitat must be dense to provide shade and concealment. It winters south the Central America.	No	**Presumed absent**. No suitable habitat is present.
Lanius ludovicianus loggerhead shrike	Fed: None CA: CSC	Often found in broken woodlands, shrublands, and other habitats. Prefers open country with scattered perches for hunting and fairly dense brush for nesting.	No	**Presumed absent**. No suitable habitat is present.
Lasiurus xanthinus western yellow bat	Fed: None CA: CSC	Roosts in palm trees in foothill riparian, desert wash, and palm oasis habitats with access to water for foraging.	No	**Presumed absent**. No suitable habitat is present.
Laterallus jamaicensis coturniculus California black rail	Fed: None CA: **THR**/FP	Suitable habitat generally includes salt marshes, freshwater marshes, and wet meadows. Most California populations are nonmigratory, and these habitat types serve for breeding, foraging, and overwintering. In tidal areas, the rails also require dense cover of upland vegetation to provide protection from predators when rails must leave marsh habitats during high tides.	No	**Presumed absent**. No suitable habitat is present.
Neotoma lepida intermedia San Diego desert woodrat	Fed: None CA: CSC	Occurs in coastal scrub communities between San Luis Obispo and San Diego Counties. Prefers moderate to dense canopies, and especially rocky outcrops.	No	**Presumed absent**. No suitable habitat is present.
Nyctinomops macrotis big free-tailed bat	Fed: None CA: CSC	Mainly inhabits rugged and rocky terrain. A migratory species that travels seasonally from Mexico to the southwestern United States. Rocky cliffs in weathered rock fissures and crevices are preferred. Have been seen roosting in buildings and in terrestrial plants including ponderosa pines, douglas firs, and desert shrubs.	No	**Presumed absent**. No suitable habitat is present.
Phrynosoma blainvillii coast horned lizard	Fed: None CA: CSC	Occurs in a wide variety of vegetation types including coastal sage scrub, annual grassland, chaparral, oak woodland, riparian woodland and coniferous forest. In inland areas, this species is restricted to areas with pockets of open microhabitat, created by disturbance (i.e. fire, floods, roads, grazing, fire breaks). The key elements of such habitats are loose, fine soils with a high sand fraction; an abundance of native ants or other insects; and open areas with limited overstory for basking and low, but relatively dense shrubs for refuge.	No	**Presumed absent**. No suitable habitat is present.

Scientific Name Common Name	**Status**	**Habitat**	**Observed Onsite**	**Potential to Occur**
Polioptila californica californica coastal California gnatcatcher	Fed: **THR** CA: CSC	Obligate resident of sage scrub habitats that are dominated by California sagebrush (*Artemisia californica*). This species generally occurs below 750 feet elevation in coastal regions and below 1,500 feet inland. Ranges from the Ventura County, south to San Diego County and northern Baja California and it is less common in sage scrub with a high percentage of tall shrubs. Prefers habitat with more low-growing vegetation.	No	**Presumed absent**. No suitable habitat is present.
Salvadora hexalepis virgultea coast patch-nosed snake	Fed: None CA: CSC	Inhabits semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains at elevations from below sea level to around 7,000 feet.	No	**Presumed absent**. No suitable habitat is present.
Setophaga petechia yellow warbler	Fed: None CA: CSC	Nests over all of California except the Central Valley, the Mojave Desert region, and high altitudes and the eastern side of the Sierra Nevada. Winters along the Colorado River and in parts of Imperial and Riverside Counties. Nests in riparian areas dominated by willows, cottonwoods, sycamores, or alders or in mature chaparral. May also use oaks, conifers, and urban areas near stream courses.	No	**Presumed absent**. No suitable habitat is present.
Spinus lawrencei Lawrence's goldfinch	Fed: None CA: None	Open woodlands, chaparral, and weedy fields. Closely associated with oaks. Nests in open oak or other arid woodland and chaparral near water.	No	**Presumed absent**. No suitable habitat is present.
Thamnophis hammondii two-striped garter snake	Fed: None CA: CSC	Occurs in or near permanent fresh water, often along streams with rocky beds and riparian growth up to 7,000 feet in elevation.	No	**Presumed absent**. No suitable habitat is present.
Thamnophis sirtalis ssp. south coast garter snake	Fed: None CA: CSC	Inhabits mixed woodland, grassland, coniferous forest, dunes, brushland, generally in the vicinity of ponds or flowing water.	No	**Presumed absent**. No suitable habitat is present.
Xanthocephalus xanthocephalus yellow-headed blackbird	Fed: None CA: CSC	Nests in fresh emergent wetland with dense vegetation and deep water, often along boarders of lakes or ponds. Forages in emergent wetland and moist, open areas, especially cropland and muddy shores of lacustrine habitat.	No	**Presumed absent**. No suitable habitat is present.
PLANT SPECIES				
Calochortus catalinae Catalina mariposa-lily	Fed: None CA: None CNPS: 4.2	Found in chaparral, cismontane woodland, coastal scrub, valley and foothill grassland. Found at elevations ranging from 49 to 2,297 feet. Blooming period is from February to June.	No	**Presumed absent**. No suitable habitat is present.
Calochortus plummerae Plummer's mariposa-lily	Fed: None CA: None CNPS: 4.2	Prefers openings in chaparral, foothill woodland, coastal sage scrub, valley foothill grasslands, cismontane woodland, lower montane coniferous forest and yellow pine forest. Often found on dry, rocky slopes and soils and brushy areas. Can be very common after a fire. Found at elevations ranging from 459 to 6,299 feet. Blooming period is from May to July.	No	**Presumed absent**. No suitable habitat is present.

Scientific Name Common Name	**Status**	**Habitat**	**Observed Onsite**	**Potential to Occur**
Calystegia felix lucky morning-glory	Fed: None CA: None CNPS: 3.1	Historically associated with wetland and marshy places, but possibly in drier situations as well. Habitats include meadows and seeps (sometimes alkaline) and riparian scrub (alluvial). Found at elevations ranging from 98 to 705 feet. Blooming period is from March to September.	No	**Presumed absent**. No suitable habitat is present.
Cladium californicum California saw-grass	Fed: None CA: None CNPS: 2B.2	Habitats include meadows and seeps. Also found in marshes and swamps that are alkaline or freshwater. Found at elevations ranging from 197 to 2,938 feet. Blooming period is from June to September.	No	**Presumed absent**. No suitable habitat is present.
Dodecahema leptoceras slender-horned spineflower	Fed: **END** CA: **END** CNPS: 1B.1	Chaparral, coastal scrub (alluvial fan sage scrub). Flood deposited terraces and washes. Found at elevations ranging from 1,181 to 2,690 feet. Blooming period is from April to June.	No	**Presumed absent**. No suitable habitat is present.
Horkelia cuneata var. puberula mesa horkelia	Fed: None CA: None CNPS: 1B.1	Grows in sandy or gravelly soils within chaparral (maritime), cismontane woodland, and coastal scrub habitats. Found at elevations ranging from 230 to 2,657 feet. Blooming period is from February to September.	No	**Presumed absent**. No suitable habitat is present.
Juglans californica southern California black walnut	Fed: None CA: None CNPS: 4.2	Found in chaparral, cismontane woodland, and coastal scrub habitat. Found at elevations ranging from 164 to 2,953 feet. Blooming period is from March to August.	No	**Presumed absent**. No suitable habitat is present.
Lepidium virginicum var. robinsonii Robinson's pepper-grass	Fed: None CA: None CNPS: 4.3	Dry soils on chaparral and coastal sage scrub. Found at elevations ranging from 3 to 2,904 feet. Blooming period is from January to July.	No	**Presumed absent**. No suitable habitat is present.
Muhlenbergia californica California muhly	Fed: None CA: None CNPS: 4.3	Grows in mesic, seeps and streambanks within chaparral, coastal scrub, lower montane coniferous forest, meadows and seeps. Found at elevations ranging from 328 to 6,562 feet. Blooming period is from June to September.	No	**Presumed absent**. No suitable habitat is present.
Navarretia prostrate prostrate vernal pool navarretia	Fed: None CA: None CNPS: 1B.1	Inhabits coastal scrub, meadows and seeps, vernal pools, and valley and foothill grassland (alkaline). Found at elevations ranging from 10 to 3,970 feet. Blooming period is from April to July.	No	**Presumed absent**. No suitable habitat is present.
Sidalcea neomexicana Salt Spring checkerbloom	Fed: None CA: None CNPS: 2B.2	Alkaline or mesic soils within chaparral, coastal scrub, lower montane coniferous forest, playas, and mojavean desert scrub habitats. Found at elevations ranging from 49 to 5,020 feet. Blooming period is from March to June.	No	**Presumed absent**. No suitable habitat is present.
Symphyotrichum defoliatum San Bernardino aster	Fed: None CA: None CNPS: 1B.2	Grows near ditches, streams, and springs within cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps, valley and foothill grassland (vernally mesic). Found at elevations ranging from 7 to 6,693 feet. Blooming period is from July to November.	No	**Presumed absent**. No suitable habitat is present..

Scientific Name Common Name	**Status**	**Habitat**	**Observed Onsite**	**Potential to Occur**
Thysanocarpus rigidus rigid fringepod	Fed: None CA: None CNPS: 1B.2	Prefers dry rocky slopes within pinyon and juniper woodland habitat. Found at elevations ranging from 1,969 to 7,218 feet. Blooming period is from February to May.	No	**Presumed absent**. No suitable habitat is present.
CDFW SENSITIVE HABITATS				
Riversidian Alluvial Fan Sage Scrub	CDFW Sensitive Habitat	Occur within broad washes of sandy alluvial drainages that carry rainfall runoff sporadically in winter and spring, but remain relatively dry through the remainder of the year. Is restricted to drainages and floodplains with very sandy substrates that have a dearth of decomposed plant material. These areas do not develop into riparian woodland or scrub due to the limited water resources and scouring by occasional floods.	No	**Absent**

U.S. Fish and Wildlife Service (USFWS) - Federal
END- Federal Endangered
THR- Federal Threatened
FCE- Federal Candidate Endangered
FSC- Federal Species of Concern

California Department of Fish and Wildlife (CDFW) - California
END- California Endangered
THR- California Threatened
CCE- California Candidate Endangered
CSC- California Species of Concern
WL- Watch List
FP- Fully Protected
Rare

California Native Plant Society (CNPS)
California Rare Plant Rank
1A Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere
1B Plants Rare, Threatened, or Endangered in California and Elsewhere
2A Plants Presumed Extirpated in California, but More Common Elsewhere
2B Plants Rare, Threatened, or Endangered in California, but More Common Elsewhere
3 Plants About Which More information is Needed – A Review List
4 Plants of Limited Distribution – A Review List

Threat Ranks
0.1- Seriously threatened in California
0.2- Moderately threatened in California
0.3- Not very threatened in California

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RMA Group

GEOTECHNICAL CONSULTANTS

GEOTECHNICAL INVESTIGATION
FOR
HAFIF PROPERTY 15.95 ACRES
APN 1007-041-05, 06 & 1007-051-02, 03, 04
SW OF FOOTHILL BLVD. AND CENTRAL AVE
UPLAND, CA

for

Lewis Operating Corp.
1156 N Mountain Ave
P.O. Box 670
Upland, CA 91785-0670

March 28, 2007

06-115-01

RMA Group

GEOTECHNICAL CONSULTANTS

10851 EDISON CT., RANCHO CUCAMONGA, CA 91730 : 909-989-1751 : FAX 909-989-4287

March 28, 2007

Lewis Operating Corp
1156 N Mountain Ave
P.O. Box 670
Upland, CA 91785-0670

Attention: Tom Ashcraft

Subject: Geotechnical Investigation
Hafif property, 15.95 acres
APN 1007-041-05, 06, & 1007-051-02, 03, & 04
Southwest of Foothill Boulevard and Central Avenue
Upland, CA

Gentlemen:

In accordance with your request, a geotechnical investigation has been completed for the above-referenced site. The report addresses both engineering geologic and geotechnical conditions. The results of the investigation are presented in the accompanying report, which includes a description of site conditions, results of our field exploration and laboratory testing, conclusions and recommendations.

We appreciate this opportunity to be of continued service to you. If you have any questions regarding this report, please do not hesitate to contact us at your convenience.

Respectfully submitted,

RMA Group

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GEOTECHNICAL
STATE OF CALIFORNIA

Lewis Operating Corp.
Hafif 15.95 acres
Upland, CA
March 28, 2007

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Lewis Operating Corp.
Hafif 15.95 acres
Upland, CA
March 28, 2007

1.00 INTRODUCTION

1.01 Purpose

A geotechnical investigation has been completed for a residential proposed development to be constructed at the subject site. The purpose of the investigation was to summarize geotechnical and geologic conditions at the site, to assess their potential impact on the proposed development, and to develop geotechnical and engineering geologic design parameters.

1.02 Scope of the Investigation

The general scope of this investigation included the following:

- Review of published and unpublished geologic, seismic, ground water and geotechnical literature.
- Examination of aerial photographs.
- Contacting of underground service alert to locate onsite utility lines.
- Logging and sampling of 8 exploratory trenches excavated and backfilled with a backhoe.
- Logging, sampling and backfilling of 7 exploratory borings drilled with model CME-55 hollow stem auger drill rig.
- Laboratory testing of representative soil samples.
- Geotechnical evaluation of the compiled data.
- Preparation of this report presenting our findings, conclusions and recommendations.

Our scope of work did not include a preliminary site assessment for the potential of hazardous materials onsite.

1.03 Site Location and Description

The site is located in the city of Upland, California. The legal description of the subject site is APN 1007-041-05, 06, & 1007-051-02, 03, & 04. It is bounded by Foothill Boulevard to the north, 11th Street to the south, and commercial properties to the west and east. Access to the property is by means of Foothill Boulevard from the north or 11th Street from the south. Topographically, the property essentially planar, sloping to the south at about a 3% percent grade. Elevations range from approximately 1,292 to 1,332 feet above sea level. The northern half of the site is occupied by an RV dealership and a masonry supply yard. The southern half is a vacant field.

Vegetation in the field portion consisted of native grasses and weeds with several bushes and small trees along the eastern and western edges of the site.

Man-made features consist of a sales office associated within the RV lot in the northwestern portion of the site and a sales office for the masonry supply yard in the northeastern portion of the site. The northern half of the site is asphalt paved and occupied almost entirely by parked RV's and other vehicles, and building materials in the masonry supply yard. The southern half of the site is a vacant field with the exception of three drainage pipes protruding out of the ground along the eastern perimeter of the field and an asphalt paved roadway through the middle of the field. There were also some materials left over from a nursery that formally occupied the southern portion of the site, such as wood tables, garden hoses, and potted plants. The approximate location of the site is illustrated on the accompanying Site Location Map (Figure 1).

1.04 Current and Past Land Usage

The site is currently used as a RV dealership in the northwestern portion of the site, and a masonry supply yard in the northeastern portion of the site. The southern half of the site is not currently used.

Aerial photographs indicate that the site was a citrus orchard dating back to at least 1955. Most of the groves were gone by 1970 except for in the southeast ¼ of the site. One structure is visible in the northwest corner of the site in 1978. In 1994 the site was in its present configuration with the exception of the masonry supply yard. The remaining citrus groves were removed sometime after 1994. There was also a nursery in operation in the southern portion of the site after 1994; it is no longer visible in 2004 photographs.

1.05 Planned Usage

Our investigation was performed prior to the preparation of grading or foundation plans. To aid in preparation of this report we utilized the following assumptions:

- Foundation loads of 2-3 kips per linear foot for continuous footings and 60 kips for spread footings.
- Cuts and fills will be less than 15 feet.

1.06 Investigation Methods

Our investigation consisted of office research, field exploration, laboratory testing, review of the compiled data, and preparation of this report. It has been preformed in a manner consistent with generally accepted engineering and geologic principles and practices, and has incorporated codes, ordinances, regulations and laws that, in our professional opinion, are applicable. Definitions of technical terms and symbols used in this report include those of the American Society for Testing and Materials (ASTM D653 & D4879), the California Building Code, and standard geologic references.

Technical supporting data are presented in the attached appendices. Appendix A contains a description of the methods and equipment used in performing the field exploration and logs of our subsurface exploration. Appendix B contains a description of our laboratory testing and the test results. Standard grading specifications and references are presented in Appendices C and D, respectively.

2.00 FINDINGS

2.01 Geologic Setting

The site is located on a broad, coalescing alluvial fan that emanates from Cucamonga Canyon and the San Gabriel Mountains to the north. These sediments fill the northern portion of a deep structural depression known as the upper Santa Ana River Valley. According to Fife and others (1976), the alluvial deposits beneath the site are approximately 850 feet thick and ultimately rest on a basement of crystalline bedrock.

The upper Santa Ana River Valley is bordered by the San Gabriel Mountains and the active Cucamonga fault to the north, and the Puente Hills and potentially active Chino fault to the west. To the south are the Jurupa Mountains and other resistant granitic and metamorphic hills. The eastern boundary of the valley is the San Bernardino Mountains and the active San Andreas fault.

A regional geologic map of the area is presented as Figure 2.

2.02 Earth Materials

Our investigation encountered non-engineered fill, topsoil, and alluvium. These materials are basically coarse grained, non-plastic, and non-expansive in nature and contain negligible sulfate concentrations.

The non-engineered fill was encountered in four trenches and consisted of light brown to brown silty sand with gravel and cobbles. The fill also contained small amounts of man-made debris consisting of pieces of asphalt and concrete, plastic bottles, and other trash. There are also other small piles of soil located in the southern field portion of the site. The non-engineered fills ranged in thickness from approximately 1 foot in the eastern portion of the field to 4 feet in the west portion of the field.

Topsoil consisted of brown fine silty sand with minor gravel. The topsoil also contained tree and grass roots, and was generally dry and loose.

The alluvium encountered in our trenches consisted of a yellowish-gray to gray sandy gravel with cobbles, and up to about 7% boulders ranging from 12 to 18 inches in maximum dimension. Larger boulders could be present between borings and trenches. The alluvium was generally slightly moist to moist and dense.

The above materials are described in greater detail on the logs contained in Appendix A.

2.03 Expansive Soils

Expansion testing performed in accordance with UBC Standard 18-2 indicate that earth materials underlying the site have an expansion classification of very low. Results of the testing are presented in Appendix B. Since site grading will redistribute earth materials, potential expansive properties should be verified at the completion of rough grading.

2.04 Surface and Ground Water Conditions

No areas of ponding or standing water were present at the time of our study. Further, no springs or areas of natural seepage were found. Ground water was not encountered during our subsurface exploration. Regional ground water contour maps (California Department of Water Resources, 1970; Chino Basin Watermaster, 2002; and Fife and others, 1976) indicate that the historic depth to ground water beneath the site has ranged from about 550 to 650 feet.

2.05 Faults

Southern California is crossed by a number of fault zones. A fault activity map of California prepared by the California Division of Mines and Geology (Jennings, 1994) shows the concealed, northeast trending trace San Jose fault passing near the site. More detailed maps prepared by California Department of Water Resources (1970), Carson and Matti (1985), and Bortungo (1986) show the fault to be located about 500 feet to the northwest at its nearest point, at the approximately the intersection of Foothill Boulevard and San Antonio Channel (Figure 2). Using widely spaced ground water data, GeoPentech (2003) postulated that San Jose fault is located further to the east, possibly trending through the site. All of the maps show the fault to be concealed by alluvial deposits. The San Jose fault in the Upland/Claremont area has no surface expression and is only know as a subsurface ground water barrier, thus its exact location of the San Jose fault is not known. The San Jose fault is thought to have been the seismic source for the magnitude 5.5 Upland earthquake in 1990 (Hauksson and Jones, 1991; and Astiz, 2000). However, no surface rupture is known to have occurred along the San Jose fault during the 1990 Upland earthquake and the fault has not been identified as a surface rupture hazard by the State of California, that is to say it has not been included within the boundaries of an Alquist-Priolo Earthquake Fault Zone.

The Indian Hill fault, another concealed fault, is though to trend approximately east to west a few hundred feet north of Foothill Boulevard. Like the San Jose fault, the Indian Hill fault has no surface expression within Upland. It is not recognized as either a potential seismic source or potential surface rupture hazard. The Indian Hill fault does not pass or project through the site.

There are, of course, other faults that in the region that could generate earthquakes that may be felt at the site. The most prominent of these faults are the Cucamonga/Sierra Madre, Chino, and San Andreas fault zones located 2 miles to the northwest, 6 miles to the south and 17 miles to the northeast, respectively.

The accompanying Fault and Earthquake Epicenter Map (Figure 3) illustrates the location of the site with respect to major faults in the region. The distance to notable faults within 100 kilometers of the site is presented on Table 1.

2.06 Seismicity

Three historic strong earthquakes have epicentered within about 20 miles of the site. The most recent of these events was the 5.5 magnitude 1990 Upland earthquake, epicentered about 2 miles to the northwest. The other earthquakes with magnitudes of about 6.0 and 6.4 were epicentered in the Lytle Creek and Cajon Pass areas. These events occurred in 1894 and 1899, prior to the development of seismic monitoring networks, and thus their locations and magnitudes are only approximates. Historic strong earthquakes in the southern California region are summarized on Table 2. Peak horizontal ground acceleration at the site from the historic strong earthquake listed on Table 2 is estimated to have ranged from 0.07g to 0.35g.

Deterministic Evaluation

The California Division of Mines and Geology (Petersen et. al., 1996 and 1998) has compiled earthquake parameters related to faults in California. The information represents a consensus of many scientists and an interpretation of earthquake hazard parameters most accepted within the greater earth-science community. Activity of faults with reported displacement during latest Pliestocene and Holocene time was evaluated using slip rates and recurrence intervals from paleoseismic investigations. Postulated maximum earthquake magnitudes were assigned to each fault based on rupture of an entire fault segment, or in the case of Class "A" faults, rupture of multiple segments. Lengths and geometry of faults, along with other information, were also compiled. The geometries, magnitudes, slip rates and recurrence intervals reported by Petersen for faults within 100 kilometers of the site are summarized in Table 1. Anticipated peak horizontal ground accelerations for the postulated maximum moment magnitude earthquake of each fault are also present in Table 1. Using deterministic methods, it is anticipated that the most intense ground shaking at the site would result from a nearby large magnitude earthquake along the either the San Jose or Cucamonga/Sierra Madre fault zones. Should a magnitude 6.5 earthquake occur along the San Jose fault at a point near the site, it is estimated that the peak horizontal ground acceleration at the site could be about 0.53g. Should a magnitude 7.0 earthquake occur along the Cucamonga fault at a point near the site, it is estimated that the peak horizontal ground acceleration at the site could be about 0.59g.

Probabilistic Evaluation

A probabilistic analysis has been performed using Version 3.01b of the FRISKSP computer program developed by Thomas F. Blake (1998). Results of such an analysis are dependent upon a number of factors, including the attenuation relationship, soil characteristics, and fault data. For this analysis we have selected the attenuation relationship of Boore et al. (1997), a soil site classification (average shear velocity = 310 m/sec), a fault search radius of 100 kilometers, and fault data based on a modified version of the California Division of Mines and Geology fault data base for southern California. This analysis indicates a mean peak horizontal ground acceleration of 0.71g for a 10% probability of exceedance in 50 years.

Additional probabilistic seismic hazard analysis has been performed using the 2003 California Geological Survey interactive probabilistic seismic hazard map. This analysis yielded a peak horizontal ground acceleration of 0.67g for a 10% probability of exceedance in 50 years.

Seismic Coefficients and Near Source Factors

The 2001 California Building Code presents seismic data in terms of seismic zones, factors, sources and coefficients, and soil profiles. Utilizing information generated by this investigation and data from the California Division of Mines and Geology (Petersen, Et. al., 1998), the following parameters may be used to determine 2001 CBC seismic coefficients (Ca and Cv) and near-source factors (Na and Nv):

California Building Code Seismic Parameters

Closest Distance to Known Seismic Source:	3.5 km
Seismic Source and Type:	Cucamonga fault, Type A
Seismic Zone:	4
Seismic Zone Factor:	0.4
Soil Profile:	S_D

It should be noted that although the San Jose fault is closer to the site, it is a Type B fault and the near source factors for the more distant Cucamonga fault (a Type A fault) are slightly higher, thus governing at this site.

2.07 Flooding Potential

According to the Federal Emergency Management Agency, there are no other flood hazards at the site, that is to say the site do not lie within the boundaries of 100- or 500-year flood zones. Control of surface runoff originating from within and outside of the site should, of course, be included in design of the project.

The site could potentially be impacted by flooding in the event of rupture of the San Antonio Dam, which is located about 3½ miles north of the site. However, the potential for rupture is very low and would likely require the simultaneous occurrence of a high water level and a large magnitude earthquake along the Cucamonga fault near the Dam. Since the dam is dry or has very low water levels most of the year, and the recurrence interval of large magnitude earthquakes along the Cucamonga fault in the order of 650 years, the potential for such a failure is very low. In addition, the area below San Antonio Dam is a broad alluvial plain, thus there would be considerable spreading of flood water above the site, limiting potential impacts to the property.

2.08 Regional Land Subsidence and Fissure Potential

Regional land subsidence that has resulted in the formation of fissures has been documented in several areas of southern California. Surface or subsurface fissures suggestive of land subsidence within the site were not observed or found during our field investigation, nor during our research did we find were any documented mention of fissure within the site.

The Chino Basin Watermaster (Wilder Environmental, 2002) estimates that area site area experienced about about 1 to 2 centimeters of uplift from 1993 to 1999, based on interferometric synthetic aperture radar data.

2.09 Landslides

Due to the low gradient of the site and surrounding area, landsliding is not a hazard at this property.

3.00 Conclusions and Recommendations

3.01 General Conclusion

Based on specific data and information contained in this report, our understanding of the project and our general experience in engineering geology and geotechnical engineering, it is our professional judgment that the proposed development is geologically and geotechnically feasible. This is provided that the recommendations presented below are fully implemented during design, grading and construction.

3.02 General Earthwork and Grading

All grading should be performed in accordance with the General Earthwork and Grading Specifications outlined in Appendix C, unless specifically revised or amended below. Recommendations contained in Appendix C are general specifications for typical grading projects and may not be entirely applicable to this project. Earthwork should also be in accordance with all applicable City of Upland requirements.

3.03 Earthwork Shrinkage & Subsidence

Shrinkage is the decrease in volume of soil upon removal and recompaction expressed as a percentage of the original in-place volume. Subsidence occurs as natural ground is densified to receive fill. These factors account for changes in earth volumes that will occur during grading. Our estimates are as follows:

Geologic Unit	Shrinkage Factor (%)	Subsidence Factor (ft)
Topsoil & Uncompacted Fill	10-15	---
Alluvium	5-10	0.10-0.15

The above factors do not include any losses due to removal of oversized rock trash or debris. The degree to which fill soils are compacted and variations in the insitu density of existing soils will influence earth volume changes. Consequently, some adjustments in grades near the completion of grading could be required to balance the earthwork.

3.04 Removals and Overexcavation

All vegetation, trash and debris should be cleared from the grading area and removed from the site. Prior to placement of compacted fills, all non-engineered fills and loose, porous, or compressible soils will need to be removed down to competent ground. Removal and requirements will also apply to cut areas, if the depth of cut is not sufficient to reach competent ground. Removed and/or overexcavated soils may be moisture-conditioned and recompacted as engineered fill, except for soils containing detrimental amounts of organic material. Estimated depths of removals are as follows:

- Non-engineered fill ranging from 1 to 4 feet deep was encountered and observed in four trenches. Complete removal of the non-engineered fill and approximately 2 to 3 feet of underlying alluvium will be required. Consequently, removal depths in areas of existing fill are expected to range from about 5 to 7 feet below existing graded, depending upon the thickness of existing non-engineered fill and topsoil.
- Topsoil and loose alluvium will need to be removed to competent alluvium which is expected to be encountered approximately 2 to 3 feet below existing grade.
- Soils disturbed by demolition of existing structures will need to be over-excavated to competent native ground and then scarified to a minimum depth of 12 inches, moisture conditioned and compacted to at least 90 percent of the maximum dry density.
- The asphalt and concrete currently onsite may be either processed and placed in the compacted fill, or hauled off the site. If the asphalt and concrete is used as fill material, it must be broken down to approximately 4 to 8-inch particles and mixed thoroughly with

on-site soils. No large and flat pieces are to be used for fill. If asphalt is processed by grinding, it cannot be used in fills and must be removed from the site.

In addition to the above requirements, overexcavation will also need to meet the following criteria for the building pads, concrete flatwork and pavement areas:

- All footing areas, both continuous and spread, shall be undercut, moistened, and compacted as necessary to produce soils compacted to a minimum of 90% relative compaction to a depth equal to the width of the footing below the bottom of the footing or to a depth of 3 feet below the bottom of the footing, whichever is less. Footing areas shall be defined as the area extending from the edge of the footing for a distance of 5 feet.
- All floor slabs, concrete flatwork and paved areas shall be underlain by a minimum of 12 inches of soil compacted to a minimum of 90% relative compaction.

The exposed soils beneath all overexcavation should be scarified an additional 12 inches, moisture conditioned and compacted to a minimum of 90% relative compaction.

The above recommendations are based on the assumption that soils encountered during field exploration are representative of soils throughout the site. However, there can be unforeseen and unanticipated variations in soils between points of subsurface exploration. Hence, overexcavation depths must be verified, and adjusted if necessary, at the time of grading. The overexcavated materials may be moisture conditioned and re-compacted as engineered fill

3.05 Rippability and Rock Disposal

Based on the result of our subsurface exploration, it is expected that oversized materials (greater than 12 inches in maximum dimension) will be generated from excavations made into alluvium. Oversize materials make up approximately 2% - 7% of the underlying alluvial fan deposits, and range from about 12 to 18 inches in maximum dimension.

Section 3313.3 of the Uniform Building Code specifies that no oversize rock or similar irreducible material shall be buried or placed in fills expect as permitted by the building official. If it is proposed to place oversized materials in fills, the building official may permit the placement of such materials provided the soils engineer properly devises a method of placement, continuously inspects its placement, and approves the fill stability. Our guidelines for rock disposal are as follows.

The oversized rocks should be placed in such a manner as to assure the filling of all voids spaces around the rocks and with sufficient well graded soils to avoid any rock to rock contact. This may be accomplished through the individual placement of larger rocks, greater than 24 inches in maximum dimensions, and the incorporation of intermediate sized rocks, 8 to 24 inches in maximum dimension in alternating rock and standard fill lifts with a maximum rock fill thickness of 2.0 feet and a minimum fill thickness between layers of rock fill of 2.0 feet.

Individual large rocks, rocks greater than 24 inches in maximum dimension, may be placed so that the grading equipment has ample access to all sides to compact fill adjacent to the rock. Ample water and compactive effort shall be applied for each individual rock placed in this manner.

Intermediate sized rocks between 8 and 24 inches in dimension in fill lifts with a maximum loose lift thickness of 12 inches. The lifts should be placed so that no more than 30% of the total volume of the lift contains rock with a maximum dimension greater than 12 inches. Ample water should be applied to flood the well graded soils into all available void spaces around the rock. The soils utilized to fill the areas around the oversized rocks should be SW, SM or a combination of these types when classified by the Unified Soils Classification System with a minimum sand equivalent of 30.

Each lift of rock fill shall be blade mixed under the observation of the geotechnical consultant to verify the filling of the voids between rocks and the absence of rock to rock contact. Any areas containing insufficient fines or with rock to rock contact will be reworked with ample water and additional fines to the satisfaction of the geotechnical consultant.

Fill material, composed of predominantly well graded soils, shall be placed and compacted immediately adjacent to and above the rock layers. The fill materials above each layer of rock fill shall be a minimum of 2.0 feet in total thickness and shall be compacted in loose lifts with a maximum thickness of 8 inches.

Oversized materials with a maximum dimension in excess of 8 feet should either be reduced or removed form the site.

3.06 Subdrains

Ground water and surface water were not encountered during the course of our investigation, the proposed grading will not fill any large canyons and the underlying soils are permeable. Consequently, installation of subdrains is not expected to be necessary. However, backdrains or weep holes are recommended for all retaining walls.

3.07 Fill and Cut Slopes

Fill and cut slopes at inclinations of 2:1 (horizontal to vertical) or flatter are expected to be grossly and surficially stable. This is provided that fill slopes are properly keyed and compacted, as indicated in Appendix C, and cut slopes expose competent native soils. Cut and fill slope stability should be further reviewed upon development of a grading plan.

3.08 Surface Fault Rupture Potential

The potential for surface rupture within the site is considered within the site is considered unlikely for the following reasons:

- The nearby San Jose fault is known only as a ground water barrier with no surface expression within the Upland Claremont area. Further the San Jose fault has not been identified as a ground rupture hazard and no other faults are known to pass or project through the site.
- The site is not located within the boundaries of an Alquist-Priolo Earthquake Fault Zone for fault rupture hazards by the State of California.

3.09 Seismic Design Parameters

The potential damaging effects of regional earthquake activity should be considered in the design of structures. As a minimum, seismic design should be in accordance with the 2001 California Building Code (see Section 2.06) and the recommendations of the Structural Engineers Association. The structural engineer and architect should consider the seismic data presented in this report, building types, occupancy category, importance and other appropriate factors when selecting seismic design parameters.

3.10 Liquefaction and Secondary Earthquake Hazards

Considering the seismic and geologic conditions as currently known, the potential for secondary seismic hazards at the site is considered to be low. Liquefaction is considered unlikely due to the depth to ground water. The potential for significant seismically induced settlement is low due to the density of the underlying earth materials and anticipated compaction of near surface soils. Seismically induced landsliding is not expected do to the low gradient of the site. This is provided that any man-made slopes are property constructed and maintained. Tsunamis and seiches do not pose hazards due to the inland location of the site and lack of nearby bodies of standing water.

It should be noted that the California Geological Survey has not yet prepared a Seismic Hazard Zone Map of potential liquefaction and earthquake-induced landslide hazards for the quadrangle in which the site is located.

3.11 Foundations

Spread footings or continuous wall footings are recommended to support the proposed structures. Continuous footings are recommended for retaining walls, if proposed.

If the recommendations in the section on grading are followed and footings are established in firm native soils or compacted fill materials, footings may be designed using the following allowable soil bearing values:

- Continuous Footings:

  Footings having a minimum width of 12" and a minimum depth of 18" below the lowest adjacent grade – 1,500 pounds per square foot. This value may be increased

by 20% for each additional foot of width and/or depth to a maximum value of 3,500 pounds per square foot.

- Spread Footings:

Soil Bearing Values

Footing Loads	Size Depth	Allowable Bearing Pressures
60 kips	18 inches	2,500 psf

- Retaining Wall Footings:

  Footings for retaining walls should be founded a minimum depth of 12 inches and have a minimum width of 12 inches. Footings may be designed using the allowable bearing capacity and lateral resistance values recommended for building footings. However, when calculating passive resistance, the upper 6 inches of the footings should be ignored in areas where the footings will not be covered with concrete flatwork. Reinforcement should be provided for structural considerations as determined by the structural engineer.

The above bearing values represent an allowable net increase in soil pressure over existing soil pressure and may be increased by one-third for short-term wind or seismic loads. The allowable bearing capacity may also be increased by 20% for each additional foot of depth or width to a maximum value of 3,500 psf. Maximum expected settlement of footings designed with the recommended allowable soil bearing values is expected to be on the order of ½ inch with differential settlements on the order of ¼ inch.

Soils at the site are granular, non-plastic and non-expansive in nature. Therefore, reinforcement of footings for expansive soil is not required. However, in view of the seismic setting (UBC Seismic Zone 4), nominal reinforcement consisting of one #4 bar placed within 3 inches of the top of footings and another placed within 3 inches of the bottom of footings is recommended. The structural engineer may require heavier reinforcement.

3.12 Foundation Setbacks from Slopes

Setbacks for footings adjacent to slopes should conform to the requirements of the Uniform Building Code. Specifically footings should maintain a horizontal distance or setback between any adjacent slope face and the bottom outer edge of the footing.

For slopes descending away from the foundation the horizontal distance may be calculated by using h/3, where h is the height of the slope. The horizontal setback should not be less than 5 feet, nor need not be greater than 40 feet (per code). Where structures encroach within the zone of h/3 from

the top of the slope the setback may be maintained by deepening the foundations. Flatwork and utilities within the zone of h/3 from the top of slope may be subject to lateral distortion caused by gradual down slope creep. Walls, fences and landscaping improvements constructed at the top of descending slopes should be designed with consideration of the potential for gradual down slope creep.

For ascending slopes the horizontal setback required may be calculated by using h/2 where h is the height of the slope. The horizontal setback need not be greater than 15 feet (per code).

3.13 Slabs on Grade

We recommend the use of unreinforced slabs on grade for structures. These floor slabs should have a minimum thickness of 4 inches and should be divided into squares or rectangles using weakened plane joints (contraction joints), each with maximum dimensions not exceeding 15 feet. Contraction joints should be made in accordance with American Concrete Institute (ACI) guidelines. If weakened plane joints are not used, then the slabs shall be reinforced with 6x6-10/10 welded wire fabric placed at mid-height of the slab. Reinforcement may be specified by the structural engineer.

Special care should be taken on floors slabs to be covered with thin-set tile or other inflexible coverings. These areas may be reinforced with 6x6-10/10 welded wire fabric placed at mid-height of the slab, to mitigate drying shrinkage cracks. Alternatively, inflexible flooring may be installed with unbonded fabric or liners to prevent reflection of slab cracks through the flooring.

A base course capillary break is not required for slabs on grade at the subject site. However, a soil moisture vapor barrier is recommended beneath all floor slabs with moisture sensitive floor coverings. The soil moisture vapor barrier should consist of a minimum of 4 inches of sand and a 10 mil visqueen liner. The liner should be placed with two inches of sand below and 2 inches of sand above the liner. The liner should be carefully fitted around service openings and should be properly lapped and sealed with a minimum 6 inch overlap at joints in accordance with the American Concrete Institute's (ACI) guidelines.

3.14 Miscellaneous Concrete Flatwork

Miscellaneous flatwork, driveways, and walkways may be designed with a minimum thickness of 4.0 inches. Reinforcement of flatwork, driveways, and walkways is not required from a geotechnical perspective. Control joints should be constructed to create squares or rectangles with a maximum spacing of 15 feet on large slab areas. Walkways should be separated from foundations with thick expansion joint filler. Control joints should be constructed into walkways at a maximum of 5 feet spacing.

The sub grade soils beneath all miscellaneous concrete flatwork, driveways, and walkways should be compacted to a minimum of 90% relative compaction for a minimum depth of 12

inches. The geotechnical engineer should monitor the compaction of the sub grade soils and perform testing to verify that proper compaction has been obtained.

3.15 Footing Excavation and Slab Preparations

All footing excavations should be observed by the geotechnical consultant to verify that they have been excavated into competent soils. The foundation excavations should be observed prior to the placement of forms, reinforcement steel, or concrete. These excavations should be evenly trimmed and level. Prior to concrete placement, any loose or soft soils should be removed. Excavated soils should not be placed on slab or footing areas unless properly compacted.

Prior to the placement of the moisture barrier and sand, the sub grade soils underlying the slab should be observed by the geotechnical consultant to verify that all under slab utility trenches have been properly backfilled and compacted, that no loose or soft soils are present, and that the slab sub grade has been properly compacted to a minimum of 90% relative compaction within the upper 12 inches.

Slabs on grade, driveway slabs and sidewalks should be moistened prior to the placement of concrete.

3.16 Lateral Loads

Lateral loads may be resisted by soil friction and the passive resistance of the soil. The following parameters are recommended.

- Passive Earth Pressure - equivalent fluid weight of 465 pcf.
- Coefficient of Friction (Soil to footing) – 0.45

Retaining structures should be designed to resist the following lateral active earth pressures:

Surface Slope of Retained Material Horiz. to Vert.	Equivalent Fluid Weight (pcf)
Level	31
5 to 1	33
4 to 1	34
3 to 1	36
2 to 1	43

These active earth pressures are only applicable if the retained earth is allowed to strain sufficiently to achieve the active state. The required horizontal strain to achieve the active state is approximately 0.0025H. Retaining structures should be designed to resist an at rest lateral earth pressure if this horizontal strain cannot be achieved.

- At rest lateral earth pressure - 50 pcf

The horizontal compression required to achieve the full passive earth pressure is approximately 4 times the horizontal strain required to reach the active state. The horizontal compression required to reach 1/2 the maximum passive pressure is approximately equal to the horizontal strain required to achieve the active state. The previously recommended passive pressure should be reduced accordingly if the required horizontal compression to achieve full passive pressures cannot be achieved.

If any super-imposed loads are anticipated, this office should be notified so that appropriate recommendations for earth pressures may be provided.

3.17 Drainage and Moisture Proofing

Surface drainage should be directed away from structures and off of lots into suitable drainage devices. Neither excess irrigation nor rainwater should be allowed to collect or pond against building foundations or within low lying or level areas of the lot. Surface waters should be diverted away from the tops of slopes and prevented from draining over the top of slopes and down the slope face.

Retaining structures should be drained to prevent the accumulation of subsurface water behind the walls. Back drains should be installed behind all retaining walls exceeding 3.0 feet in height. A typical detail for retaining wall back drains is presented in Appendix C. All back drains should be outlet to suitable drainage devices. Retaining wall less than 3 feet in height should be provided with backdrains or weep holes.

Moisture proofing should be provided on all stem walls and retaining walls utilized to support structures. Special attention should be given to the design of surface drainage and moisture proofing in areas of depressed floors where the finished floor elevation within the structure lies below the finished pad elevation outside the structure. In these areas consideration should be given to increasing the minimum slope of the surface drainage to a minimum of 5% sloping away from structures for a minimum distance of 5.0 feet. Moisture proofing should also be provided on all site retaining walls exceeding 3.0 feet in height.

3.18 Cement Type and Corrosion Potential

Soluble sulfate tests indicate that concrete at the subject site will have a negligible exposure to water soluble sulfate in the soil. Our recommendations for concrete exposed to sulfate-containing soils are presented below.

RECOMMENDATIONS FOR CONCRETE EXPOSED TO SULFATE CONTAINING SOILS

Sulfate exposure	Water soluble sulfate(SO_4) in soil (% by wgt)	Sulfate (SO_4) in water (ppm)	Cement type	Normal weight aggregate concrete: Maximum water-cement ratio by weight	Lightweight aggregate concrete: Minimum compressive strength (psi)
Negligible	0.00 - 0.10	0-150	I or II	--	--
Moderate	0.10 - 0.20	150-1,500	II	0.50	3,750
Severe	0.20 - 2.00	1,500-10,000	V	0.45	4,250
Very Severe	Over 2.00	Over 10,000	V plus pozzolan	0.45	4,250

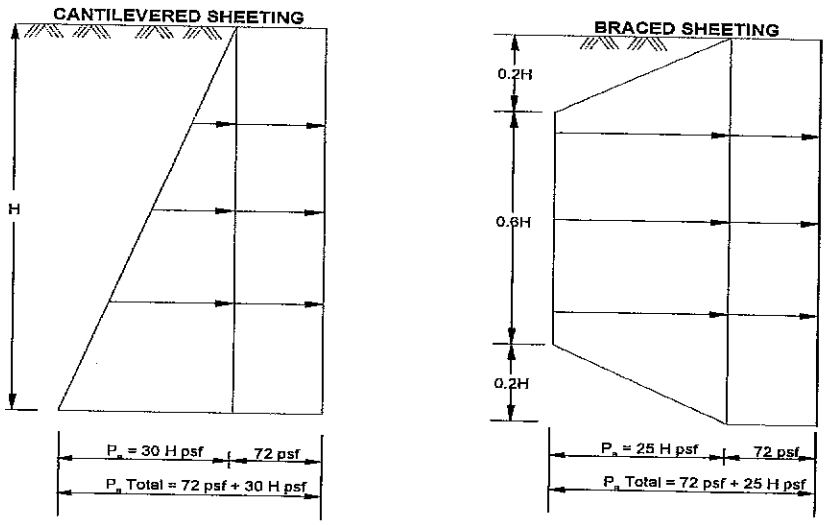
The soils were also tested for soils reactivity (pH) and resistivity (ohms). The test results indicate that the soils have a soil reactivity ranging from 7.11 to 7.31 and a resistivity ranging from 3,300 to 8,300 ohms-cm. A neutral or non-corrosive soil has a value ranging from 5.5 to 8.4. Generally, soils that could be considered corrosive to metal have resistivities less than 3000 ohms. Those soils with values less than 1000 ohms can be considered extremely corrosive.

Based on our test results, it is our opinion that the underlying soils at the site have a moderate corrosion potential. Protection of buried metal pipes with sand bedding and protective coating may be used to reduce corrosion potential.

3.19 Temporary Slopes

Excavation of utility trenches will require either temporary sloped excavations or shoring. Temporary excavations in existing alluvial soils may be safely made at an inclination of 1:1 (horizontal to vertical) or flatter. If vertical sidewalls are required in excavations greater than 5 feet in depth, the use of cantilevered or braced shoring is recommended. Excavations less than 5 feet in depth may be constructed with vertical sidewalls without shoring or shielding. Our recommendations for lateral earth pressures to be used in the design of cantilevered and/or braced shoring are presented below. These values incorporate a uniform lateral pressure of 72 psf to provide for the normal construction loads imposed by vehicles, equipment, materials, and workmen

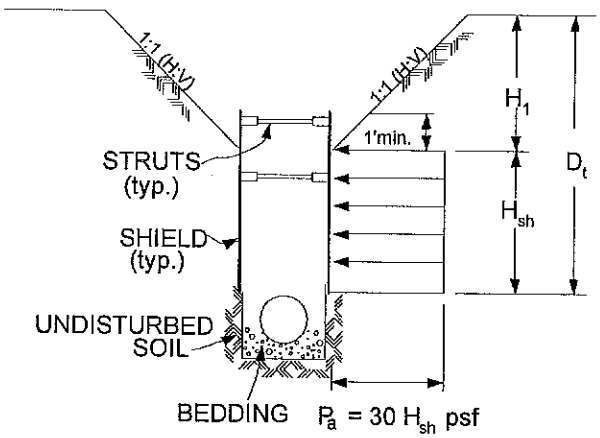
on the surface adjacent to the trench excavation. However, if vehicles, equipment, materials, etc. are kept a minimum distance equal to the height of the excavation away from the edge of the excavation, this surcharge load need not be applied.



SHORING DESIGN: LATERAL SHORING PRESSURES

Design of the shield struts should be based on a value of 0.65 times the indicated pressure, Pa, for the approximate trench depth. The wales and sheeting can be designed for a value of 2/3 the design strut value.

Lewis Operating Corp.
Hafif 15.95 acres
Upland, CA
March 28, 2007



HEIGHT OF SHIELD, H_{sh} = DEPTH OF TRENCH, D_t , MINUS DEPTH OF SLOPE, H_1

TYPICAL SHORING DETAIL

Placement of the shield may be made after the excavation is completed or driven down as the material is excavated from inside of the shield. If placed after the excavation, some overexcavation may be required to allow for the shield width and advancement of the shield. The shield may be placed at either the top or the bottom of the pipe zone. Due to the anticipated thinness of the shield walls, removal of the shield after construction should have negligible effects on the load factor of pipes. Shields may be successively placed with conventional trenching equipment.

Vehicles, equipment, materials, etc. should be set back away from the edge of temporary excavations a minimum distance of 15 feet from the top edge of the excavation. Surface waters should be diverted away from temporary excavations and prevented from draining over the top of the excavation and down the slope face. During periods of heavy rain, the slope face should be protected with sandbags to prevent drainage over the edge of the slope, and a visqueen liner placed on the slope face to prevent erosion of the slope face.

Periodic observations of the excavations should be made by the geotechnical consultant to verify that the soil conditions have not varied from those anticipated and to monitor the overall condition of the temporary excavations over time. If at any time during construction conditions are encountered which differ from those anticipated, the geotechnical consultant should be contacted and allowed to analyze the field conditions prior to commencing work within the excavation.

Cal/OSHA construction safety orders should be observed during all underground work.

3.20 Utility Trench Backfill

The on-site soils are expected to be suitable as trench backfill provided they are screened of organic matter and cobbles over 4 inches in diameter. Trench backfill should be densified to at least 90%

relative compaction (ASTM D1557-78). On-site granular soils may be water densified initially. Supplemental mechanical compaction methods may be required in finer ground soils to attain the required 90% relative compaction.

Cal/OSHA construction safety orders should be observed during all underground work.

All utility trench backfill within street right of way, utility easements, under or adjacent to sidewalks, driveways, or building pads should be observed and tested by the geotechnical consultant to verify proper compaction. Trenches excavated adjacent to foundations should not extend within the footing influence zone defined as the area within a line projected at a 1:1 (horizontal to vertical) drawn from the bottom edge of the footing. Trenches crossing perpendicular to foundations should be excavated and backfilled prior to the construction of the foundations. The excavations should be backfilled in the presence of the geotechnical engineer and tested to verify adequate compaction beneath the proposed footing.

3.21 Pavement Sections

Sand equivalent and R-value tests were performed on anticipated subgrade soils at the site in order to provide information on their soil properties for design of pavement structural sections. Structural sections were designed using the procedures outlined in "Design Procedures for Flexible Pavements", State of California Planning Manual - Part 7. This procedure uses the principle that the pavement structural section must be of adequate thickness to distribute the load from the design traffic index (TI) to the subgrade soils in such a manner that the stresses from the applied loads do not exceed the strength of the soil (R-value).

Development of the design traffic indexes on the basis of a traffic study is beyond the scope of this report; however, our experience indicates that traffic indexes of 5.0 is typical for residential streets and 6.0 is typical for collector streets. We have provided alternate structural sections for each traffic index. Selection of the final pavement structural section should be based on economic considerations which are beyond the scope of this investigation. Recommended structural sections are as follows:

- <u>Residential Streets (TI=5.0, R-Value=55):</u>
  3.0 inches of asphaltic concrete over
  4.0 inches of crushed aggregate base
  or
  4.0 inches of asphaltic concrete over
  12.0 inches of compacted native soils

- <u>Collector Streets (TI=6.0, R-Value=55):</u>
  4.0 inches of asphaltic concrete over
  4.0 inches of crushed aggregate base
  or

5.0 inches of asphaltic concrete over
12.0 inches of compacted native soils

It is anticipated that different traffic index values will be needed to determine structural pavement sections for Foothill Boulevard and 11th Street. Preliminary structural pavement sections for those streets can be developed when traffic index values are provided.

Portland cement concrete (PCC) pavements for areas which are not subject to traffic loads may be designed with a minimum thickness of 4.0 inches of Portland cement concrete on compacted native soils. If traffic loads are anticipated, PCC pavements should be designed for a minimum thickness of 6.0 inches of Portland cement concrete on 4.0 inches of crushed aggregate base.

Prior to paving, the subgrade soils should be scarified and the moisture adjusted to within 2% of the optimum moisture content. The subgrade soils should be compacted to a minimum of 90% relative compaction if an aggregate base course is used, or 95% relative compaction if asphalt is placed directly on native soils. All aggregate base courses should be compacted to a minimum of 95% relative compaction.

The materials and methods used during construction should conform to the latest edition of the Standard Specifications for Public Works Construction (SSPWC). The aggregate base course material should conform to the SSPWC Section 200-2.2 for Crushed Aggregate Base.

If the asphaltic-concrete section is placed in two lifts, the cold joint between lifts should not be designed at the center of the asphaltic-concrete section.

Due to the preliminary nature of this investigation, we recommend that representative R-value samples be obtained and tested towards the completion of rough grading.

3.22 Plan Review

Once a formal grading and foundation plans are prepared for the subject property, this office should review the plans from a geotechnical viewpoint, comment on changes from the plan used during preparation of this report and revise the recommendations of this report where necessary.

3.23 Geotechnical Observation and Testing During Rough Grading

The geotechnical engineer should be contacted to provide observation and testing during the following stages of rough grading:

- During the clearing and grubbing of the site.
- During the demolition of any existing structures, buried utilities or other existing improvements.
- During excavation and over excavation of compressible soils.

- During all phases of rough grading, including over excavation, precompaction, benching, filling operations, and cut slope excavation.
- When any unusual conditions are encountered during grading.

A final geotechnical report summarizing conditions encountered during rough grading should be submitted upon completion of the rough grading operations.

3.24 Post-Grading Geotechnical Observation and Testing

After the completion of rough grading the geotechnical engineer should be contacted to provide additional observation and testing during the following construction activities:

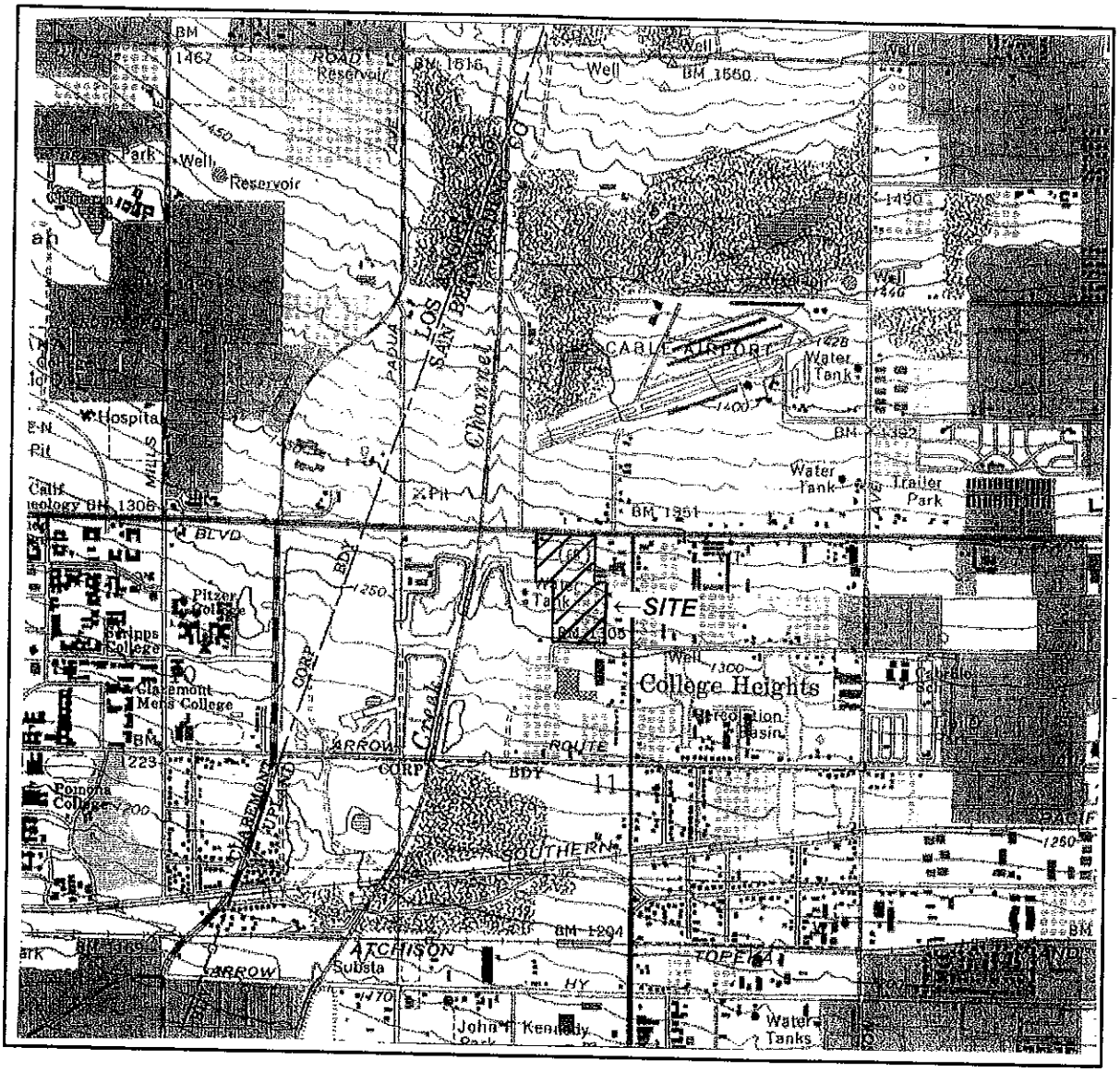
- During all trenching and backfilling operations of buried improvements and utilities within the street right of way, utility easements, and lots to verify proper backfill and compaction of the utility trenches.
- After excavation and prior to placement of reinforcing steel or concrete within footing trenches to verify that footings are properly founded in competent materials.
- During fine or precise grading involving the placement of any fills underlying driveways, sidewalks, walkways, or other miscellaneous concrete flatwork to verify proper placement, mixing and compaction of fills.
- When any unusual conditions are encountered during construction.

4.00 Closure

The findings, conclusions and recommendations in this report were prepared in accordance with generally accepted engineering and geologic principles and practices. No other warranty, either expressed or implied, is made. This report has been prepared for Lewis Operating Corp. to be used solely for design purposes. Anyone using this report for any other purpose must draw their own conclusions regarding required construction procedures and subsurface conditions.

The geotechnical and geologic consultant should be retained during the earthwork and foundation phases of construction to monitor compliance with the design concepts and recommendations and to provide additional recommendations as needed. Should subsurface conditions be encountered during construction that are different from those described in this report, this office should be notified immediately so that our recommendations may be re-evaluated.

FIGURES AND TABLES



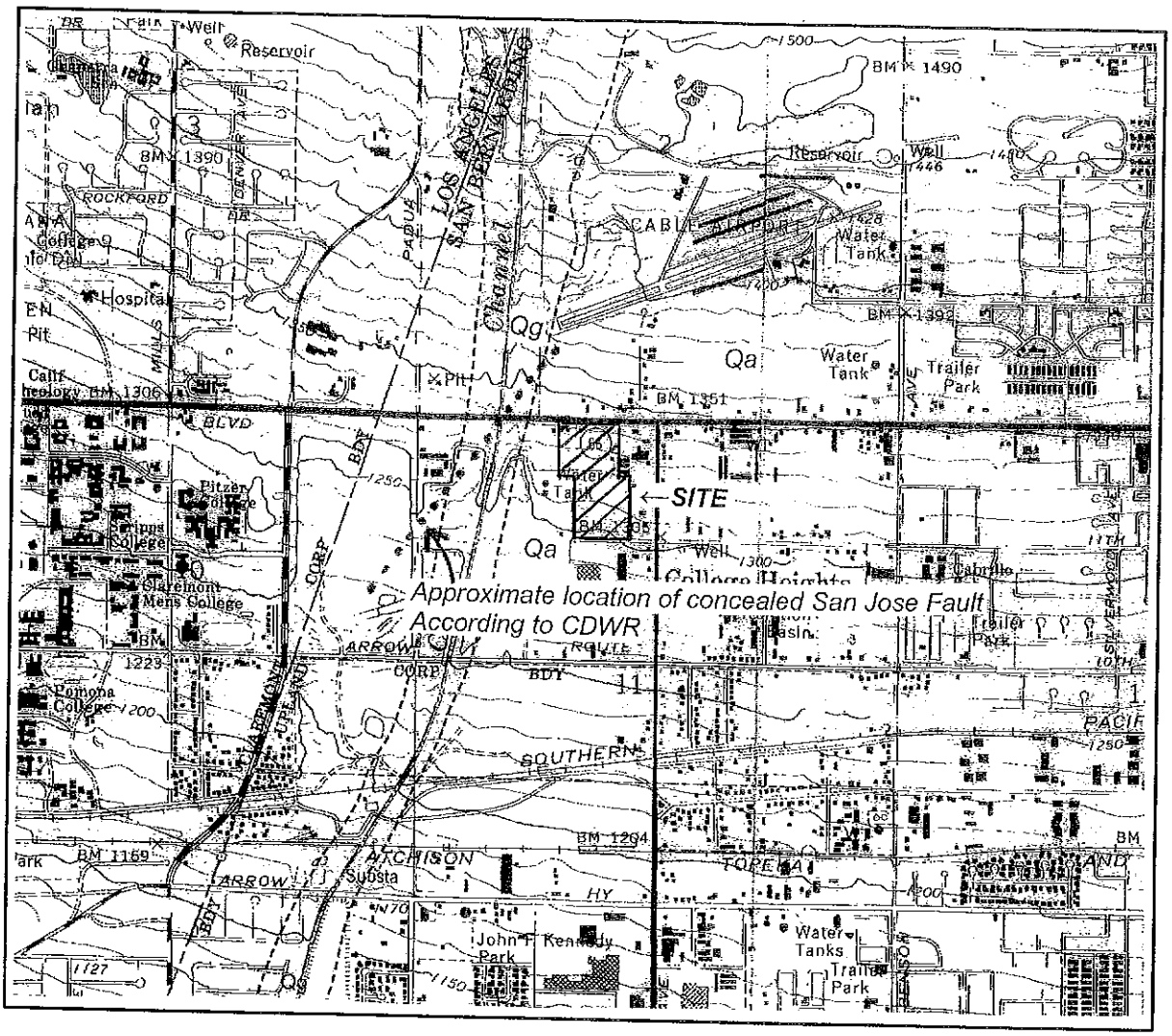
N

SITE LOCATION MAP
Scale: 1" = 2,000'

Base Map: U.S. Geological Survey Ontario Quadrangle, 1967 (Revised 1981)

RMA Job Nº: 06-115-01

Figure 1



REGIONAL GEOLOGIC MAP

Scale: 1" = 2,000'

N

<u>Partial Legend</u>

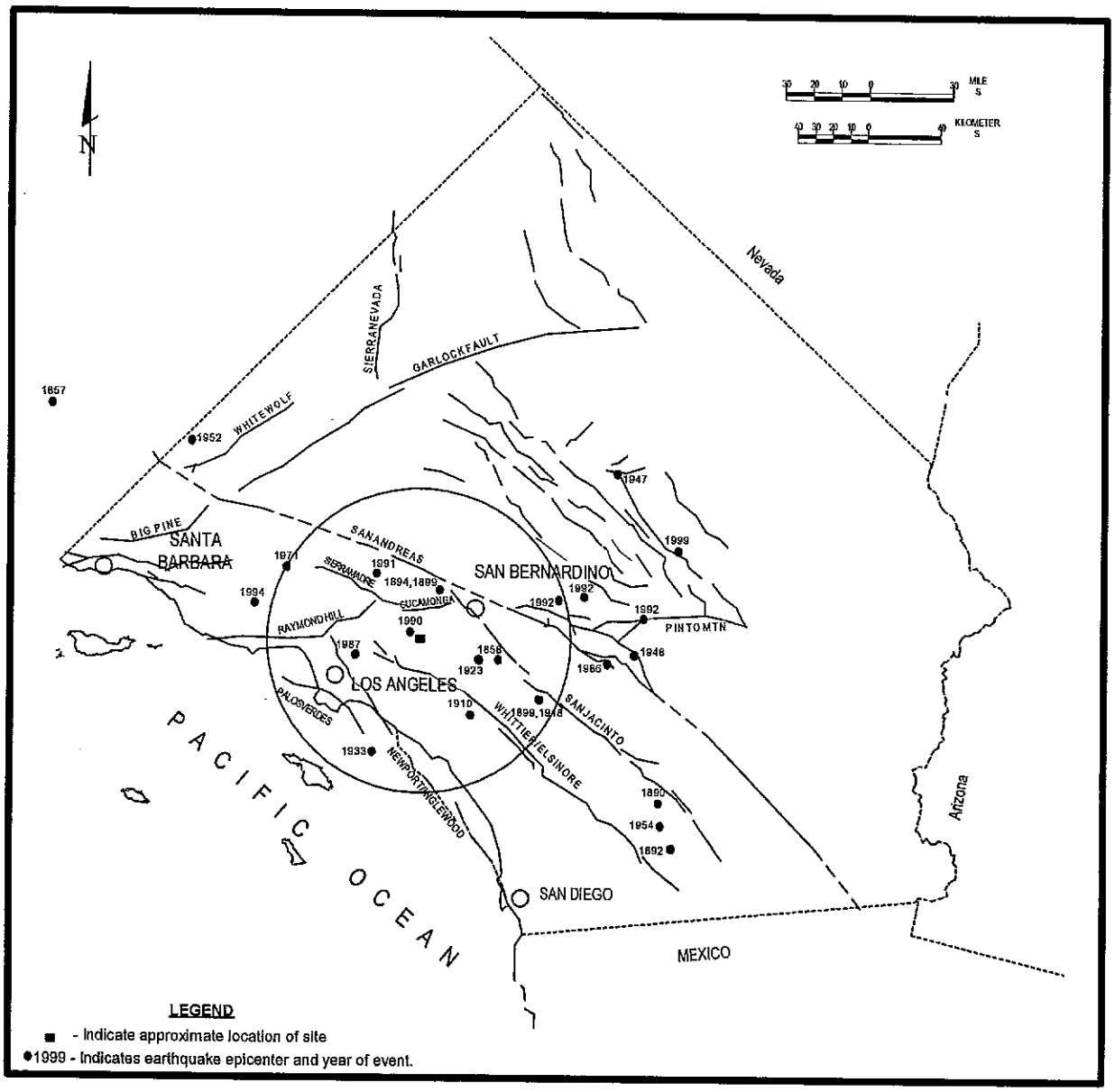
Qg - Stream Deposits
Qa - Alluvium

Source: Dibblee, 2002

RMA Job Nº: 06-115-01

Figure 2

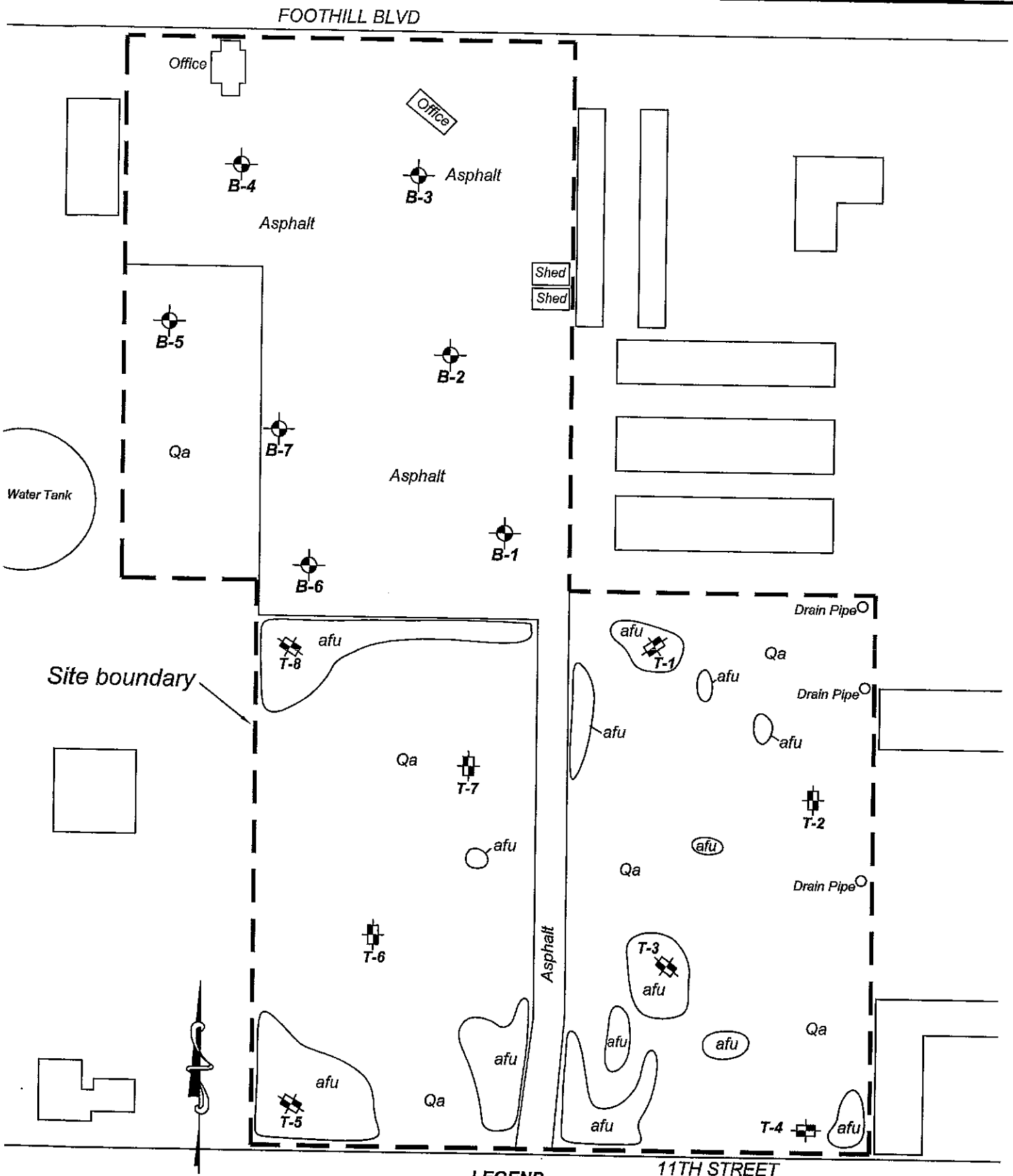
Lewis Operating Corp.
Hafif 15.95 acres
Upland, CA
March 28, 2007



FAULT AND EARTHQUAKE EPICENTER MAP

RMA Group

GEOTECHNICAL CONSULTANTS



Scale: 1"=125'

LEGEND

Geologic Units	Symbols
afu - Artificial fill	B-N - Approximate Boring Location
Qa - Alluvium	T-N - Approximate Exploratory Trench Location

RMA Job No.: 06-115-01

GEOLOGIC MAP

Figure No. 4

Lewis Operating Corp.
Hafif 15.95 acres
Upland, CA
March 28, 2007

NOTABLE FAULTS WITHIN 100 KILOMETERS AND SEISMIC DATA

Fault Zone & geometry	Distance (km)	Distance (mi.)	Maximum Moment Magnitude	Slip Rate (mm/yr)	Recurrance Interval (years)	Mean Peak Horizontal Acceleration (g)
Anacapa (r-ll-o)	93	58	7.3	3.0	529	0.09
Chino-Central Ave. (rl-r-o)	9	6	6.7	1.0	882	0.36
Clamshell-Sawpit (r)	21	13	6.5	0.5	1,461	0.18
Cleghorn (ll-ss)	31	19	6.5	3.0	216	0.11
Compton Thrust (r)	43	27	6.8	1.5	676	0.13
Coronado Bank (rl-ss)	96	60	7.4	3.0	653	0.08
Cucamonga (r)	4	2	7.0	5.0	650	0.59
Elsinore (rl-ss)	28	17	6.8	5.0	340	0.14
Elysian Park (r)	21	13	6.7	1.5	549	0.20
Helendale (rl-ss)	75	47	7.1	0.6	1,479	0.08
Hollywood (ll-r-o)	50	31	6.4	1.0	626	0.09
Holser (r)	86	53	6.5	0.4	1,878	0.06
Malibu Coast (ll-r-o)	77	48	6.7	0.3	2,908	0.08
Newport-Inglewood (rl-ss)	54	34	6.9	1.5	651	0.09
North Frontal (r)	44	27	7.0	1.0	1,314	0.14
Northridge (r)	67	42	6.9	1.5	818	0.09
Palos Verde (rl-ss)	66	41	7.1	3.0	650	0.09
Pinto Mountain (ll-ss)	89	55	7.0	2.5	499	0.07
Raymond (ll-r-o)	30	19	6.5	0.5	1,541	0.14
San Andreas (rl-ss)	27	17	7.4	24.0	220	0.20
San Gabriel (rl-ss)	59	37	7.0	1.0	1,264	0.09
San Jacinto (rl-ss)	23	14	6.7	12.0	100	0.16
San Jose (ll-r-o)	1	1	6.5	0.5	1471	0.53
Santa Monica (ll-r-o)	66	41	6.6	1.0	816	0.07
Santa Susana (r)	78	48	6.6	5.0	138	0.07
Sierra Madre (r)	5	3	7.0	3.0	384	0.55
Verdugo (r)	38	24	6.7	0.5	1,608	0.13
Whittier (rl-ss)	24	15	6.8	2.5	641	0.16

Notes:

Fault geometry - (ss) strike slip, (r) reverse, (n) normal, (rl) right lateral, (ll) left lateral, (o) oblique
Fault and Seismic Data - California Division of Mines and Geology, 1996 and 1998
Attenutation relationship - Boore, D.M., Joyner, W.B. and Fumal, T.E., 1997, Soil Site
(Acceleration values at distances > 50 miles are approximate)

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March 28, 2007

HISTORIC STRONG EARTHQUAKES IN SOUTHERN CALIFORNIA SINCE 1812

Date	Event	Causitive Fault	Magnitude	Epicentral Distance (miles)	Estimated Site Acceleration (g)
Dec. 12, 1812	Wrightwood	San Andreas?	7.3	21	0.35
Jan. 9, 1857	Fort Tejon	San Andreas	7.9	234	0.08
Dec. 16, 1858	San Bernardino Area	uncertain	6.0	24	0.16
Feb. 9,1890	San Jacinto	uncertain	6.3	95	0.07
May 28, 1892	San Jacinto	uncertain	6.3	96	0.07
July 30, 1894	Lytle Creek	uncertain	6.0	15	0.22
July 22, 1899	Cajon Pass	uncertain	6.4	18	0.24
Dec.25, 1899	San Jacinto	San Jacinto	6.7	46	0.14
Sept. 20, 1907	San Bernardino Area	uncertain	5.3	35	0.08
May 15, 1910	Elsinore	Elsinore	6.0	33	0.13
April 21, 1918	Hemet	San Jacinto	6.8	47	0.15
July 23, 1923	San Bernardino	San Jacinto	6.0	24	0.16
March 11, 1933	Long Beach	Newport-Inglewood	6.4	33	0.16
April 10, 1947	Manix	Manix	6.4	91	0.07
Dec. 4, 1948	Desert Hot Springs	San Andreas or Banning	6.5	78	0.09
July 21, 1952	Wheeler Ridge	White Wolf	7.3	100	0.11
Feb. 9, 1971	San Fernando	San Fernando	6.6	47	0.13
July 8, 1986	North Palm Springs	Banning or Garnet Hills	5.6	64	0.06
Oct. 1, 1987	Whittier Narrows	Puente Hills Thrust	6.0	23	0.16
Feb. 28, 1990	Upland	San Jose	5.5	2	0.27
June 28, 1991	Sierra Madre	Clamshell Sawpit	5.8	21	0.16
April 22, 1992	Joshua Tree	Eureka Peak	6.1	82	0.07
June 28, 1992	Landers	Johnson Valley & others	7.3	74	0.14
June 28, 1992	Big Bear	uncertain	6.5	51	0.12
Jan. 17, 1994	Northridge	Northridge Thrust	6.7	51	0.13
Oct. 16, 1999	Hector Mine	Lavic Lake	7.1	91	0.11

Notes:

Earthquake data: U.S. Geological Survey P.P. 1515 & online data, Southern California Earthquake Center & California Geological Survey online data
Magnitudes prior to 1932 are estimated from intensity.
Magnitudes after 1932 are moment, local or surface wave magnitudes.
Attenuation relationship - Boore et al., 1997 (mean values), values at distances > 50 miles are approximate

Site Location:

Site Longitude: 117.69
Site Latitude: 34.1

APPENDIX A

FIELD INVESTIGATION

Lewis Operating Corp.
Hafif 15.95 acres
Upland, CA
March 28, 2007

APPENDIX A

FIELD INVESTIGATION

A-1.00 FIELD EXPLORATION

A-1.01 Number of Trenches and Borings

Our subsurface investigation consisted of 7 borings and 8 trenches.

A-1.02 Location of Trenches and Borings

Exploratory trenches and borings were located by using the topographic and cultural features depicted on an aerial photograph. Each location should be considered accurate only to the scale and detail of the photo utilized. The approximate locations of the exploratory trenches and borings are shown on Figure 4.

A-1.03 Trench and Boring Logging

Logs of trenches and borings were prepared by one of our staff and are attached in this appendix. The logs contain factual information and interpretation of subsurface conditions between samples. The stratum indicated on these logs represent the approximate boundary between earth units and the transition may be gradual. The logs show subsurface conditions at the dates and locations indicated, and may not be representative of subsurface conditions at other locations and times.

Identification of the soils encountered during the subsurface exploration was made using the field identification procedure of the Unified Soils Classification System (ASTM D2488). A legend indicating the symbols and definitions used in this classification system and a legend defining the terms used in describing the relative compaction, consistency or firmness of the soil are attached in this appendix. Bag samples of the major earth units were obtained for laboratory inspection and testing, and the in-place density of the various strata encountered in the exploration was determined.

Lewis Operating Corp.
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Upland, CA
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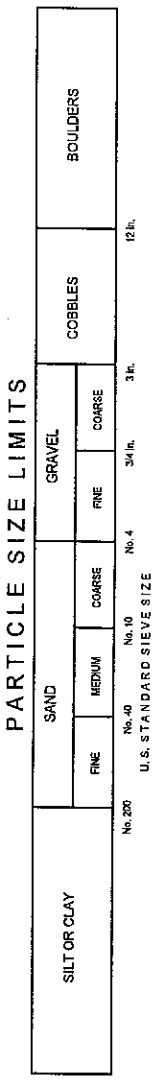

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE GRAINED SOILS (More than 50% of material is LARGER than No. 200 sieve size)	GRAVELS (More than 50% of coarse fraction is LARGER than the No. 4 sieve size.	CLEAN GRAVELS (Little or no fines)	GW	Well graded gravel, gravel-sand mixtures, little or no fines.
			GP	Poorly graded gravel or gravel-sand mixtures, little or no fines.
		GRAVELS WITH FINES (Appreciable amt. of fines)	GM	Silty gravels, gravel-sand-silt mixtures.
			GC	Clayey gravels, gravel-sand-clay 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 amount of 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 size)	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.

UNIFIED SOIL CLASSIFICATION SYSTEM

Lewis Operating Corp.
Hafif 15.95 acres
Upland, CA
March 28, 2007

I. SOIL STRENGTH/DENSITY

BASED ON STANDARD PENETRATION TESTS

Compactness of sand		Consistency of clay	
Penetration Resistance N (blows/Ft)	Compactness	Penetration Resistance N (blows/ft)	Consistency
0-4	Very Loose	<2	Very Soft
4-10	Loose	2-4	Soft
10-30	Medium Dense	4-8	Medium Stiff
30-50	Dense	8-15	Stiff
>50	Very Dense	15-30	Very Stiff
		>30	Hard

N = Number of blows of 140 lb. weight falling 30 in. to drive 2-in OD sampler 1 ft.

BASED ON RELATIVE COMPACTION

Compactness of sand		Consistency of clay	
% Compaction	Compactness	% Compaction	Consistency
<75	Loose	<80	Soft
75-83	Medium Dense	80-85	Medium Stiff
83-90	Dense	85-90	Stiff
>90	Very Dense	>90	Very Stiff

II. SOIL MOISTURE

Moisture of sands		Moisture of clays	
% Moisture	Description	% Moisture	Description
<5%	Dry	<12%	Dry
5-12%	Moist	12-20%	Moist
>12%	Very Moist	>20%	Very Moist, wet

SOIL DESCRIPTION LEGEND

RMA Group

Exploratory Boring Log

Boring No. B-1

Sheet 1 of 1

Date Drilled:	6-16-06	Drilling Equipment:	CME-55
Logged By:	520 KJM	Boring Hole Diameter:	8"
Location:	See Plot Plan	Drive Weights:	140 lbs.
		Drop:	30"

Depth (ft)	Samples: Sample Type	Samples: Blows (blows/ft)	Samples: Bulk Sample	Moisture Content (%)	Dry Density (pcf)	USCS	Graphic Symbol	Material Description
								4" Asphalt
						GP		Alluvium (Qa): Brown sandy gravel with cobbles, and minor silt, fine to medium sand, dry, dense.
								Refusal at 2 feet due to abundant gravel and cobbles. No groundwater Difficult drilling Hole backfilled and patched
5								
10								
15								
20								
25								

This log contains factual information and interpretation of the subsurface conditions between the samples. The stratum indicated on this log represent the approximate boundary between earth units and the transition may be gradual. The log show subsurface conditions at the date and location indicated, and may not be representative of subsurface conditions at other locations and times.

Sample Types:

R - Ring Sample
Bulk Sample
T - Tube Sample
S - SPT Sample

Geologic Attitudes:

B - Bedding
C - Contact
J - Joint
F - Fault
S - Shear

- Groundwater
- End of Boring

RMA Group

Exploratory Boring Log

Boring No. B-2

Sheet 1 of 1

Date Drilled:	6-16-06	Drilling Equipment:	CME-55
Logged By:	520 KJM	Boring Hole Diameter:	8"
Location:	See Plot Plan	Drive Weights:	140 lbs.
		Drop:	30"

Depth (ft)	Samples: Sample Type	Samples: Blows (blows/ft)	Samples: Bulk Sample	Moisture Content (%)	Dry Density (pcf)	USCS	Graphic Symbol	Material Description
								3" Asphalt
						GP		Alluvium (Qa): Brown sandy gravel with cobbles, minor silt, fine to medium sand, dry, dense.
5								Refusal at 5 feet due to abundant gravel and cobbles. No groundwater Difficult drilling Hole backfilled and patched
10								
15								
20								
25								

Material Description

This log contains factual information and interpretation of the subsurface conditions between the samples. The stratum indicated on this log represent the approximate boundary between earth units and the transition may be gradual. The log show subsurface conditions at the date and location indicated, and may not be representative of subsurface conditions at other locations and times.

Sample Types:

R - Ring Sample - Bulk Sample

T - Tube Sample S - SPT Sample

Geologic Attitudes:

B - Bedding C - Contact

J - Joint F - Fault

S - Shear

- Groundwater

- End of Boring

RMA Group

Exploratory Boring Log

Boring No. B-3

Sheet 1 of 1

Date Drilled:	6-16-06	Drilling Equipment:	CME-55
Logged By:	520 KJM	Boring Hole Diameter:	8"
Location:	See Plot Plan	Drive Weights:	140 lbs.
		Drop:	30"

Depth (ft)	Samples: Sample Type	Samples: Blows (blows/ft)	Samples: Bulk Sample	Moisture Content (%)	Dry Density (pcf)	USCS	Graphic Symbol	Material Description
								3" Asphalt
						GP		Alluvium (Qa): Brown sandy gravel with cobbles, minor silt, fine to medium sand, dry, dense.
								Refusal at 2 feet due to abundant gravel and cobbles. No groundwater Difficult drilling Hole backfilled and patched
5								
10								
15								
20								
25								

Material Description: This log contains factual information and interpretation of the subsurface conditions between the samples. The stratum indicated on this log represent the approximate boundary between earth units and the transition may be gradual. The log show subsurface conditions at the date and location indicated, and may not be representative of subsurface conditions at other locations and times.

Sample Types:

R - Ring Sample - Bulk Sample

T - Tube Sample S - SPT Sample

Geologic Attitudes:

B - Bedding C - Contact

J - Joint F - Fault

S - Shear

- Groundwater

- End of Boring

RMA Group

Exploratory Boring Log

Boring No. B-4
Sheet 1 of 1

Date Drilled:	6-16-06	Drilling Equipment:	CME-55
Logged By:	520 KJM	Boring Hole Diameter:	8"
Location:	See Plot Plan	Drive Weights:	140 lbs.
		Drop:	30"

Depth (ft)	Samples: Sample Type	Samples: Blows (blows/ft)	Samples: Bulk Sample	Moisture Content (%)	Dry Density (pcf)	USCS	Graphic Symbol	Material Description
								2" Asphalt
						GP		Alluvium (Qa): Brown sandy gravel with cobbles, fine to coarse sand, dry, dense.
								Refusal at 1.5 feet due to abundant gravel and cobbles. No groundwater Difficult drilling Hole backfilled and patched
5								
10								
15								
20								
25								

Material Description: This log contains factual information and interpretation of the subsurface conditions between the samples. The stratum indicated on this log represent the approximate boundary between earth units and the transition may be gradual. The log show subsurface conditions at the date and location indicated, and may not be representative of subsurface conditions at other locations and times.

Sample Types:
- R - Ring Sample
- Bulk Sample
- T - Tube Sample
- S - SPT Sample

Geologic Attitudes:
- B - Bedding
- C - Contact
- J - Joint
- F - Fault
- S - Shear

- Groundwater
- End of Boring

RMA Group

Exploratory Boring Log

Boring No. B-5

Sheet 1 of 1

Date Drilled:	6-16-06	Drilling Equipment:	CME-55
Logged By:	520 KJM	Boring Hole Diameter:	8"
Location:	See Plot Plan	Drive Weights:	140 lbs.
		Drop:	30"

Depth (ft)	Samples: Sample Type	Samples: Blows (blows/ft)	Samples: Bulk Sample	Moisture Content (%)	Dry Density (pcf)	USCS	Graphic Symbol	Material Description
						GP		Alluvium (Qa): Brown sandy gravel with cobbles, fine to coarse sand, dry, dense.
								Refusal at 2 feet due to abundant gravel and cobbles. No groundwater Difficult drilling Hole backfilled and patched
5								
10								
15								
20								
25								

Material Description: This log contains factual information and interpretation of the subsurface conditions between the samples. The stratum indicated on this log represent the approximate boundary between earth units and the transition may be gradual. The log show subsurface conditions at the date and location indicated, and may not be representative of subsurface conditions at other locations and times.

Sample Types:
- R - Ring Sample
- Bulk Sample
- T - Tube Sample
- S - SPT Sample

Geologic Attitudes:
- B - Bedding
- C - Contact
- J - Joint
- F - Fault
- S - Shear

- Groundwater
- End of Boring

RMA Group

Exploratory Boring Log

Boring No. B-6

Sheet 1 of 1

Date Drilled:	6-16-06	Drilling Equipment:	CME-55
Logged By:	520 KJM	Boring Hole Diameter:	8"
Location:	See Plot Plan	Drive Weights:	140 lbs.
		Drop:	30"

Depth (ft)	Samples: Sample Type	Samples: Blows (blows/ft)	Samples: Bulk Sample	Moisture Content (%)	Dry Density (pcf)	USCS	Graphic Symbol	Material Description
								2" Asphalt
						GP		Alluvium (Qa): Gray sandy gravel with cobbles, fine to coarse sand, dry, dense.
								Refusal at 2 feet due to abundant gravel and cobbles. No groundwater Difficult drilling Hole backfilled and patched
5								
10								
15								
20								
25								

This log contains factual information and interpretation of the subsurface conditions between the samples. The stratum indicated on this log represent the approximate boundary between earth units and the transition may be gradual. The log show subsurface conditions at the date and location indicated, and may not be representative of subsurface conditions at other locations and times.

Sample Types:

R - Ring Sample - Bulk Sample

T - Tube Sample S - SPT Sample

Geologic Attitudes:

B - Bedding C - Contact

J - Joint F - Fault

S - Shear

- Groundwater

- End of Boring

RMA Group

Exploratory Boring Log

Boring No. B-7

Sheet 1 of 1

Date Drilled:	6-16-06	Drilling Equipment:	CME-55
Logged By:	520 KJM	Boring Hole Diameter:	8"
Location:	See Plot Plan	Drive Weights:	140 lbs.
		Drop:	30"

Depth (ft)	Samples: Sample Type	Samples: Blows (blows/ft)	Samples: Bulk Sample	Moisture Content (%)	Dry Density (pcf)	USCS	Graphic Symbol	Material Description
								2" Asphalt
						GP		Alluvium (Qa): Gray sandy gravel with cobbles, fine to coarse sand, dry, dense.
								Refusal at 2.5 feet due to abundant gravel and cobbles. No groundwater Difficult drilling Hole backfilled and patched
5								
10								
15								
20								
25								

Material Description: This log contains factual information and interpretation of the subsurface conditions between the samples. The stratum indicated on this log represent the approximate boundary between earth units and the transition may be gradual. The log show subsurface conditions at the date and location indicated, and may not be representative of subsurface conditions at other locations and times.

Sample Types:

R - Ring Sample - Bulk Sample

T - Tube Sample S - SPT Sample

Geologic Attitudes:

B - Bedding C - Contact

J - Joint F - Fault

S - Shear

- Groundwater

- End of Boring

RMA Group

Exploratory Trench Log

Location: See Plot Plan

Logged By:520 KJM

Equipment: Backhoe

Trench No. T-1

Date Excavated: 6-14-06

Depth (ft)	Bulk Sample	Moisture Content (%)	Dry Density (pcf)		USCS	Graphic Symbol	Material Description
					SM		Artificial fill (afu): Light brown fine to coarse silty sand with gravel, dry, loose.
					SM		Topsoil: Brown fine silty sand with gravel and minor cobbles, grass and tree roots, dry, medium dense.
		3.9	117.7		GP		Alluvium (Qa): Gray sandy gravel, fine to coarse sand, little or no fines, 30% gravel, 15% cobbles, 5% boulders (maximum dimension 14 inches) dry, poorly sorted, dense.
		3.2	117.9				
5							Total depth 5 feet No groundwater Moderate digging Hole backfilled
10							
15							

This log contains factual information and interpretation of the subsurface conditions between the samples. The stratum indicated on this log represent the approximate boundary between earth units and the transition may be gradual. The log show subsurface conditions at the date and location indicated, and may not be representative of subsurface conditions at other locations and times.

Exploratory Trench Log

Location: See Plot Plan

Logged By:520 KJM

Equipment: Backhoe

Trench No. T-2

Date Excavated: 6-14-06

Depth (ft)	Bulk Sample	Moisture Content (%)	Dry Density (pcf)		USCS	Graphic Symbol	Material Description
					SM		Topsoil: Brown fine silty sand, minor gravel, grass and tree roots, dry, loose.
		5.6	115.2		GP		Alluvium (Qa): Gray sandy gravel, fine to coarse sand, trace of silt, 30% gravel, 10% cobbles, 5-7% boulders (maximum dimension 16 inches), moist, poorly sorted, dense.
5		5.8	100.5				Total depth 5 feet No groundwater Moderate digging Hole backfilled
10							
15							

This log contains factual information and interpretation of the subsurface conditions between the samples. The stratum indicated on this log represent the approximate boundary between earth units and the transition may be gradual. The log show subsurface conditions at the date and location indicated, and may not be representative of subsurface conditions at other locations and times.

RMA Group

Exploratory Trench Log

Location: See Plot Plan

Logged By:520 KJM

Equipment: Backhoe

Trench No. T-3

Date Excavated: 6-14-06

Depth (ft)	Bulk Sample	Moisture Content (%)	Dry Density (pcf)		USCS	Graphic Symbol	Material Description This log contains factual information and interpretation of the subsurface conditions between the samples. The stratum indicated on this log represent the approximate boundary between earth units and the transition may be gradual. The log show subsurface conditions at the date and location indicated, and may not be representative of subsurface conditions at other locations and times.
					SM		Artificial fill (afu): Brown fine to coarse silty sand with gravel, minor cobbles, dry, loose.
		6.2	96.0		SM		Topsoil: Brown fine silty sand with minor gravel, tree and grass roots, slightly moist to moist, medium dense.
5		3.6	111.7		GP		Alluvium (Qa): Gray sandy gravel, fine to coarse sand, little to no fines, poorly sorted, 35% gravel, 15% cobbles, 5% boulders (maximum dimension 18 inches), dry to slightly moist, dense.
10							Total depth 10 feet No groundwater Moderate digging Hole backfilled
15							

Exploratory Trench Log

Location: See Plot Plan

Logged By:520 KJM

Equipment: Backhoe

Trench No. T-4

Date Excavated: 6-14-06

Depth (ft)	Bulk Sample	Moisture Content (%)	Dry Density (pcf)		USCS	Graphic Symbol	Material Description This log contains factual information and interpretation of the subsurface conditions between the samples. The stratum indicated on this log represent the approximate boundary between earth units and the transition may be gradual. The log show subsurface conditions at the date and location indicated, and may not be representative of subsurface conditions at other locations and times.
					SM		Topsoil: Light brown fine silty sand with minor gravel, tree and grass roots, dry, loose.
					GP		Alluvium (Qa): Gray sandy gravel, fine to coarse sand, little to no fines, poorly sorted, 35% gravel, 15% cobbles, 3-5% boulders (maximum dimension 14 inches), slightly moist, dense.
5		4.6	108.9				Total depth 5 feet No groundwater Moderate digging Hole backfilled
10							
15							

RMA Group

Exploratory Trench Log

Location: See Plot Plan

Logged By:520 KJM

Equipment: Backhoe

Trench No. T-5

Date Excavated: 6-14-06

Depth (ft)	Bulk Sample	Moisture Content (%)	Dry Density (pcf)		USCS	Graphic Symbol	Material Description This log contains factual information and interpretation of the subsurface conditions between the samples. The stratum indicated on this log represent the approximate boundary between earth units and the transition may be gradual. The log show subsurface conditions at the date and location indicated, and may not be representative of subsurface conditions at other locations and times.
		7.2	98.1		SM		Artificial fill (afu): Brown fine silty sand with minor gravel, slightly moist, medium dense.
5		6.8	116.8		GP		Alluvium (Qa): Gray sandy gravel, fine to coarse sand, poorly sorted, 25% gravel, 10% cobbles, 5% boulders (maximum dimension 14 inches), moist, dense. Total depth 5 feet No groundwater Moderate digging Hole backfilled
10							
15							

Exploratory Trench Log

Location: See Plot Plan

Logged By:520 KJM

Equipment: Backhoe

Trench No. T-6

Date Excavated: 6-14-06

Depth (ft)	Bulk Sample	Moisture Content (%)	Dry Density (pcf)		USCS	Graphic Symbol	Material Description This log contains factual information and interpretation of the subsurface conditions between the samples. The stratum indicated on this log represent the approximate boundary between earth units and the transition may be gradual. The log show subsurface conditions at the date and location indicated, and may not be representative of subsurface conditions at other locations and times.
					SM		Topsoil: Brown fine to medium silty sand with minor gravel, grass roots, dry, dense.
		5.2	123.5		GP		Alluvium (Qa): Yellow-brown sandy gravel, fine to coarse sand, trace of silt, 25% gravel, 10% cobbles, 3-5% boulders (maximum dimension 14"), moist, dense.
5		5.2	99.8				Total depth 5 feet No groundwater Moderate digging Hole backfilled
10							
15							

RMA Group

Exploratory Trench Log

Location: See Plot Plan

Logged By:520 KJM

Equipment: Backhoe

Trench No. T-7

Date Excavated: 6-14-06

Depth (ft)	Bulk Sample	Moisture Content (%)	Dry Density (pcf)		USCS	Graphic Symbol	Material Description This log contains factual information and interpretation of the subsurface conditions between the samples. The stratum indicated on this log represent the approximate boundary between earth units and the transition may be gradual. The log show subsurface conditions at the date and location indicated, and may not be representative of subsurface conditions at other locations and times.
					SM		Topsoil: Brown fine silty sand, minor gravel, grass and tree roots, slightly moist, medium dense.
		3.3	120.1		GP		Alluvium (Qa): Yellow-brown and gray sandy gravel, fine to coarse sand, poorly sorted, 25% gravel, 15% cobbles, 5% boulders (maximum dimension 14 inches), slightly moist, dense.
		4.2	102.3				
5							Total depth 5 feet No groundwater Moderate digging Hole backfilled
10							
15							

Exploratory Trench Log

Location: See Plot Plan

Logged By:520 KJM

Equipment: Backhoe

Trench No. T-8

Date Excavated: 6-14-06

Depth (ft)	Bulk Sample	Moisture Content (%)	Dry Density (pcf)		USCS	Graphic Symbol	Material Description This log contains factual information and interpretation of the subsurface conditions between the samples. The stratum indicated on this log represent the approximate boundary between earth units and the transition may be gradual. The log show subsurface conditions at the date and location indicated, and may not be representative of subsurface conditions at other locations and times.
					SP		Artificial fill (afu): Gray fine to coarse sand with 20% gravel, grass roots, chunks of concrete, plastic bottles, plastic irrigation lines, dry, medium dense.
		7.7	99.4		GP		Alluvium (Qa): Brown sandy gravel with silt and fine sand, 20% gravel, 10% cobbles, slightly moist to moist, dense.
5		4.3	119.8				Total depth 5 feet No groundwater Moderate digging Hole backfilled
10							
15							

APPENDIX B

LABORATORY TESTS

Lewis Operating Corp.
Hafif 15.95 acres
Upland, CA
March 28, 2007

APPENDIX B

LABORATORY TESTS

B-1.00 LABORATORY TESTS

B-1.01 Maximum Density

Maximum density - optimum moisture relationships for the major soil types encountered during the field exploration were performed in the laboratory using the standard procedures of ASTM D1557.

B-1.02 Expansion Tests

Expansion index tests were performed on representative samples of the major soil types encountered by the test methods outlined in the Uniform Building Code Standard No. 18-2.

B-1.03 Soluble Sulfates

Tests were performed on representative samples encountered during the investigation using the HACH DR3 (Calcium Phosphate Extractable) procedures.

B-1.04 Sand Equivalence

Sand Equivalent tests were performed on representative samples of the major soil types encountered by the test methods of ASTM D2419.

B-1.05 Soil Reactivity (pH) and Electrical Conductivity (Ec)

Representative soil samples were tested for soil reactivity (pH) and electrical conductivity (Ec) using California Test Method S3.0 and S5.0.

The pH measurement determines the degree of acidity or alkalinity in the soil materials and is useful in determining the solubility of soil minerals and assessing the viability of the soil-plant environment.

The Ec is a measure of the electrical resistivity and is expressed as the reciprocal of the resistivity. The soluble salt content can be roughly estimated from this value.

B-1.06 Particle Size Analysis

Particle size analysis was performed on representative samples of the major soils types encountered in the test holes in accordance to the standard test methods of the American Society for Testing and Materials (ASTM D422). The hydrometer portion of the standard procedure was not performed and the material retained on the #200 screen was washed.

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B-1.07 Direct Shear

Direct shear tests were performed on representative samples of the major soil types encountered in the test holes using the standard test method of ASTM D3080 (consolidated and drained). Tests were performed on remolded samples. Remolded samples were tested at 90 percent relative compaction.

Shear tests were performed on a direct shear machine of the strain-controlled type. To simulate possible adverse field conditions, the samples were saturated prior to shearing. Several samples were sheared at varying normal loads and the results plotted to establish the angle of the internal friction and cohesion of the tested samples.

B-1.08 Resistance Value (R-Value)

Resistance Value tests were performed on representative samples of the major soil types encountered by the test methods outlined in California 301.

B-1.09 Test Results

Test results for all laboratory tests performed on the subject project are presented in this appendix.

SAMPLE INFORMATION

Sample Number	Sample Description	Sample Location	
		Test Hole No.	Depth (ft)
2	Gray sandy gravel with cobbles	T-2	1-4
4	Brown silty sand with gravel	T-5	2-4
5	Brown sandy gravel with cobbles	T-8	3-5

MAXIMUM DENSITY - OPTIMUM MOISTURE

Test Method: ASTM D1557

Sample Number	Optimum Moisture (Percent)	Maximum Density (lbs/ft^3)
2	9.0	134.0
4	9.5	139.5
5	8.5	128.0

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EXPANSION TEST

Test Method: U.B.C. Standard No. 18-2

Sample Number	Molding Moisture Content (Percent)	Final Moisture Content (Percent)	Initial Dry Density (lbs/ft^3)	Expansion Index	Expansion Classification
2	4.5	13.4	116.1	1	Very Low
4	8.3	13.8	115.5	1	Very Low
5	5.4	12.7	118.5	1	Very Low

SOLUBLE SULFATES

Test Method: Hach DR3 (Calcium Phosphate Extractable)

Sample Number	Soluble Sulfate (ppm)
2	17
4	48
5	16

SAND EQUIVALENT

Test Method: ASTM D2419

Sample Number	Sand Equivalent
2	65
4	66
5	74

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SOIL REACTIVITY (pH) AND ELECTRICAL CONDUCTIVITY

Test Method: Calif. Soil Testing Procedure
Method S: 3.0 & S: 5.0

Sample Number	pH	Resistivity (ohm-cm)
2	7.11	8,300
4	7.22	6,200
5	7.31	3,300

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PARTICLE SIZE ANALYSIS

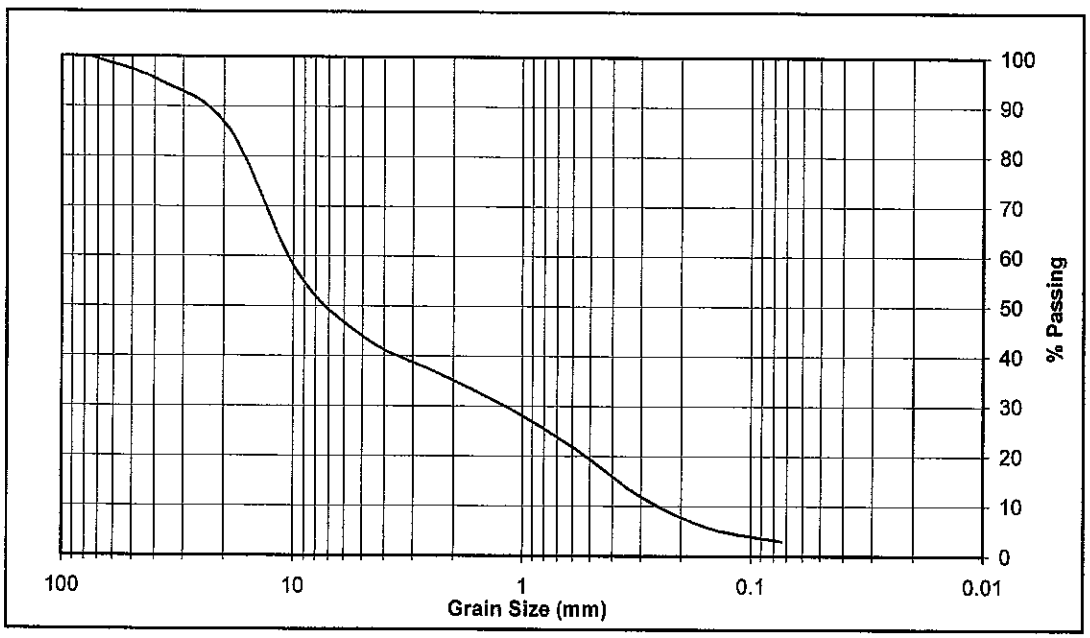
ASTM D422

Sample ID: 2
Location: T-2 @ 1-4ft

Fraction A: Dry Net Weight (gms): 6,807
Fraction B: Dry Net Weight (gms): 511.9

	Screen Size	Net Retained Weight (gms)	Net Passing Weight (gms)	% Passing
Fraction A:	3"	0	6807	100
	1-1/2"	332	6475	95
	3/4"	981	5826	86
	3/8"	2963	3844	56
	#4	3864	2943	43

	Screen Size	Net Retained Weight (gms)	Net Passing Weight (gms)	% Passing
Fraction B:	#8	76.8	435.1	37
	#16	156.2	355.7	30
	#30	255.7	256.2	22
	#50	372.7	139.2	12
	#100	445.7	66.2	6
	#200	477.5	34.4	3



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PARTICLE SIZE ANALYSIS

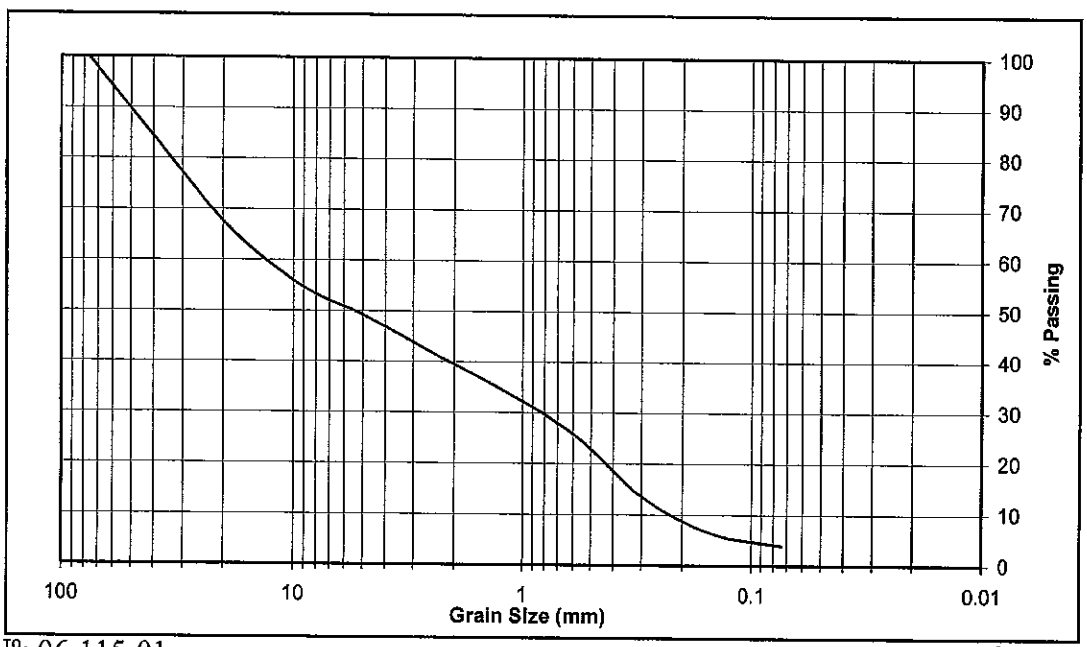
ASTM D422

Sample ID: 4
Location: T-5 @ 2-4

Fraction A: Dry Net Weight (gms): 6,421
Fraction B: Dry Net Weight (gms): 517.6

	Screen Size	Net Retained Weight (gms)	Net Passing Weight (gms)	% Passing
Fraction A:	3"	0	6421	100
	1-1/2"	1088	5333	83
	3/4"	2152	4269	66
	3/8"	2875	3546	55
	#4	3296	3125	49

	Screen Size	Net Retained Weight (gms)	Net Passing Weight (gms)	% Passing
Fraction B:	#8	78.5	439.1	41
	#16	153.6	364.0	34
	#30	245.0	272.6	26
	#50	375.5	142.1	13
	#100	449.7	67.9	6
	#200	475.9	41.7	4



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PARTICLE SIZE ANALYSIS

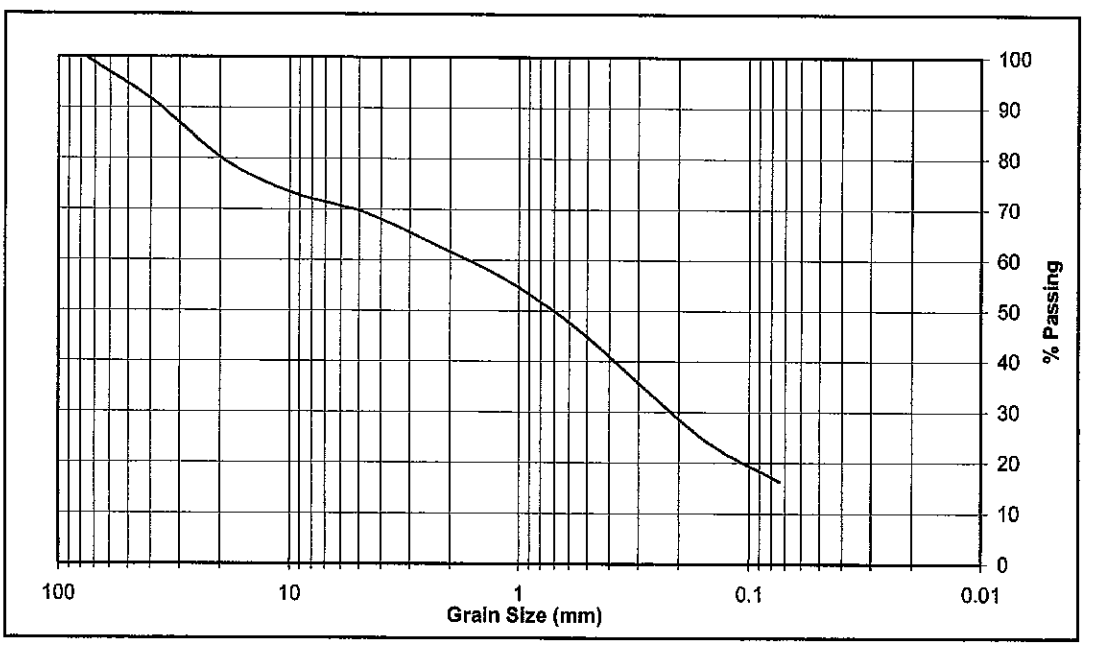
ASTM D422

Sample ID: 5
Location: T-8 @ 3-5ft

Fraction A: Dry Net Weight (gms): 6,007
Fraction B: Dry Net Weight (gms): 518.6

	Screen Size	Net Retained Weight (gms)	Net Passing Weight (gms)	% Passing
Fraction A:	3"	0	6007	100
	1-1/2"	542	5465	91
	3/4"	1232	4775	79
	3/8"	1615	4392	73
	#4	1845	4162	69

	Screen Size	Net Retained Weight (gms)	Net Passing Weight (gms)	% Passing
Fraction B:	#8	45.5	473.1	63
	#16	95.1	423.5	57
	#30	163.6	355.0	47
	#50	252.1	266.5	36
	#100	339.2	179.4	24
	#200	396.9	121.7	16



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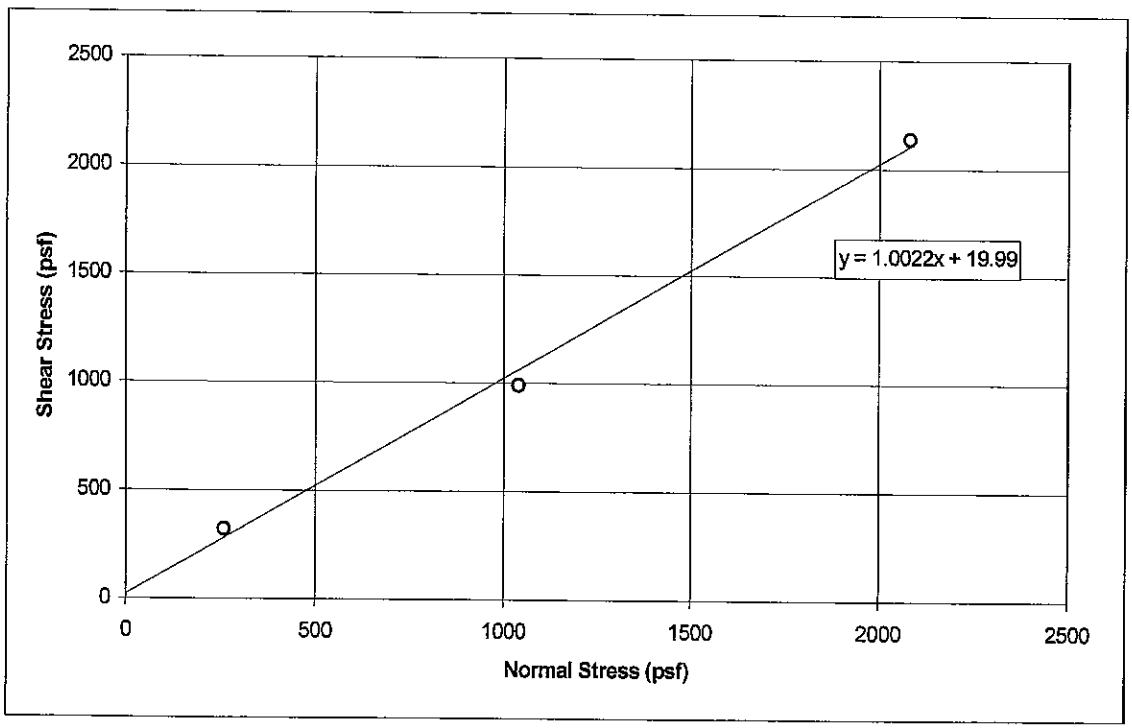
DIRECT SHEAR TEST
ASTM D3080

Sample ID: 2
Sample Location: T-2 1-4'

Maximum Density (pcf) = 134.0
Optimum Moisture (%) = 9.0
Remolded Density (pcf) = 120.6
Initial Moisture Content (%) = 9.0
Final Moisture Content (%) = 13.7

Normal Pressure	Dial Reading	Shear Resistance
260	0.0025	322
1040	0.0077	990
2080	0.0166	2135

Cohesion (psf) = 20
\ (degrees) = 45



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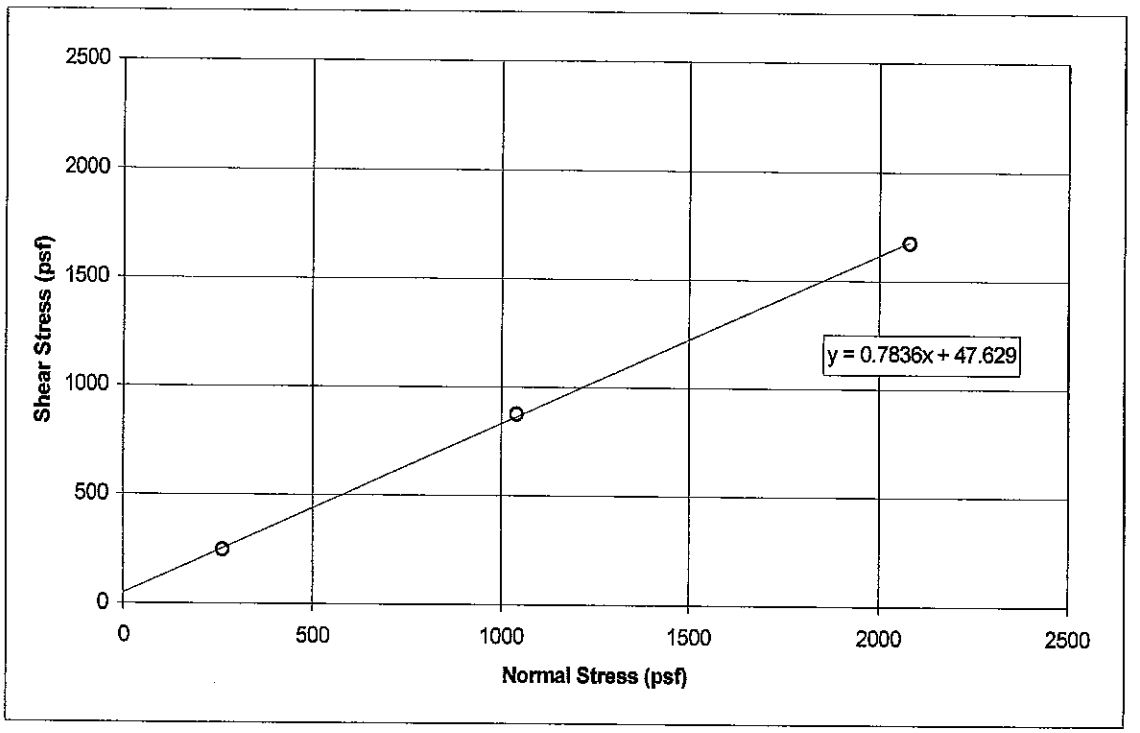
DIRECT SHEAR TEST
ASTM D3080

Sample ID: 5
Sample Location: T-8 3-5'

Maximum Density (pcf) = 128.0
Optimum Moisture (%) = 8.5
Remolded Density (pcf) = 115.1
Initial Moisture Content (%) = 8.5
Final Moisture Content (%) = 12.7

Normal Pressure	Dial Reading	Shear Resistance
260	0.0019	244
1040	0.0068	875
2080	0.0130	1672

Cohesion (psf) = 48
(degrees) = 38



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CTM 301 - Determination of Resistance "R" Value of Treated and Untreated Bases, Subbases and Basement Soils by Stabilometer

Sample No. 2

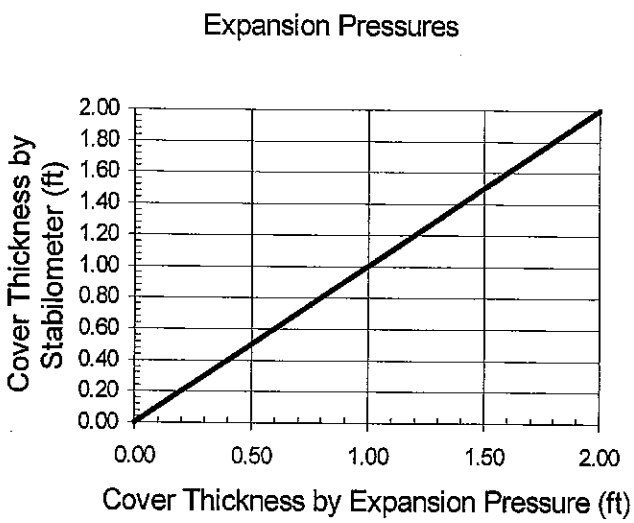
Specimen No	A	B	C
Moisture Content (%)	7.0	8.0	9.1
Dry Density (pcf)	121.3	120.7	121.0
Exudation Pressure (psi)	515	382	271
Stabilometer R Value	81	78	74
Expansion Pressure Dial	0	0	0

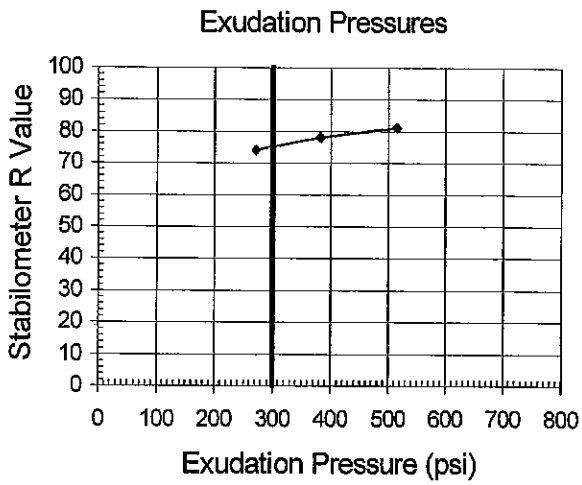
Use: Traffic Index = 5.0 Gravel Factor = 1.00

Thickness by Expansion (ft)			
Thickness by Stabilometer (ft)	0.30	0.35	0.42

Equilibrium Thick (ft) -

Equilibrium Pressure R Value **n/a**
Exudation Pressure R Value @ 300 psi **75** ***Use Exudation R Value***





Expansion Pressure R-Value is based on the following structural section:

Thickness of AC (ft)=	**0.25**	G_f(ac) =	2.50	W(ac) =	145
Thickness of Aggregate Base (ft)=	**0.33**	G_f(base) =	1.10	W(base) =	130
		G_f(avg) =	1.70	W(avg) =	136

APPENDIX C

GENERAL EARTHWORK AND

GRADING SPECIFICATIONS

Lewis Operating Corp.
Hafif 15.95 acres
Upland, CA
March 28, 2007

APPENDIX C

GENERAL EARTHWORK AND GRADING SPECIFICATIONS

C-1.00 GENERAL DESCRIPTION

C-1.01 Introduction

These specifications present our general recommendations for earthwork and grading as shown on the approved grading plans for the subject project. These specifications shall cover all clearing and grubbing, removal of existing structures, preparation of land to be filled, filling of the land, spreading, compaction and control of the fill, and all subsidiary work necessary to complete the grading of the filled areas to conform with the lines, grades and slopes as shown on the approved plans.

The recommendations contained in the geotechnical report of which these general specifications are a part of shall supersede the provisions contained hereinafter in case of conflict.

C-1.02 Laboratory Standard

The laboratory standard used to establish the maximum density and optimum moisture shall be ASTM D1557. Method D shall be used if the amount of material passing the 3/4-inch size exceeds 10% by weight; otherwise, method C shall be used.

The insitu density of earth materials (field compaction tests) shall be determined by the sand cone method, ASTM D1556 or other test method as considered appropriate by the geotechnical consultant.

Relative compaction is defined, for purposes of these specifications, as the ratio of the in-place density to the maximum density as determined in the previously mentioned laboratory standard.

C-2.00 CLEARING

C-2.01 Surface Clearing

All structures marked for removal, timber, logs, trees, brush and other rubbish shall be removed and disposed of off the site. Any trees to be removed shall be pulled in such a manner so as to remove as much of the root system as possible.

C-2.02 Sub-Surface Removals

A thorough search should be made for possible underground storage tanks and/or septic tanks and cesspools. If found, tanks should be removed and cesspools pumped dry.

Any concrete irrigation lines shall be crushed in place and all metal underground lines shall be removed from the site.

C-2.03 Backfill of Cavities

All cavities created or exposed during clearing and grubbing operations or by previous use of the site shall be cleared of deleterious material and backfilled with native soils or other materials approved by the soil engineer. Said backfill shall be compacted to a minimum of 90% relative compaction.

C-3.00 Original Ground Preparation

C-3.01 Stripping of Vegetation

After the site has been properly cleared, all vegetation and topsoil containing the root systems of former vegetation shall be stripped from areas to be graded. Materials removed in this stripping process may be used as fill in areas designated by the soil engineer, provided the vegetation is mixed with a sufficient amount of soil to assure that no appreciable settlement or other detriment will occur due to decaying of the organic matter. Soil materials containing more than 3% organics shall not be used as structural fill.

C-3.02 Removals of Non-Engineered Fills

Any non-engineered fills encountered during grading shall be completely removed and the underlying ground shall be prepared in accordance to the recommendations for original ground preparation contained in this section. After cleansing of any organic matter the fill material may be used for engineered fill.

C-3.03 Overexcavation of Fill Areas

The existing ground in all areas determined to be satisfactory for the support of fills shall be scarified to a minimum depth of 6 inches. Scarification shall continue until the soils are broken down and free from lumps or clods and until the scarified zone is uniform. The moisture content of the scarified zone shall be adjusted to within 2% of optimum moisture. The scarified zone shall then be uniformly compacted to 90% relative compaction.

Where fill material is to be placed on ground with slopes steeper than 5 (horizontal) to 1 (vertical) the sloping ground shall be benched. The lowermost bench shall be a minimum of 15 feet wide, shall be a minimum of 2 feet deep, and shall expose firm material as determined by the geotechnical consultant. Other benches shall be excavated to firm material as determined by the geotechnical consultant and shall have a minimum width of 4 feet.

Existing ground that is determined to be unsatisfactory for the support of fills shall be overexcavated in accordance to the recommendations contained in the geotechnical report of which these general specifications are a part.

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Upland, CA
March 28, 2007

C-4.00 Fill Materials

C-4.01 General

Materials for the fill shall be free from vegetable matter and other deleterious substances, shall not contain rocks or lumps of a greater dimension than is recommended by the geotechnical consultant, and shall be approved by the geotechnical consultant. Soils of poor gradation, expansion, or strength properties shall be placed in areas designated by the geotechnical consultant or shall be mixed with other soils providing satisfactory fill material.

C-4.02 Oversize Material

Oversize material, rock or other irreducible material with a maximum dimension greater than 12 inches, shall not be placed in fills, unless the location, materials, and disposal methods are specifically approved by the geotechnical consultant. Oversize material shall be placed in such a manner that nesting of oversize material does not occur and in such a manner that the oversize material is completely surrounded by fill material compacted to a minimum of 90% relative compaction. Oversize material shall not be placed within 10 feet of finished grade without the approval of the geotechnical consultant.

C-4.03 Import

Material imported to the site shall conform to the requirements of section 4.01 of these specifications. Potential import material shall be approved by the geotechnical consultant prior to importation to the subject site.

C-5.00 Placing and Spreading of Fill

C-5.01 Fill Lifts

The selected fill material shall be placed in nearly horizontal layers which when compacted will not exceed approximately 6 inches in thickness. Thicker lifts may be placed if testing indicates the compaction procedures are such that the required compaction is being achieved and the geotechnical consultant approves their use.

Each layer shall be spread evenly and shall be thoroughly blade mixed during the spreading to insure uniformity of material in each layer.

C-5.02 Fill Moisture

When the moisture content of the fill material is below that recommended by the soils engineer, water shall then be added until he moisture content is as specified to assure thorough bonding during the compacting process.

When the moisture content of the fill material is above that recommended by the soils engineer, the fill material shall be aerated by blading or other satisfactory methods until the moisture content is as specified.

C-5.03 Fill Compaction

After each layer has been placed, mixed, and spread evenly, it shall be thoroughly compacted to not less than 90% relative compaction. Compaction shall be by sheepsfoot rollers, multiple-wheel pneumatic tired rollers, or other types approved by the soil engineer.

Rolling shall be accomplished while the fill material is at the specified moisture content. Rolling of each layer shall be continuous over its entire area and the roller shall make sufficient trips to insure that the desired density has been obtained.

C-5.04 Fill Slopes

Fill slopes shall be compacted by means of sheepsfoot rollers or other suitable equipment. Compacting of the slopes may be done progressively in increments of 3 to 4 feet in fill height. At the completion of grading the slope face shall be compacted to a minimum of 90% relative compaction. This may require track rolling or rolling with a grid roller attached to a tractor mounted side-boom.

Slopes may be over filled and cut back in such a manner that the exposed slope faces are compacted to a minimum of 90% relative compaction.

The fill operation shall be continued in six inch (6") compacted layers, or as specified above, until the fill has been brought to the finished slopes and grades as shown on the accepted plans.

C-5.05 Compaction Testing

Field density tests shall be made by the geotechnical consultant of the compaction of each layer of fill. Density tests shall be made at locations selected by the geotechnical consultant.

Frequency of field density tests shall be not less than one test for each 2.0 feet of fill height and at least every one thousand cubic yards of fill. Where fill slopes exceed four feet in height their finished faces shall be tested at a frequency of one test for each 1000 square feet of slope face.

Where sheepsfoot rollers are used, the soil may be disturbed to a depth of several inches. Density reading shall be taken in the compacted material below the disturbed surface. When these readings indicate that the density of any layer of fill or portion thereof is below the required density, the particular layer or portion shall be reworked until the required density has been obtained.

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March 28, 2007

C-6.00 SUBDRAINS

C-6.01 Subdrain Material

Subdrains shall be constructed of a minimum 4-inch diameter pipe encased in a suitable filter material. The subdrain pipe shall be Schedule 40 Acrylonitrile Butadiene Styrene (ABS) or Schedule 40 Polyvinyl Chloride Plastic (PVC) pipe or approved equivalent. Subdrain pipe shall be installed with perforations down. Filter material shall consist of 3/4" to 1 1/2" clean gravel wrapped in an envelope of filter fabric consisting of Mirafi 140N or approved equivalent.

C-6.02 Subdrain Installation

Subdrain systems, if required, shall be installed in approved ground to conform the approximate alignment and details shown on the plans or herein. The subdrain locations shall not be changed or modified without the approval of the geotechnical consultant. The geotechnical consultant may recommend and direct changes in the subdrain line, grade or material upon approval by the design civil engineer and the appropriate governmental agencies.

C-7.00 EXCAVATIONS

C-7.01 General

Excavations and cut slopes shall be examined by the geotechnical consultant. If determined necessary by the geotechnical consultant, further excavation or overexcavation and refilling of overexcavated areas shall be performed, and/or remedial grading of cut slopes shall be performed.

C-7.02 Fill-Over-Cut Slopes

Where fill-over-cut slopes are to be graded the cut portion of the slope shall be made and approved by the geotechnical consultant prior to placement of materials for construction of the fill portion of the slope.

C-8.00 TRENCH BACKFILL

C-8.01 General

Trench backfill within street right of ways shall be compacted to 90% relative compaction as determined by the ASTM D1557 test method. Backfill may be jetted as a means of initial compaction, however, mechanical compaction will be required to obtain the required percentage of relative compaction. If trenches are jetted, there must be a suitable delay for drainage of excess water before mechanical compaction is applied.

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Hafif 15.95 acres
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C-9.00 Seasonal Limits

C-9.01 General

No fill material shall be placed, spread or rolled while it is frozen or thawing or during unfavorable weather conditions. When the work is interrupted by heavy rain, fill operations shall not be resumed until field tests by the soils engineer indicate that the moisture content and density of the fill are as previously specified.

C-10.00 Supervision

C-10.01 Prior to Grading

The site shall be observed by the geotechnical consultant upon completion of clearing and grubbing, prior to the preparation of any original ground for preparation of fill.

The supervisor of the grading contractor and the field representative of the geotechnical consultant shall have a meeting and discuss the geotechnical aspects of the earthwork prior to commencement of grading.

C-10.02 During Grading

Site preparation of all areas to receive fill shall be tested and approved by the geotechnical consultant prior to the placement of any fill.

The geotechnical consultant or his representative shall observe the fill and compaction operations so that he can provide an opinion regarding the conformance of the work to the recommendations contained in this report.

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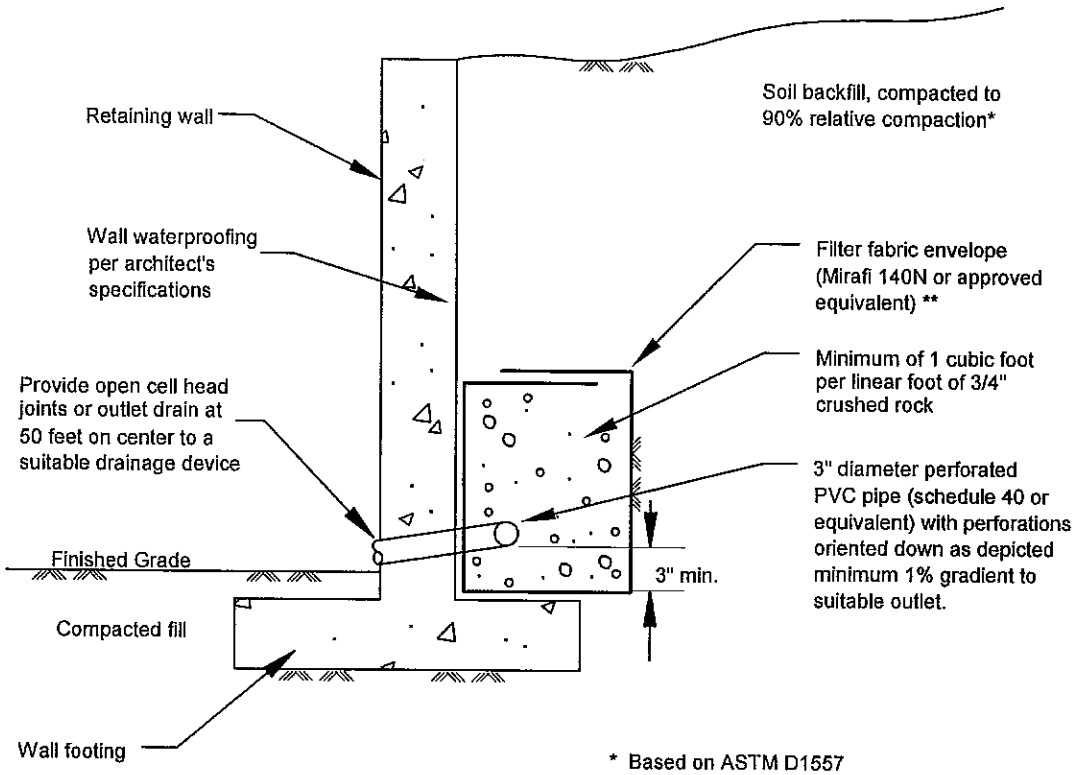

* Based on ASTM D1557

** If class 2 permeable material (See gradation to left) is used in place of 3/4" - 1 1/2" gravel. Filter fabric may be deleted. Class 2 permeable material compacted to 90% relative compaction. *

SPECIFICATIONS FOR CLASS 2 PERMEABLE MATERIAL (CAL TRANS SPECIFICATIONS)

Sieve Size	% Passing
1"	100
3/4"	90-100
3/8"	40-100
No.4	25-40
No.8	18-33
No.30	5-15
No.50	0-7
No.200	0-3

RETAINING WALL DRAINAGE DETAIL

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March 28, 2007

APPENDIX D

REFERENCES

Lewis Operating Corp.
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Upland, CA
March 29, 2007

APPENDIX D

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Lewis Operating Corp.
Hafif 15.95 acres
Upland, CA
March 29, 2007

AERIAL PHOTOGRAPHS UTILIZED

Source	Flight Date	Flight No.	Photograph No.
3	6-1-1994	--	--
1	7-1-1991	F-487	155
2	10-13-1986	--	H20
3	7-1-1981	--	--
1	1-21-1978	C-279	139
1	2-7-1970	C-297	42
1	11-9-55	F-34	4-109

Sources:

1. – San Bernardino County Flood Control District
2. – Rupp Aerial Photography, Inc.
3. – United States Geological Survey, www.terraserver.microsoft.com

RMA Group No. 13-810-01

December 17, 2013

Lewis Operating Corp.
1156 N. Mountain Avenue
Upland, CA 91786

Attention: Stacey Sassaman
VP Project Management

Subject: Geotechnical Update Report
15.95 acres South of Foothill Blvd. between Central and Monte Vista Avenues
APN 1007-041-05, 06, & 1007-051-02, 03, & 04
Upland, CA

Dear Stacey:

In accordance with your request and authorization, we have prepared this report to update our March, 2007 geotechnical report prepared for the above-referenced site with respect to current site conditions and to applicable provisions of the 2013 California Building Code (CBC). At the time our original report was prepared, the 2001 version of the CBC was in force. Based on information you provided, we anticipate that the project will be processed under the 2013 CBC which will be in force effective January 2014.

1.00 INTRODUCTION

1.01 Scope of Work

The scope of our work consisted of:

- Site reconnaissance performed by a geologist from RMA Group.
- Review of the prior geotechnical report prepared for the site by RMA Group.
- Review of pertinent new regional geology, seismic and groundwater maps and reports that have become available since our prior reports were prepared.
- Review of State of California Alquist-Priolo Earthquake Fault Zone and Seismic Hazard Zone maps, as well as city and county general plan land hazard maps, for revisions that may have occurred since our reports were prepared.
- Examination of aerial photographs released since our prior reports were issued.
- Preparation of this report presenting our findings, conclusions and recommendations.

1.02 Site Location and Description

The subject site is located south of Foothill Boulevard and west of Central Avenue in the City of Upland, California, as shown in the attached Figure 1. The site is described as APN 1007-041-05, 06, & 1007-051-02, 03, & 04. The approximate center of the site is located at latitude 34.1049° and longitude -117.6922°. The southern portion of the site contains a yard for cleaning and preparing rock materials for sale, and the northern portion of the site consists of a construction materials sales facility and a recreational vehicle (RV) sales, service, and maintenance facility.

1.03 Summary of Prior Reports

A geotechnical investigation of the site was performed by RMA Group in 2006 and reported in 2007. The investigation included logging and sampling of 8 exploratory trenches and 7 exploratory borings, laboratory testing of soil samples and preparation of a written report presenting findings, conclusions and recommendations. Exploratory borings were drilled to depths of 1.5 to 5 feet and could not be extended any further due to refusal caused by hard cobbles and boulders. These borings revealed that the subject site is underlain primarily by sandy gravel with cobbles which were identified as alluvium. Exploratory trenches revealed similar findings, with the exception that artificial fill materials were encountered near the surface during trenching operations. The report concluded that development of the site was feasible from engineering geologic and geotechnical perspectives. The previously planned project was never constructed.

2.00 FINDINGS

2.01 Review of Published Maps and Reports

Since our geotechnical report for the site was completed in 2007, the U.S. Geological Survey released a geologic map of the San Bernardino and Santa Ana 30' x 60' Quadrangles (Morton and Miller, 2006). An updated regional geologic map showing the subject site location is presented as Figure 2. We also reviewed the Quaternary Surficial Deposits map for the San Bernardino 30' x 60' Quadrangle released in 2010 (Bedrossian and others, 2010), but found no conditions that would change our original recommendations.

2.02 Review of Land Hazard Maps

The land hazard evaluations presented in our original report are still applicable and the corresponding maps have not been updated since our original report was released.

2.03 Examination of Aerial Photographs

Aerial photographs posted on Google Earth and historicaerials.com were reviewed. The photographs showed conditions similar to those that were present at the time of our previous study.

2.04 Site Reconnaissance

Reconnaissance of the site was performed on November 14, 2013. There had been little modification to the site since our prior report was prepared. The site is accessible at both the north and south ends. The southern portion of the site contains sand, rock, cobble, and boulder stockpiles and is covered by light vegetation, occasional small bushes and trees, and rocks and cobbles spread over a significant portion of the ground surface. There are several rows of rock bins that contain clean rocks and cobbles that have been separated by size and placed in cylindrical wire containers in preparation for sale. The remainder of the southern portion of the site consists of some heavy machinery, outdoor sheds for sale, and trailers.

The northern portion of the subject site consists of two separate facilities. The eastern facility, Kramer's Masonry and Supply, is the storefront for the rock supply operation described in the southern portion of the site. The ground surface of this area is partially paved with asphalt concrete and partially covered with native soils. The site contains large debris piles, rock and boulder stockpiles, stored rock products, heavy machinery, landscaping blocks and stones, recycled construction materials, concrete k-rails, pallets, trailers, sheds, cement mixers, stored automobiles, 55 gallon hydraulic oil drums, and other miscellaneous items. There is a physical sales building at the northern end of this property.

The western facility on the north end of the subject site is a RV sales and service operation. The ground surface at the RV facility is covered with asphalt, gravel and cobbles, and some native materials. There are RVs, an RV maintenance facility, storage and office trailers, dumpsters, debris piles, trash piles, portable restrooms, wood and other construction materials on this lot. There is also a physical storefront and sales building at the northern end of this lot.

3.00 CONCLUSIONS AND RECOMMENDATIONS

3.01 General Conclusions

Based on specific data and information contained in this report and our prior report for the subject site, as well as general experience in the fields of engineering geology and geotechnical engineering, it is our professional judgment that development of the subject site is feasible from geological and geotechnical perspectives, provided that the recommendations presented below and in our prior report are fully implemented during design, grading and construction.

No rough grading or other plans have been provided at the time of this update report.

All structures, debris piles, trash piles, construction and landscaping material stockpiles, and oil drums should be removed from areas to be graded. After removal, surficial soils should be visually examined and soils that have been contaminated by storage of these materials should be properly removed from the site. Additionally, consideration should be given to removing rocks, gravel, cobbles, and boulders that have been spread and stockpiled on top of the native soils to minimize rock that will be encountered during future grading.

3.02 General Earthwork and Grading

In addition to the recommendations made in our original report, it is recommended that all earthwork and grading be performed in accordance with Appendix J of the 2013 California Building Code. In the event of conflicts between our original report and Appendix J, our report shall govern.

3.03 Seismic Design Parameters

Seismic design parameters presented in our 2007 geotechnical investigation report for the site were based on criteria from the 2001 CBC. These differ from the procedures in the 2013 building code. Our previous seismic design parameters have been updated to conform to the requirements of the 2013 CBC and are presented below.

Seismic design parameters below have been developed in accordance with Section 1613 of the 2013 California Building Code (CBC) using the online U.S. Geological Survey Seismic Design Maps tool (Version 3.1.0, ASCE 7-10 Standard) and a site location based on latitude and longitude. The calculator generates probabilistic and deterministic maximum considered earthquake spectral parameters represented by a 5-percent damped acceleration response spectrum having a 2-percent probability of exceedance in 50 years. The deterministic response accelerations are calculated as 150 percent of the largest median 5-percent damped spectral response acceleration computed on active faults within a region,

where the deterministic values govern. The calculator does not, however, produce separate probabilistic and deterministic results. The parameters generated for the subject site are presented below:

2013 California Building Code (CBC) Seismic Parameters

Parameter	Value
Site Location	Latitude = 34.1049 degrees Longitude = -117.6922 degrees
Site Class	Site Class = D Soil Profile Name = Stiff soil
Mapped Spectral Accelerations (Site Class B)	S_s (0.2- second period) = 2.505g S_1 (1-second period) = 0.937g
Site Coefficients (Site Class D)	F_a = 1.0 F_v = 1.5
Maximum Considered Earthquake Spectral Accelerations (Site Class D)	S_{MS} (0.2- second period) = 2.505g S_{M1} (1-second period) = 1.406g
Design Earthquake Spectral Accelerations (Site Class D)	S_{DS} (0.2- second period) = 1.670g S_{D1} (1-second period) = 0.937g

The above table shows that the mapped spectral response acceleration parameter for a 1-second period (S_1) > 0.75g Therefore, the Seismic Design Category (SDC) is E for Risk Categories I, II, and III and is F for Risk Category IV (CBC Section 1604.5). Consequently, as required for Seismic Design Categories D through F by CBC Sections 1803.5.11 and 1803.5.12, evaluation of lateral pressures for earthquake ground motions, liquefaction and soil strength loss is required.

The Mononobe-Okabe method is commonly utilized for determining seismically induced active and passive lateral earth pressures and is based on the limit equilibrium Coulomb theory for static stress conditions. This method entails three fundamental assumptions (e.g., Seed and Whitman, 1970): Wall movement is sufficient to ensure either active or passive conditions, the driving soil wedge inducing the lateral earth pressures is formed by a planar failure surface starting at the heel of the wall and extending to the free surface of the backfill, and the driving soil wedge and the retaining structure act as rigid bodies, and therefore, experiences uniform accelerations throughout the respective bodies (U.S. Army Corps of Engineers, 2003, Engineering and Design - Stability Analysis of Concrete Structures).

- Seismic Lateral Earth Pressure = 16 pcf (equivalent fluid weight).

The seismic lateral earth pressure given above is an inverted triangle, and the resultant of this pressure is an increment of force which should be applied to the back of the wall in the upper 1/3 of the wall height and also applied as a reduction of force to the front of the wall in the upper 1/3 of the footing depth.

The mapped peak ground acceleration (PGA) determined in accordance with ASCE 7-10 for the site is 0.977g. For preliminary design purposes, we recommend a peak ground acceleration adjusted for site class, $PGA_M = (F_{PGA})(PGA) = (1.0)(0.977g) = 0.977g$. F_{PGA} is the site coefficient as determined in accordance with ASCE 7-10.

Consideration has been given to the geotechnical investigation items required for Seismic Design Categories E and F as listed in CBC Sections 1803.5.11 and 1803.5.12. Each item listed in these sections that has been deemed relevant to this project site has been addressed in this report or in our prior report.

3.04 Foundations

The UBC seismic zone is mentioned in reference to foundation reinforcement in the *Foundations* section of our prior report. The reference to the UBC is no longer applicable, but the minimum reinforcement recommendations made in that section remain unchanged.

3.05 Foundation Setbacks from Slopes

The reference to the UBC section on foundation setbacks in our 2007 report is no longer applicable; however, our foundation setback recommendations are still applicable.

4.00 CLOSURE

The findings, conclusions and recommendations in this report were prepared in accordance with generally accepted engineering and geologic principles and practices. No other warranty, either express or implied, is made. This report has been prepared for Lewis Operating Corp. to be used solely for design purposes. Anyone using this report for any other purpose must draw their own conclusions regarding required construction procedures and subsurface conditions.

The geotechnical and geologic consultant should be retained during the earthwork and foundation phases of construction to monitor compliance with the design concepts and recommendations, and to provide additional recommendations as needed. Should subsurface conditions be encountered during construction that are different from those described in this report, this office should be notified immediately so that our recommendations may be re-evaluated.

We trust that this letter will serve your needs at this time. If you have any questions or require further assistance, please do not hesitate to contact us.

Respectfully,

RMA Group

Scott Walker
Staff Engineer

Gary Wallace, PG | CEG
Vice President of Geology
CEG 1255

PROFESSIONAL GEOLOGIST
GARY W. WALLACE
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CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

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Vice President of Engineering Services
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REGISTERED PROFESSIONAL ENGINEER
SLAWOMIR W. DYMERSKI
G 2764
EXP. 9/30/2014
GEOTECHNICAL
STATE OF CALIFORNIA

Attachments: Figure 1 – Site Location Map
Figure 2 – Regional Geologic Map

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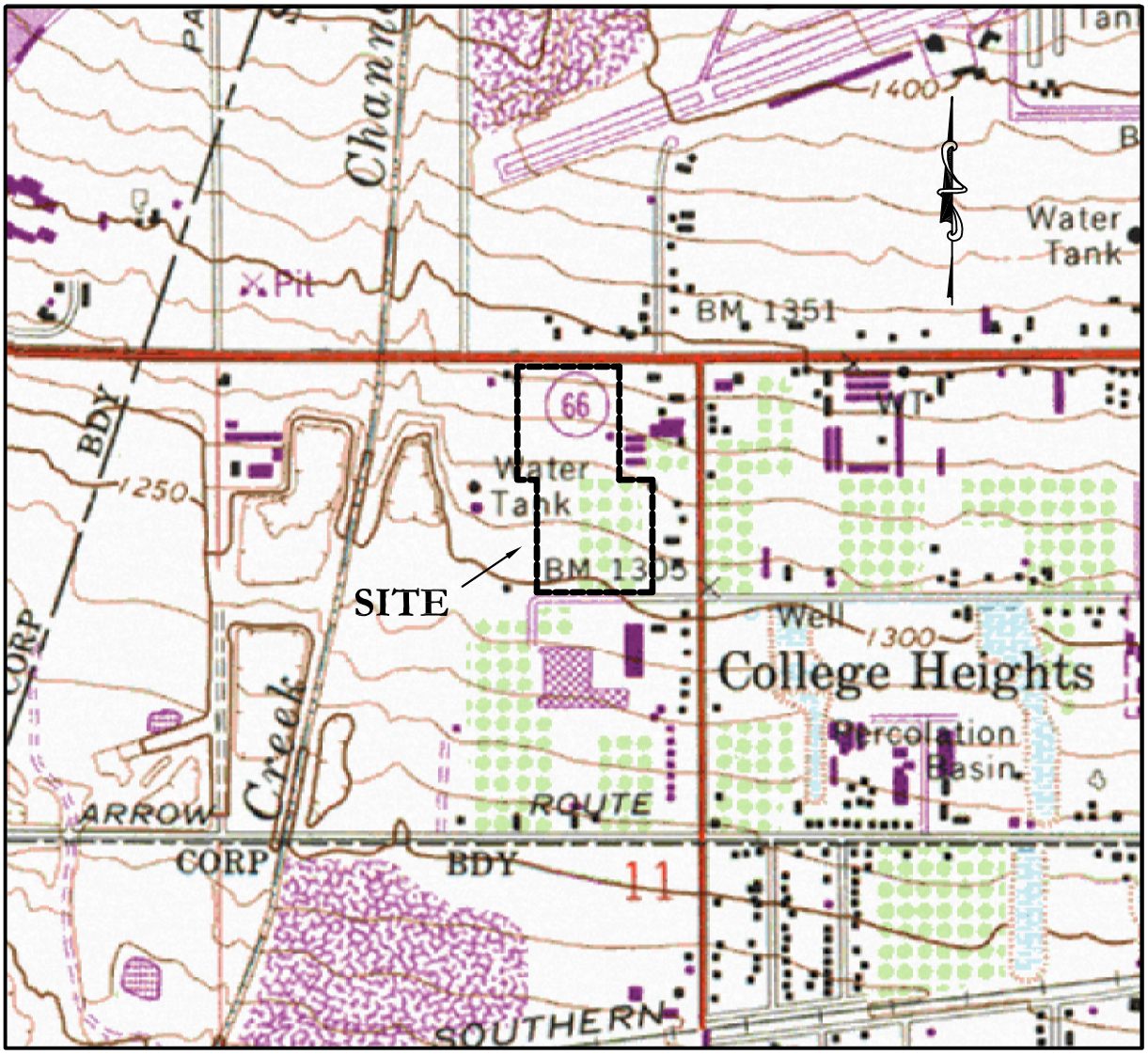
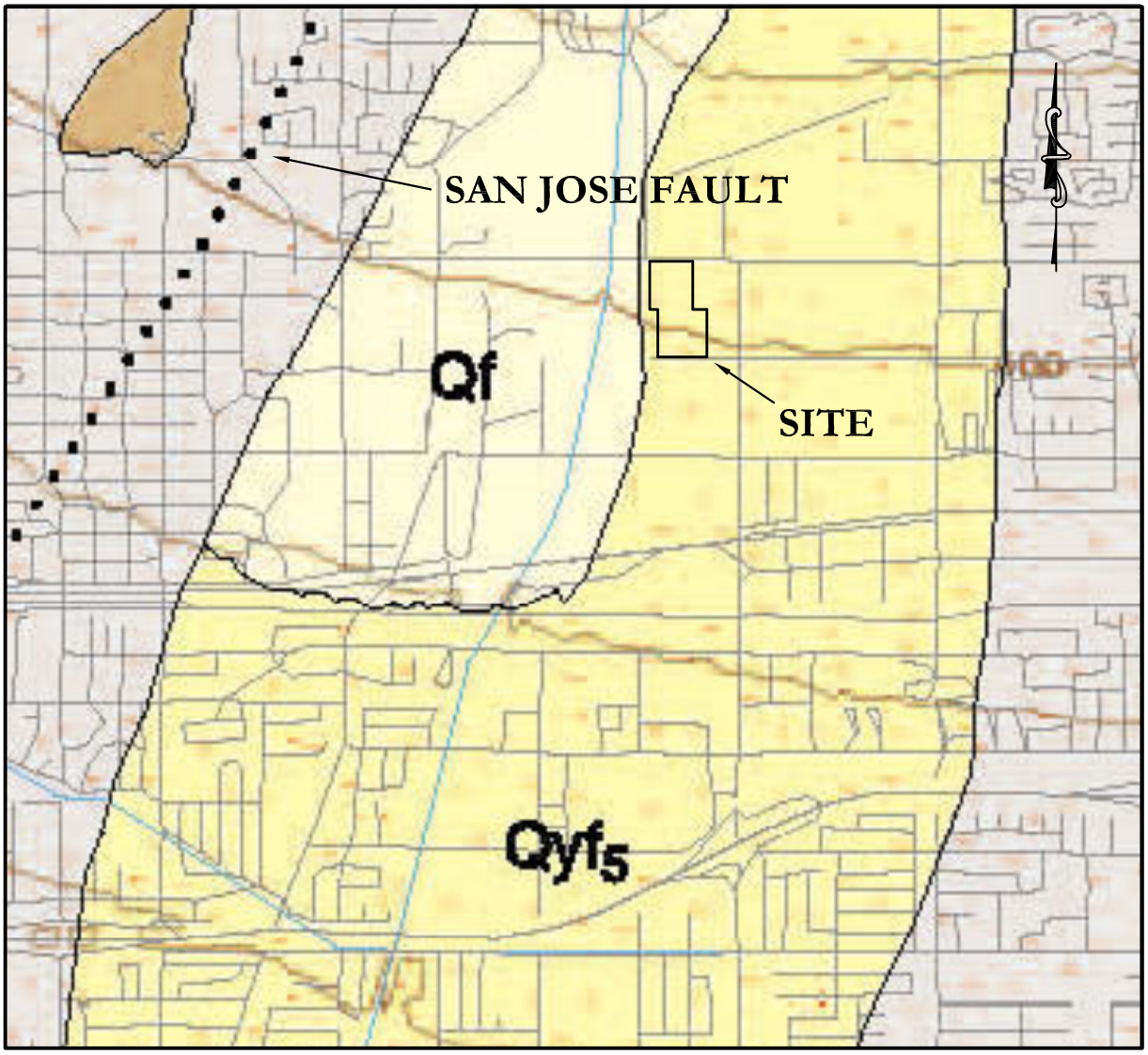


SITE LOCATION MAP

Scale: 1" = 1,000'

Base Map: U. S. Geological Survey, Ontario 7.5 Minute Quadrangle 1967 (Revised 1981)



REGIONAL GEOLOGIC MAP

Scale: 1" = 3,000'

Partial Legend

Qf - Very young alluvial-fan deposits
Qyf_5 - Young alluvial-fan deposits, unit 5

Source: U. S. Geological Survey, Geologic Map of the San Bernardino and Santa Ana 30'x60' Quadrangles, California, 2006

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CONVERSE CONSULTANTS

Phase I Environmental Site Assessment and Limited Phase II Environmental Site Assessment Report

Approximate 18.8-Acre Commercial Site
2066 and 2106 W. Foothill Boulevard
APNs 1007-051-02, -03, & -04 and 1007-041-05 & -06
Upland, San Bernardino County, California

CONVERSE Project No. 13-16-202-01

November 27, 2013

Prepared For:

Lewis Operating Corp.
1156 N. Mountain Avenue
Upland, CA 91786

Prepared By:

CONVERSE CONSULTANTS
10391 Corporate Drive
Redlands, California 92374

Converse Consultants

Geotechnical Engineering, Environmental and Groundwater Science, Inspection and Testing Services

November 27, 2013

Ms. Stacey Sassaman
VP Project Management
Lewis Operating Corp.
1156 N. Mountain Avenue
Upland, CA 91786

Subject: **PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT**
Approximate 18.8-Acre Commercial Site
2066 and 2106 W. Foothill Boulevard
APNs 1007-051-02, -03, & -04; and 1007-041-05 & -06
Upland, San Bernardino County, California
Converse Project No. 13-16-202-01

Dear Ms. Sassaman:

Converse Consultants (Converse) is pleased to submit the attached report that summarizes the activities and the results of a Phase I Environmental Site Assessment and integrated results of the Limited Phase II ESA (Appendix F) that was conducted at the referenced property (Property).

A summary of the assessments are presented in the Executive Summary, as well as in Sections 8.0, 9.0, and 10.0 of the report. Non-scope items are discussed in Section 12.0. Recognized Environmental Conditions were identified during this assessment.

We appreciate the opportunity to be of service. Should you have any questions or comments regarding this report, please contact either Alex Fernandez or Steve Weatherton at (909) 796-0544 or Norman Eke at (626) 930-1260.

CONVERSE CONSULTANTS

Alex Fernandez
Senior Staff Environmental Scientist

Steve Weatherton
Project Manager

Norman S. Eke
Managing Officer

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10391 Corporate Drive, Redlands, California 92374
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Executive Summary

The following is an Executive Summary of the Phase I Environmental Site Assessment (Phase I ESA) and Limited Phase II ESA that were conducted by Converse Consultants (Converse). Please refer to the appropriate sections of the reports for a complete discussion of these issues. In the event of a conflict between this Executive Summary and the report, or an omission in the Executive Summary, the report shall prevail.

This report presents the results of the Converse Phase I ESA and Limited Phase II ESA performed at 2066 and 2106 W. Foothill Boulevard, in the City of Upland, San Bernardino County, California, referred to as the Property in this report. Converse was retained by Lewis Operating Corp. to conduct this Phase I ESA. Our study has been conducted in order to identify, to the extent practical within the scope of an ESA, Recognized Environmental Conditions (RECs) in connection with the Property.

Converse has compiled and reviewed information that was obtained from interviews, document research, and on-site and area reconnaissance to identify potential environmental conditions at the Property, in conformance with the ASTM Standard E: 1527-05 Environmental Site Assessment Standard Practice (ASTM Standard: E1527-05). Converse also generally followed the standard practices of the American Society for Testing Materials (ASTM) Designation: E1903-11 *Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process* (ASTM, E 1903-11). The Phase I ESA and Limited Phase II ESA were conducted during the period of October 14 to November 27, 2013.

The Property is an approximate 18.8-acre, irregular shaped lot currently used as a masonry supply retailer operated as Kramer's Masonry at 2066 W. Foothill Boulevard and a recreational vehicle (RV) sales and service facility operated as The RV Spa at 2106 W. Foothill Boulevard on the northern portions. The southern portion is currently used as a rock and stone wholesaler and distributor. The Property is located approximately 1¼-miles south of State Route 210 (Foothill Freeway) and 1½-miles north of Interstate Highway 10 (San Bernardino Freeway). The San Bernardino County Assessor's Parcel Numbers (APNs) for the Property are APNs 1007-051-02 & -03 (2106 W. Foothill Boulevard), APN 1007-051-04 (2066 W. Foothill Boulevard) and APNs 1007-041-05 & -06.

According to historical information gathered by Converse, the Property appeared to have been used for agriculture and a rural residence as early as 1928. By 1964, the north and southwest portions of the Property appeared to be vacant land, except for the residence on the northwest portion. By 1989, the north portion of the Property appeared to be used for vehicle storage. By 1994, the north portion appeared to be vacant, except for the residential structure on the northwest portion and scattered vehicles. The southwest portion appeared to be vacant land and the southeast portion appeared to be orchards. By 2005, the northwest portion appeared to be used as the current RV sales facility, the northeast portion appeared to be developed with a single

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story structure and used as the current masonry supply facility. The northern portion of the Property appears to have remained in similar configuration as observed during the reconnaissance in November 2013. The southern portion was observed to be a rock and stone wholesaler and distributor at the time of the November 2013 reconnaissance.

This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *property except the following:*

- The southern portion of the Property was historical agricultural as early as 1928 until at least 1994. Limited sampling was performed on the southern portion in 2006 to evaluate for agricultural pesticides; however, it does not meet the current regulatory guidelines for evaluating former agricultural properties.

- Excavations were completed in the vicinity of the previously identified partially buried drums on the southwest corner of 2106 W. Foothill Boulevard (APN 1007-051-02) in 2006, however, confirmation sampling was not performed to evaluate for the potential presence of suspected petroleum chemicals.

Based on this assessment, Converse has the following conclusions and recommendations:

- Further assessment (soil sampling) on the southern portion of the Property to evaluate for agricultural chemical residues based on current guidelines set for the by the Department of Toxic Substances Control (DTSC).

- Further assessment (soil sampling) in the vicinity of the previously identified partially buried drums on the southwest corner of 2106 W. Foothill Boulevard (APN 1007-051-02).

In addition, due to the age of the residential structure, there is a potential for the presence of septic systems. Converse did not observe evidence of septic systems during the Property reconnaissance; however, if evidence is observed during redevelopment, Converse recommends the septic systems be abandoned according to applicable local, state, and federal rules and regulations.

Based on the Phase I ESA recommendations, Converse conducted a Limited Phase II ESA concurrently with this Phase I ESA to address the two RECs identified in this Phase I ESA Report. The complete report is included in Appendix F. Converse oversaw the advancement of 22 borings and collected 44 soil samples. Select soil samples were analyzed for TPH, arsenic, total metals and VOCs. The ½-foot bgs soil samples on the southern portion were composited and analyzed for OCPs. All soil sample analytical results are less than or equal to threshold criteria (regulatory and screening levels).

Based on the results of the Limited Phase II ESA, Converse does not recommend additional assessment of the Property.

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1.0 Introduction

1.1 Purpose and Scope of Services

This report presents the results of the Converse Consultants (Converse) Phase I Environmental Site Assessment (ESA) performed at 2066 and 2106 W. Foothill Boulevard, in the City of Upland, San Bernardino County, California, referred to as the Property in this report. Converse was retained by Lewis Operating Corp. to conduct this Phase I ESA. Our study has been conducted in order to identify, to the extent practical, Recognized Environmental Conditions (RECs) in connection with the Property. The term Recognized Environmental Conditions is defined in Section 1.1.1 of the American Society of Testing and Materials (ASTM) Standard Practice as *the presence or likely presence of any hazardous substances or petroleum products on a property under Conditions that indicate an existing release, past release, or material threat of a release… into structures on the property or into the ground, ground water or surface water of the property.*

A Limited Phase II Environmental Site Assessment has been integrated into this report and is summarized in section 7.0 with the full Limited Phase II ESA report included in Appendix F.

On January 11, 2002, Public Law 107-118 was signed. The Small Business Liability Relief and Brownfields Revitalization Act (SBLRBRA) directed the United States Environmental Protection Agency (EPA) to promulgate a rule defining due diligence for compliance with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This rule, which is generally referred to as All Appropriate Inquiry (AAI) was adopted on November 1, 2005. The AAI rule states that ASTM E1527-05 complies with the EPA requirements for AAI. In some cases the ASTM 1527-05 is more stringent than AAI.

This Phase I ESA was completed in accordance with our proposal dated October 2, 2013 and our Professional Services Agreement dated February 26, 2001. Our work consisted of the following and was completed in general conformance with the scope and limitations of the ASTM Practice E1527-05 and complies with standards and practices set forth in 40 Code of Federal Regulations (CFR) Part 312 for AAI.

- Interviews with the Property owner representatives
- Property and vicinity reconnaissance
- Review of regulatory agency records
- Description of physical setting
- Historical review
- Interviews with public agency personnel
- Preparation of this report

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1.2 Non-Scope Considerations

There are a number of non-scope issues which are sometimes assessed concurrently with a Phase I ESA. Unless specifically agreed in the contract proposal documents, these non-scope considerations are not included as part of the Phase I assessment. Examples of non-scope issues include:

- Asbestos-containing building material
- Lead-base Paint
- Wetlands
- Cultural & Historic Resources
- Industrial Hygiene
- Health & Safety
- Mold
- Diffuse Anthropogenic Pollution
- Radon
- Lead in Drinking Water
- Regulatory Compliance
- Ecological Resources
- Endangered Species
- Indoor Air Quality
- Biological Agents
- Non-liquid Polychlorinated Biphenyls

No non-scope issues were addressed in this report.

1.3 Significant Assumptions

Converse made the following assumptions for this assessment:

- The Property was not covered on currently published groundwater contour maps. Therefore, the direction of regional groundwater is inferred to follow surface topography.

1.4 Limitations and Exceptions

The following limitations and exceptions were encountered during the course of this assessment:

- Converse did not receive an environmental questionnaire from the current owner within the timeframe of this report. However, this is not deemed significant based on the known use of the Property.

1.5 Special Terms and Conditions

The Client was responsible for providing Attachment A & B of the proposal to those identified. Converse did receive a completed attachment 'A' (User Questionnaire) and attachment 'B' (Client/User/Owner Provided Information) from the identified user.

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1.6 Reliance

This report is for the sole benefit and exclusive use of Lewis Operating Corp. in accordance with the terms and conditions under which these services have been provided. Its preparation has been in accordance with generally accepted environmental practices. No other warranty, either expressed or implied, is made. The Scope of Services associated with the report was designed solely in accordance with the objectives, schedule, budget, and risk-management preferences of Lewis Operating Corp.

This report should not be regarded as a guarantee that no further contamination, beyond that which could be detected within the scope of this assessment, is present at the Property. Converse makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others. It is possible that information exists beyond the scope of this assessment. It is not possible to absolutely confirm that no hazardous materials and/or substances exist at the Property. If none are identified as part of a limited scope of work, such a conclusion should not be construed as a guaranteed absence of such materials, but merely the results of the evaluation of the property at the time of the assessment. Also, events may occur after the Property visit, which may result in contamination of the Property. Additional information, which was not found or available to Converse at the time of report preparation, may result in a modification of the conclusions and recommendations presented.

Any reliance on this report by Third Parties shall be at the Third Party's sole risk. Should Lewis Operating Corp. wish to identify any additional relying parties not previously identified, a completed *Application of Authorization to Use* (see Appendix A of this report) must be submitted to Converse Consultants.

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2.0 Property Description

2.1 Current Use(s) of the Property

The northern portions of the Property (APNs 1007-051-02, -03 & -04) are currently used as a masonry supply retailer operated as Kramer's Masonry at 2066 W. Foothill Boulevard and a recreational vehicle (RV) sales and service facility operated as The RV Spa at 2106 W. Foothill Boulevard. The southern portion is currently used as a rock and stone wholesaler and distributor.

A Property location map and a field generated Property plan are provided in Appendix B. Pertinent Property photographs are provided in Appendix C.

2.2 Location and Legal Description

The Property is located at 2066 and 2106 W. Foothill Boulevard, in the City of Upland, San Bernardino County, California. The Property is located approximately 1¼-miles south of State Route 210 (Foothill Freeway) and 1½-miles north of Interstate Highway 10 (San Bernardino Freeway).

The San Bernardino County Assessor's Parcel Numbers (APNs) for the Property are APNs 1007-051-02, -03 & -04 and APNs 1007-041-05 & -06.

No other legal description was provided.

2.3 Zoning Information

According to the City of Upland, Planning Department, the current zoning for the Property is Commercial Highway (CH) and Light Industrial (ML).

2.4 Property Characteristics

The Property is generally flat, sloping towards the south-southwest and consists of an approximate 18.8-acre, irregular shaped lot. The north portion of the Property (APNs 1007-051-02, -03, & -04) are predominantly asphalt paved with scattered unpaved, gravel areas. The southern portions (APNs 1007-041-05 & -06) are primarily covered with gravel and cobbles.

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2.5 Description of Property Structure(s)

The Property is currently developed with a single-story, wood-frame, residential structure currently used as an office on the north portion of the RV facility at 2106 W. Foothill Boulevard. A converted trailer is used as an office on the north portion of the masonry supply at 2066 W. Foothill Boulevard. An outbuilding with corrugated metal roof is located on the east portion of the masonry supply adjacent to a storage shed. No permanent structures were observed on the southern portion of the Property.

The following services were present in the vicinity of the Property at the time of the assessment.

- Electricity: Southern California Edison
- Gas: Southern California Gas Company
- Potable Water: City of Upland
- Heating, Ventilation, Air Conditioning (HVAC): Central and window units.
- Sanitary Sewer: City of Upland
- Solid Waste: Burrtec Waste Industries, Inc.

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3.0 User/Owner Provided Information & Responsibilities

3.1 Requested Documents and Information

The ASTM E1527 specifies that the Property owner, key site manager and the User provide any helpful documents that may be available. In order to facilitate, and document, the collection of this information, Converse prepared a form titled Owner Interview and Helpful Information. Converse requested that the User/Property owner complete the form.

The following documents and information were requested from Ms. Stacey Sassaman of Lewis Operating Corp. (User). However, Ms. Sassaman had none of the following pertinent documents, except as noted below.

- Environmental site assessment or environmental compliance audit reports
- Environmental permits or hazardous waste generator notices/reports
- Registrations for aboveground and underground storage tanks
- Septic systems, oil wells, or water wells
- Registrations for underground injection systems
- Material Safety Data Sheets; Community Right to Know Plans; or Safety, Preparedness, and Prevention Plans; Spill Protection Countermeasures and Control Plans
- Reports regarding hydrologic conditions on the Property or surrounding area
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the Property or relating to environmental liens encumbering the Property
- Hazardous waste generator notices or reports
- Geotechnical studies
- Risk assessments
- Recorded Activity Use Limitations (AULs)
- Proceedings regarding hazardous substances and petroleum products including any pending, threatened or past: litigation; administrative proceedings; or notices from any governmental entity regarding possible violations of environmental laws or other possible liability related to hazardous substances or petroleum products

Ms. Sassaman provided Converse with a Phase I ESA and Limited Site Characterization for the Property dated July 13, 2006 by LOR Geotechnical Group, Inc. (LOR). According to the report, the Property was historically used as citrus groves, a public auto auction facility, auto sales yards, a RV sales yard, a nursery and a masonry supply facility. Two soil samples were collected from the southern portions of the Property to assess the potential

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presence of pesticides. Trace concentrations of organochlorine pesticides were reported in the samples, but were below regulatory thresholds.

Other assessment activities included excavations in the vicinity of observed drums and gasoline containers on the southwest corner of 2106 W. Foothill Boulevard. No stained soil or odors were reported during the excavation activities. Soil sampling was also performed at the masonry supply at 2066 W. Foothill Boulevard in the vicinity of observed stained asphalt under 55-gallon drums of diesel fuel. No stained soil was observed beneath the asphalt, and soil sample concentrations were reported well below regulatory thresholds.

Numerous containers of petroleum products, including new and used motor oil, and vehicle batteries were also observed at the masonry facility. LOR and recommended they be removed properly. Better housekeeping practices was also recommended by LOR for the masonry and RV facilities regarding observed petroleum containers used vehicle battery storage. LOR recommended that the batteries be stored off of unpaved areas and waste oil generated be transported off-site for recycling. Based on the findings of the report, LOR indicated no evidence of RECs remained and no further assessment was recommended.

3.2 User Provided Information

Section 6 of ASTM E1527-05 outlines specific User's responsibilities. This information will help identify the possibility of RECs in connection with the Property. The ASTM Standard provides a questionnaire to help the User to comply with the statutory requirements to perform tasks which would help identify RECs. Converse included the questionnaire as Attachment A to our proposal. In general, any Users should make Converse aware of information they have regarding the following:

- Environmental Cleanup Liens filed or recorded against the Property
- Activity and land use limitations that are in place on the Property or have been filed or recorded in a registry
- Specialized knowledge or experience of the person seeking to qualify for the Legal Liability Protections (LLP)
- Relationship of the purchase price to fair market value of the Property if it were not contaminated
- Commonly known or reasonably ascertainable information about the Property
- The degree or obviousness of the presence or likely presence of contamination at the Property, and the ability to detect this contamination by appropriate investigation

The following information was requested from the User(s) Ms. Stacey Sassaman of Lewis Operating Corp.:

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3.2.1 Environmental Cleanup Liens

The User had no information regarding environmental cleanup liens or title records.

3.2.2 Activity and Use Limitations

The User did not have any information indicating they were aware of any AULs.

3.2.3 Specialized Knowledge or Experience

The User did not have any information indicating they had specialized knowledge or experience related to the Property or nearby property.

3.2.4 Reason for Significantly Lower Purchase Price

Converse has no information regarding the purchase price of the Property or comparable properties. The User has not indicated to Converse that there is any conclusion that there was a lower purchase price because of known or suspected contamination at the Property.

3.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not have any information about: past uses; specific chemicals at the Property; past spills; environmental cleanup or other reasonably ascertainable information regarding the Property.

3.2.6 Obviousness of Contamination

The User did not have any information based on their knowledge or experience that would be obvious indicators of contamination on the Property.

Unless specifically stated otherwise in the Scope of Services, the purpose of this Phase I ESA was to qualify for the landowner liability protections to CERCLA Liability as described in ASTM E1527-05.

Business risk unrelated to the CERCLA innocent landowners defense are only assessed as specifically agreed in the Scope of Services and discussed in Section 11.0, Additional Non-Scope Services, of this report.

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3.3 Continuing Obligations

In order to assert a LLP, the User must satisfy a number of statutory requirements that are generally referred to as Continuing Obligations, which are outside the Scope of Services of the Phase I ESA. Examples of Continuing Obligations include providing legally required notices stopping continuing releases and complying with land use restrictions. Failure to comply with these and other statutory post-acquisition requirements will jeopardize liability protection.

It is the responsibility of the User to comply with the Continuing Obligations requirements of ASTM E1527-05 and AAI.

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4.0 Records Review

4.1 Physical Setting

4.1.1 Geology

The Property is located approximately 1,325 feet above mean sea level with surface topography sloping towards the south-southwest (United States Geological Survey [USGS] Topographic Map, Ontario, California, 1967 photorevised 1981).

According to the 2010 Geologic Map of California as viewed on the State of California Department of Conservation website (http://www.quake.ca.gov/gmaps/GMC/stategeologicmap.html), the Property is underlain by Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast (Q).

4.1.2 Groundwater

According to the Western Municipal Water District, Cooperative Well Measuring Program, Fall 2012 Data, the nearest well to the Property, State Well ID# 01S/08W-11R001S (City of Upland) is located approximately ¾-mile southeast of the Property. Depth to groundwater at this well was measured at 555 feet below ground surface (bgs) in November 2012. No groundwater flow information was available, therefore, groundwater flow was assumed to follow surface topography to the south-southwest.

4.1.3 Potable Water Supplier

Potable water is supplied by the City of Upland.

4.2 Historical Review

4.2.1 Aerial Photograph and Map Review

Available historical aerial photographs (EDR) and a USGS topographic map, as described in Table 1, were reviewed. Historical Sanborn maps were requested from EDR; however, there is no coverage of the Property. Copies of the aerial photographs are included in Appendix D.

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Table 1 – Aerial Photograph and Map Review

Date	Reference	Observations
1928 And 1938	Aerial Photographs	The north and south portions of the Property appeared to be agricultural land (orchards). The northwest portion appeared to be a rural residence. The adjacent properties appeared to be as follows: N – An improved road (Foothill Boulevard), followed by a rural residence. S – An unimproved road, followed by agricultural and undeveloped land. E – Undeveloped land, followed by a rural residence and an unimproved road. W – Undeveloped land. The general vicinity appears to be primarily undeveloped land and scattered agricultural use.
1948 And 1953	Aerial Photographs	Except for the adjacent west and east properties developed with rural residences, the presence of an airfield in the north vicinity and increases in single-family residences and agricultural land in the general vicinity, no significant changes were noted on the Property, adjacent properties, or the general vicinity since the previous 1938 aerial photograph.
1964, 1972 And 1978	Aerial Photograph	Except for the north and southwest portions of the Property appearing as vacant land, increases in single-family residences and scattered commercial properties in the vicinity, no significant changes were noted on the Property, adjacent properties, or the general vicinity since the previous 1953 aerial photograph.
1967 Photorevised 1981	Topographic Map	The southeast portion of the Property was depicted as agricultural land. The remainder of the Property was depicted with no mapped use. The adjacent properties were depicted as follows: N – Foothill Boulevard, followed by land with no mapped use. S – An improved road, followed by a commercial property. E – Commercial properties, followed by an improved road (Central Avenue). W –Land with no mapped use depicted. The general vicinity of the Property was primarily

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Table 1 – Aerial Photograph and Map Review

Date	Reference	Observations
		depicted as land with no mapped use, urban land, and scattered agricultural land, residences and commercial properties. An airport was depicted approximately ½-mile north and Interstate Highway 10 (San Bernardino Freeway) was depicted approximately 1½-miles south of the Property.
1989 & 1994	Aerial Photographs	The north portion of the Property appeared to be used for vehicle storage in addition to the residence on the northwest portion. The southwest portion appeared as vacant land and the southeast portion appeared to be orchards. The adjacent properties appeared to be as follows: N – Foothill Boulevard, followed by commercial properties. S – An improved road (11th Street), followed by commercial and light industrial properties. E – Commercial properties, followed by Central Avenue. W – Commercial and light industrial properties, followed by a channel. The general vicinity appears to be primarily commercial and light industrial properties with scattered residences and agricultural use. State Route 210 (Foothill Freeway) is located approximately 1¼-miles north and Interstate Highway 10 (San Bernardino Freeway) was depicted approximately 1½--miles south of the Property.
2005, 2009, 2010 And 2012	Aerial Photograph	The northwest portion of the Property appears to be used as an RV facility and the northeast portion appears to be developed with a single-story structure and used as a commercial masonry supply facility. The southern portions appear to be vacant land and no longer used for agriculture. The adjacent properties appeared to be as follows: N – Foothill Boulevard, followed by commercial properties. S – An improved road (11th Street), followed by commercial and light industrial properties. E – Commercial properties, followed by Central Avenue. W – Commercial and light industrial properties, followed by vacant land. The general vicinity appears to be primarily commercial and light industrial properties with

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Table 1 – Aerial Photograph and Map Review

Date	Reference	Observations
		scattered residences and vacant land. State Route 210 (Foothill Freeway) is located approximately 1¼-miles north and Interstate Highway 10 (San Bernardino Freeway) was depicted approximately 1½-miles south of the Property.

4.2.2 Building Permit Review

Converse requested to review available building permit records from the City of Upland Building and Safety Department. According to the City of Upland, there are no building permit records on file for the Property addresses.

4.2.3 Data Failure

The use of the Property was verified to 1928; however, the date of first development was not determined. Therefore, data failure was encountered during this assessment. However, remaining ASTM sources are deemed unlikely to yield significant information.

4.2.4 Summary of Historical Property Use

According to historical information gathered by Converse, the Property appeared to have been used for agriculture and a rural residence as early as 1928. By 1964, the north and southwest portions of the Property appeared to be vacant land, except for the residence on the northwest portion. By 1989, the north portion of the Property appeared to be used for vehicle storage. By 1994, the north portion appeared to be vacant, except for the residential structure on the northwest portion and scattered vehicles. The southwest portion appeared to be vacant land and the southeast portion appeared to be orchards. By 2005, the northwest portion appeared to be used as the current RV sales facility, the northeast portion appeared to be developed with a single story structure and used as the current masonry supply facility. The northern portion of the Property appears to have remained in similar configuration as observed during the reconnaissance in November 2013. The southern portion was observed to be a rock and stone wholesaler and distributor at the time of the November 2013 reconnaissance.

4.2.5 Summary of Past Uses of Adjoining Properties

The historical uses of the adjoining properties appeared to be a rural residence to the north, agricultural land to the south, and undeveloped

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land to the east and west as early as 1928. By 1948, the east and west adjoining properties were developed with rural residences. By 1989, the uses of the adjacent properties were primarily commercial and light industrial. The use of the adjoining properties appeared to remain similar to that observed during the Property reconnaissance in November 2013.

4.2.6 Summary of Past Uses of the Surrounding Area

The historical uses of the surrounding area appeared to primarily be undeveloped land with scattered agricultural use as early as 1928. By 1948, an airfield was present to the north with increases in agricultural land use and scattered rural residences. By 1964, the surrounding area appeared with increases in residences and the presence of scattered commercial properties. By 1981, an airport was present in the north vicinity and Interstate Highway 10 (San Bernardino Freeway) was present approximately 1½-miles south of the Property. By 1989, the use of the surrounding area was primarily commercial and light industrial properties with scattered residences and agricultural land. State Route 210 (Foothill Freeway) was present approximately 1¼-miles north of the Property. By 2005, the use of the surrounding area appeared to primarily be commercial and light industrial properties. The uses of the surrounding areas appear to remain similar to that observed during the Property reconnaissance in November 2013.

4.3 Results of Environmental Records Sources Review

An Environmental Data Resources (EDR) report of Standard Environmental Record Sources (Records) was prepared specifically for the Property. The search included queries to the following databases for cases within specified ASTM search distances. A copy of the EDR report is included in Appendix E.

4.3.1 Property Listings

The Property was identified in the EDR report as RV Ready, 2106 W. Foothill Blvd, Map ID# 1 and listed on the following database in the EDR report:

- San Bern. Co. Permit

According to the EDR, the RV facility was listed as a special handler and generator. The facility was listed as inactive since April 2010. No spills, violations, or notices to comply were reported.

4.3.2 Adjoining Properties

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The following adjoining properties were identified in the EDR report:
Foothills Auto Service, 2133 W. Foothill Blvd, Map ID#'s C10 through C13. This property is also identified as Pomona Valley Pool Chlor and Speed Auto Care & Smog. This property is located adjacent north across Foothill Blvd and was identified on the following databases in the EDR report:

- San Bern. Co. Permit
- RCRA-SQG
- CA FID UST
- SWEEPS UST
- EDR Historical Auto Station

According to the EDR report, this adjoining property was listed as a permitted handler and small quantity generator of hazardous chemicals. These hazardous chemicals included waste oil, mixed oil, hydrocarbon solvents, unspecified solvent mixture, liquids with halogenated compounds, and unspecified aqueous solution. It was also listed as having at least one 400-gallon waste oil UST and a 5,000 gallon gasoline UST. The facility was reported as both active and inactive. No leaks, spills or violations were reported in the EDR report.

German Auto Works, 903 N. Central Avenue #C, Map ID#s B32 & B33. This property is located adjacent to the east and was identified on the following database in the EDR report:

- San Bern. Co. Permit
- RCRA-SQG
- EDR Historical Auto Station

According to the EDR report, this adjoining property was listed as a permitted handler and small quantity generator of hazardous chemicals. It was also listed as a historical auto station since at least 2001. No violations were found and no leaks or spills were reported.

AAMCO Auto Transmission, 825 N. Central Avenue, Map ID#s E26 through & E30. This property is also listed as Pat's Auto Repair, Super Brakes & Tires Auto Care, and Discount Tire Centers. This property is located adjacent east and was identified on the following database in the EDR report:

- San Bern. Co. Permit
- EDR Historical Auto Station

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According to the EDR report, this adjoining property was listed as an active and inactive permitted handler of hazardous chemicals. It was also listed as a historical auto station since at least 2001. No violations were found and no leaks or spills were reported.

Weston E. Montgomery Fuel, 2085 W. 11th Street, Map ID#s A2 through A4. This property is also identified as 11th Street Yard. This property is located adjacent west and was identified on the following databases in the EDR report:

- HIST CORTESE
- LUST
- HIST UST
- San Bern. Co. Permit
- CA FID UST
- SWEEPS UST

According to the EDR report, this adjoining property was listed as having leaking petroleum fuel (diesel) USTs in 1995. The media affected was reported as soil. The case status was reported as 'Completed – Case Closed' in 1996 under the San Bernardino County Fire Department's oversight. According to information from GeoTracker, the leak was discovered in September 1995. The chemical of concern was diesel and the media affected was soil only. The case was reported closed in January 1996.

4.3.3 Other Off-site Locations of Concern

Other off-site locations of concern identified by EDR within a maximum one-mile radius from the Property included hazardous materials generators, permitted hazardous materials storage/use facilities, two NPL sites, a Response site, a CA Bond Exp. Plan site, ENVIROSTOR sites, active and historical underground storage tank (UST) sites and leaking UST (LUST) sites, a recycling facility (SWRCY), a FUDS site, Historical Cortese sites and US Historical auto stations.

The potential for environmental concern to the Property from these off-site locations of concern appear to be low due to one or more of the following: type of regulatory listing; type of resource (soil only) affected; status of the case (e.g. case closed; no further remediation planned); remedial efforts being directed by a regulatory agency; location with respect to the direction of regional groundwater; and/or distance from the Property.

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4.3.4 Orphan Listings

The EDR database report identified 20 orphan sites. The locations of sites that were identified by address were found to be in the general vicinity of the Property; however, there is a low potential for environmental concern to the Property from these orphan sites due to one or more of the following: the types of regulatory listings; distance; and/or location with respect to the direction of regional groundwater.

Other orphan sites were identified only by street names or cross streets. These streets names and cross streets were found in the general vicinity of the Property; however, the specific site locations could not be determined. These other orphan sites appeared to have a low potential for environmental impact to the Property due to one or more of the following: type of regulatory listing; location with respect to the direction of regional groundwater; and/or distance from the Property.

4.4 Additional Environmental Record Sources

4.4.1 U.S. Department of Transportation's Pipeline and Hazardous Materials Safety Administration (PHMSA)

According to the PHMSA website (https://www.npms.phmsa.dot.gov/), there are no pipelines jurisdictional to PHMSA within the vicinity of the Property.

4.4.2 Cal-EPA, Santa Ana Regional Water Quality Control Board (RWQCB)

No information regarding the Property was on file with the RWQCB. In addition, Converse reviewed the RWQCB GeoTracker website (http://geotracker.waterboards.ca.gov/) and found no records for the Property.

4.4.3 California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR)

CONVERSE reviewed the DOGGR Online Mapping System (http://maps.conservation. ca.gov/doms/doms-app.html) in November 2013. No oil or gas wells are located on the Property or adjacent properties.

4.4.4 California Environmental Protection Agency (Cal-EPA), Department of Toxic Substances Control (DTSC)

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No information regarding the Property was on file with DTSC. In addition, CONVERSE reviewed the DTSC ENVIROSTOR website (http://www.envirostor.dtsc.ca.gov/public/) for potential Property records. The Property was not listed on the DTSC ENVIROSTOR website.

4.4.5 South Coast Air Quality Management District (SCAQMD)

According to the SCAQMD, no records were found for the Property.

4.4.6 San Bernardino County Fire Department (SBCFD), Hazardous Material Division

According to the SBCFD, there are no records on file with the SBCFD for the Property.

4.4.7 Methane Area

According to the City of Upland Planning Department, there are no mapped methane zones within the City of Upland.

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5.0 Property Reconnaissance

5.1 Methodology

On October 29, 2013, CONVERSE visited the Property to determine present use and to identify environmental conditions at the Property. Our methodology involved walking accessible areas of the Property while noting observed evidence of present and potential environmental concerns.

A field-generated map is provided in Appendix B. Pertinent Property photographs are provided in Appendix C.

5.2 Limiting Conditions

Converse's findings are based on the Property conditions observed on Tuesday, October 29, 2013.

5.3 Interior Observations of Property

During our Property visit, Converse made the following observations of the interior of the Property:

Table 2 – Interior Observations of Property

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Hazardous Substances & Petroleum Products:	☐	☒	See below.
Storage Tanks & Related Equipment:	☐	☒	
Odors:	☐	☒	
Standing Surface Water or Other Pools of Liquid:	☐	☒	
Drums & Other Containers of Hazardous Substances, Petroleum Products, or Other Unidentified Contents:	☒	☐	Numerous containers and spray cans of automotive chemicals including WD-40, carburetor cleaners, brake cleaners, engine degreasers, brake fluid; new automotive grease and new motor oil were observed on shelves inside a storage container at the RV facility. An approximate 30-gallon

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Table 2 – Interior Observations of Property

Item or Condition	Observed Evidence	No Evidence Observed	Comments
			drum of used motor oil was observed on a plastic secondary container inside of the storage container. No stains or leaks were observed.
Transformers or Equipment containing Polychlorinated Biphenyls (PCBs):	☐	☒	
Heating/Cooling System:	☐	☒	
Stains or Corrosion on Floors, Walls, or Ceilings:	☐	☒	
Drains and Sumps:	☐	☒	

In addition to the above, Converse made the following observations:

- A bobcat vehicle was stored in a storage shed on the west center portion of the masonry supply facility. No leaks or stains were observed.

5.4 Exterior Observations of Property

During our Property visit, CONVERSE made the following observations of the exterior of the Property:

Table 3 – Exterior Observations of Property

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Hazardous Substances & Petroleum Products:	☐	☒	Two approximate 30-gallon propane containers and approximately six 5-gallon containers of propane were observed adjacent to a storage container on the southeast portion of the RV facility. No leaks or odors were noted. Five automotive batteries were also observed adjacent to the storage container. No leaks or stains were observed.
Storage Tanks & Related	☐	☒	

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Table 3 – Exterior Observations of Property

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Equipment:			
Odors:	☐	☒	
Standing Surface Water or Other Pools of Liquid:	☐	☒	
Drums & Other Containers of Hazardous Substances, Petroleum Products, or Other Unidentified Contents:	☒	☐	Approximately four 5-gallon containers of used motor oil, one 55-gallon drum of used motor oil, one 55-gallon drum of diesel fuel, and several empty and partially full 5-gallon containers of gasoline fuel were observed beneath a covered area next to a storage shed on the western portion of the masonry supply at 2066 W. Foothill Boulevard. Several 1-gallon containers of concrete acid stain and sealer were also observed in this area. The containers were observed on wood pallets. No leaks or stains were observed.
Transformers or Equipment containing Polychlorinated Biphenyls (PCBs):	☐	☒	
Pits, Ponds, or Lagoons:	☐	☒	
Stained Soil or Pavement:	☐	☒	
Stressed Vegetation (other than from insufficient water):	☐	☒	
Evidence of Mounds, Depressions or Filled or Graded Areas Suggesting Trash or Other Solid Waste Disposal:	☐	☒	
Waste Water or any discharge (including storm water) into a Drain,	☐	☒	

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Table 3 – Exterior Observations of Property

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Ditch, or Stream on or Adjacent to the Property:			
Wells (active, inactive, or abandoned):	☐	☒	
Septic Systems or Cesspools:	☐	☒	
Prior Structures:	☐	☒	
Roads, Tracks, Railroad Tracks or Spurs:	☐	☒	

In addition to the above, Converse made the following exterior observations:

- Masonry supplies, including soil, gravel, boulders, recycled concrete, bricks, and wood debris were observed at the masonry supply at 2066 W. Foothill Boulevard (APN 1007-051-04).

- Numerous vehicles were observed in an asphalt lot on the southern portion of the masonry supply facility. Minor oil staining was observed in the vicinity of the stored vehicles.

- Numerous new and used RVs are located on the RV sales facility at 2106 W. Foothill Boulevard (APNs 1007-051-02 & -03).

- An apparent metal cement mixing vessel was observed on the southwest corner of 2106 W. Foothill Boulevard. No leaks or stains were observed.

- Rocks, ranging from gravel to large boulders were observed scattered throughout the southern portion of the Property (APNs 1007-41-05 & -06).

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5.5 Current Uses of Adjoining Properties

Based on our research and observations during our Property visit, the Property is bordered by the following:

Table 4 – Adjoining Property Use

Direction	Current Development
North:	Foothill Boulevard, followed by commercial and light industrial properties.
Northeast:	Foothill Boulevard, followed by a vacant commercial building.
Northwest:	Foothill Boulevard, followed by vacant land.
South:	11th Street, followed by commercial and light industrial properties.
Southeast	11th Street, followed by a light industrial property.
Southwest:	11th Street, followed by vacant land.
East:	A storage facility and automotive maintenance & repair facilities, followed by Central Avenue.
West:	Commercial retail properties and a light industrial property, followed by undeveloped land.

5.6 Current Uses of Surrounding Area

Based on our research and observations during our Property visit, the surrounding area of the Property consists primarily of commercial retail and light industrial properties.

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6.0 Interviews

During the interviews, the owners and occupants were asked if they had any available documents that would be helpful. The documents that were requested are detailed in Section 3.1 of this report.

6.1 Property Owner

Converse provided a standard environmental questionnaire (e.g. owner interview) to Lewis Operating Corp. to forward to the current owner. As of report date, Converse has not received a response.

6.2 Tenant/Occupant

Converse interviewed Mr. Steve Kramer of Kramer's Masonry Supply at 2066 W. Foothill Boulevard. According to Mr. Kramer, he has operated as a masonry supply retailer since at least 2001. Mr. Kramer indicated he had knowledge of prior sampling performed in 2006 by LOR and remembered that results indicated there was no concerns. He did not have knowledge of any other environmental conditions at the Property.

Converse also interviewed Mr. Sammy Khalilieh, owner of The RV Spa facility at 2106 W. Foothill Boulevard. According to Mr. Khalilieh, he has operated as a RV sales facility since 1998. He indicated no mechanical repairs are made to the RVs, only cosmetic type repairs. Mr. Khalilieh indicated that prior to 1998; the north portion of the Property was used as an auto auction facility. Mr. Khalilieh was aware of the prior excavation work performed at the southwest corner of the RV facility in 2006, but did not have other knowledge of environmental conditions at the Property.

6.3 State or Local Government Officials

Converse contacted Ms. August Lucas from the Santa Ana Regional Water Quality Control Board. According to Ms. Lucas, there are no records on file for the Property.

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7.0 Summary of Limited Phase II Environmental Site Assessment

During November 2013, Converse conducted a Limited Phase II ESA of the Property, the results of which are documented in a *Limited Phase II ESA Report* dated November 27, 2013. The complete *Limited Phase II ESA Report* is contained in Appendix F. The Limited Phase II ESA was conducted concurrently with this Phase I ESA to address the two RECs identified in this Phase I ESA Report.

Objectives

The objectives of this Limited Phase II ESA are to:

1. Evaluate the southern portion of the Property (APNs 1007-041-05 & -06) in general accordance with the 2008 Department of Toxic Substances Control (DTSC) *Interim Guidance* for the potential presence of agricultural chemical residues associated with the Property's historical agricultural use.
2. Evaluate the southwestern corner of APN 1007-051-02 for the potential presence of hazardous chemicals associated with the former abandoned empty drums which were reported to likely have been used for storage of waste oil and petroleum fuel.
3. Identify if potential target analytes are present at concentrations greater than threshold criteria.

Conceptual Site Model

Target Analytes: Data obtained during the Phase I ESA indicated potential for impact from organochlorine pesticides (OCPs), total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs) and metals, including arsenic.

Target Analytes First Entered the Environment: The data provided indicates that the target analytes (OCPs, TPH, VOCs and metals) would have first entered the environment by spills or releases to the surface and/or shallow subsurface soil onsite.

Environmental Media and Locations Most Likely to Have the Highest Concentrations of Target Analyses: Soil borings will be located on the Property in the historic agricultural area in the southern portion (APNs 1007-041-05 & -06) and in the former abandoned empty drum area near the southwestern corner of APN 1007-051-02.

Scope of Work

In summary, the scope of work for this Limited Phase II ESA consisted of the following:

- Advancing two borings (GP1 and GP2) which were located in the former abandoned empty drum area near the southwestern corner of APN 1007-051-02. GP1 was hand

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augered to refusal at approximately 2 feet below ground surface (bgs), because obstructions prevented rig access, and only one soil sample was collected at approximately 2 feet bgs. GP2 was advanced to approximately 10 feet bgs using a Geoprobe direct-push rig, and three soil samples were collected at approximately 2, 5 and 10 feet bgs.

- Advancing 20 borings (S1 through S20) which were located across the historic agricultural area in the southern portion (APNs 1007-041-05 & -06). Each boring was advanced to approximately 2 feet bgs using the Geoprobe rig, and two soil samples were collected at approximately 0.5 and 2 feet bgs (a total of 40 samples).
- All 44 soil samples were submitted to Enviro-Chem, Inc. (Enviro-Chem), a state-certified laboratory in Pomona, California under chain of custody documentation.
- Enviro-Chem composited the 20 0.5-foot soil samples from S1 through S20 in five groups of four samples each from adjacent borings. The five resulting composite samples were each analyzed for OCPs using EPA Method 8081A.
- Enviro-Chem also analyzed one discrete sample from each composite sample (five discrete samples) for Total Threshold Limit Concentration (TTLC) arsenic using EPA Method 6010B.
- Enviro-Chem analyzed three selected soil samples from GP1 and GP2 each for total TPH in the gasoline, diesel and motor oil ranges using EPA Method 8015B.
- Enviro-Chem additionally analyzed the 2-foot soil sample from GP2 (the only sample with detected TPH) for the following: 1) VOCs using EPA Method 8260B; and 2) Title 22 TTLC metals using EPA Methods 6010B and 7471A.

Findings

Based on the results of the Limited Phase II ESA, Converse has the following findings:

- TTLC arsenic concentrations of 1.11 to 4.98 milligrams per kilogram (mg/kg) are less than the DTSC Soil Screening Level (SSL) of 12 mg/kg in each of the five discrete samples analyzed from S1 through S20 and in GP1-2.
- Concentrations of 4,4'-dichlorodiphenyldichloroethylene (DDE) and/or 4,4'-dichlorodiphenyltrichloroethane (DDT) (0.008 to 0.227) mg/kg are less than the California Human Health Screening Levels - Residential and Scenario (CHHSLs-Rs), both of which are 1.6 mg/kg, in the five composite samples from S1 through S20. All other OCPs are Not Detected (ND) above Practical Quantitation Limits (PQLs) of 0.001 to 0.020 mg/kg, which are less than corresponding CHHSL-Rs (0.033 to 370 mg/kg), in the five composite samples.
- TPH gasoline range is ND above the PQL (10 mg/kg), which is less than the Maximum Soil Screening Level (MSSL) of 1,000 mg/kg, in the three soil samples analyzed from GP1 and GP2.
- The concentration of TPH diesel range is 13.9 mg/kg in soil sample GP1-2, and TPH diesel range is ND above the PQL (10 mg/kg) in the other two soil samples analyzed

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from GP2. The TPH diesel range analytical results are less than the MSSL (10,000 mg/kg) in the three soil samples analyzed from GP1 and GP2.

- The concentration of TPH motor oil range is 51.8 mg/kg in soil sample GP1-2, and TPH motor oil range is ND above the PQL (50 mg/kg) in the other two soil samples analyzed from GP2. The TPH motor oil range analytical results are less than the MSSL (50,000 mg/kg) in the three soil samples analyzed from GP1 and GP2.
- Concentrations of 2-butanone, methylene chloride and toluene range from 0.016 to 0.147 mg/kg, and all other VOCs are ND above PQLs (0.005 to 0.020 mg/kg) in GP1-2, the only soil sample analyzed. All VOCs analytical results are less than or equal to corresponding RSL-Rs (0.005 to 61,000 mg/kg) in GP1-2.
- Concentrations of TTLC barium, chromium, cobalt, copper, lead, nickel, vanadium and zinc range from 7.05 to 113 mg/kg in GP1-2, and the other eight TTLC metals are ND above PQLs (0.01 to 5.0 mg/kg) in GP1-2, the only soil sample analyzed. All TTLC metals analytical results (other than TTLC arsenic) are less than corresponding CHHSL-Rs (1.7 to 100,000 mg/kg) in GP1-2.
- All OCPs, VOCs and TTLC metals analytical results are also less than corresponding hazardous waste regulatory levels in the soil samples analyzed.

Conclusions

Converse has performed a Limited Phase II ESA at the Property in general conformance with the scope and limitations of ASTM E1903-11 and the following objectives: 1) to evaluate the two RECs from the Phase I ESA, and 2) to identify whether potential target analytes are present at concentrations greater than threshold criteria. It is our opinion that the objectives of the Limited Phase II ESA were met. It is also our opinion that the field data and sample analytical results validated the Conceptual Site Model.

Based on the results of the Limited Phase II ESA, Converse concludes the following:

- TTLC arsenic concentrations are less than the SSL in the five discrete samples from S1 through S20 and in GP1-2 the only samples analyzed.
- All OCPs analytical results are less than corresponding CHHSL-Rs in all five composite samples.
- All TPH analytical results are less than or equal to the corresponding MSSLs in all three soil samples analyzed.
- All VOCs analytical results are less than or equal to corresponding RSL-Rs in GP1-2, the only soil sample analyzed.
- All analytical results for TTLC metals (other than TTLC arsenic) are less than corresponding CHHSL-Rs in GP1-2, the only soil sample analyzed.
- All OCPs, VOCs and TTLC metals analytical results are also less than corresponding hazardous waste regulatory levels in all soil samples analyzed.

Recommendations

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Based on the above information, Converse does not recommend additional assessment of the Property.

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8.0 Findings

A cursory summary of findings is provided below. However, details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

- The Property is an approximate 18.8-acre, irregular shaped lot currently used as a masonry supply retailer operated as Kramer's Masonry at 2066 W. Foothill Boulevard and a recreational vehicle (RV) sales and service facility operated as The RV Spa at 2106 W. Foothill Boulevard on the northern portions. The southern portion is currently used as a rock and stone wholesaler and distributor. The Property is located approximately 1¼-miles south of State Route 210 (Foothill Freeway) and 1½-miles north of Interstate Highway 10 (San Bernardino Freeway). The San Bernardino County Assessor's Parcel Numbers (APNs) for the Property are APNs 1007-051-02 & -03 (2106 W. Foothill Boulevard), APN 1007-051-04 (2066 W. Foothill Boulevard) and APNs 1007-041-05 & -06.

- According to historical information gathered by Converse, the Property appeared to have been used for agriculture and a rural residence as early as 1928. By 1964, the north and southwest portions of the Property appeared to be vacant land, except for the residence on the northwest portion. By 1989, the north portion of the Property appeared to be used for vehicle storage. By 1994, the north portion appeared to be vacant, except for the residential structure on the northwest portion and scattered vehicles. The southwest portion appeared to be vacant land and the southeast portion appeared to be orchards. By 2005, the northwest portion appeared to be used as the current RV sales facility, the northeast portion appeared to be developed with a single story structure and used as the current masonry supply facility. The northern portion of the Property appears to have remained in similar configuration as observed during the reconnaissance in November 2013. The southern portion was observed to be a rock and stone wholesaler and distributor at the time of the November 2013 reconnaissance.

- The Property was identified in the EDR report as RV Ready, 2106 W. Foothill Blvd, Map ID# 1 and listed on the following database in the EDR report:

  - San Bern. Co. Permit

  According to the EDR, the RV facility was listed as a special handler and generator. The facility was listed as inactive since April 2010. No spills, violations, or notices to comply were reported.

- The following adjacent properties were listed in the EDR report:

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- *Foothills Auto Service, 2133 W. Foothill Blvd, Map ID#'s C10 through C13.* This property is also identified as Pomona Valley Pool Chlor and Speed Auto Care & Smog. This property is located adjacent north across Foothill Blvd and was identified on the following databases in the EDR report:

  - San Bern. Co. Permit
  - RCRA-SQG
  - CA FID UST
  - SWEEPS UST
  - EDR Historical Auto Station

  According to the EDR report, this adjoining property was listed as a permitted handler and small quantity generator of hazardous chemicals. These hazardous chemicals included waste oil, mixed oil, hydrocarbon solvents, unspecified solvent mixture, liquids with halogenated compounds, and unspecified aqueous solution. It was also listed as having at least one 400-gallon waste oil UST and a 5,000 gallon gasoline UST. The EDR reported the facility as both active and inactive. No leaks, spills or violations were reported in the EDR report.

- *German Auto Works, 903 N. Central Avenue #C, Map ID#s B32 & B33.* This property is located adjacent east and was identified on the following database in the EDR report:

  - San Bern. Co. Permit
  - RCRA-SQG
  - EDR Historical Auto Station

  According to the EDR report, this adjoining property was listed as a permitted handler and small quantity generator of hazardous chemicals. It was also listed as a historical auto station since at least 2001. No violations were found and no leaks or spills were reported.

- *AAMCO Auto Transmission, 825 N. Central Avenue, Map ID#s E26 through & E30.* This property is also listed as Pat's Auto Repair, Super Brakes & Tires Auto Care, and Discount Tire Centers. This property is located adjacent east and was identified on the following database in the EDR report:

  - San Bern. Co. Permit
  - EDR Historical Auto Station

  According to the EDR report, this adjoining property was listed as an active and inactive permitted handler of hazardous chemicals. It was also

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listed as a historical auto station since at least 2001. No violations were found and no leaks or spills were reported.

- *Weston E. Montgomery Fuel, 2085 W. 11th Street, Map ID#s A2 through A4.* This property is also identified as 11th Street Yard. This property is located adjacent west and was identified on the following databases in the EDR report:

  - HIST CORTESE
  - LUST
  - HIST UST
  - San Bern. Co. Permit
  - CA FID UST
  - SWEEPS UST

  According to the EDR report, this adjoining property was listed as having leaking petroleum fuel (motor vehicle and diesel) USTs in 1995. The media affected was reported as soil. The case status was reported as 'Completed – Case Closed' in 1996 under the San Bernardino County Fire Department's oversight. According to information from GeoTracker, the leak was discovered in September 1995. The chemical of concern was diesel and the media affected was soil only. The case was reported closed in January 1996.

- According to a Phase I ESA and Limited Site Characterization report dated July 13, 2006 by LOR Geotechnical Group, Inc. (LOR), the Property was historically used as citrus groves, a public auto auction facility, auto sales yards, a RV sales yard, a nursery and a masonry supply facility. Two soil samples were collected from the southern portions of the Property to assess the potential presence of pesticides. Trace concentrations of organochlorine pesticides were reported in the samples, but were below regulatory thresholds.

  Other assessment activities included excavations in the vicinity of observed drums and gasoline containers on the southwest corner of 2106 W. Foothill Boulevard. No stained soil or odors were reported during the excavation activities. Soil sampling was also performed at the masonry supply at 2066 W. Foothill Boulevard in the vicinity of observed stained asphalt under 55-gallon drums of diesel fuel. No stained soil was observed beneath the asphalt, and soil sample concentrations were reported well below regulatory thresholds.

  Numerous containers of petroleum products, including new and used motor oil, and vehicle batteries were also observed at the masonry facility. LOR and recommended they be removed properly. Better housekeeping practices was also recommended by LOR for the masonry and RV facilities regarding observed petroleum containers used vehicle battery storage. LOR recommended that the

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batteries be stored off of unpaved areas and waste oil generated be transported off-site for recycling. Based on the findings of the report, LOR indicated no evidence of RECs remained and no further assessment was recommended.

- Two approximate 30-gallon propane containers and approximately six 5-gallon containers of propane were observed adjacent to a storage container on the southeast portion of the RV facility. No leaks or odors were noted. Five automotive batteries were also observed adjacent to the storage container. No leaks or stains were observed.

- Numerous containers and spray cans of automotive chemicals including wd-40, carburetor cleaners, brake cleaners, engine degreasers, brake fluid, new automotive grease and new motor oil were observed on shelves inside a storage container at the RV facility. An approximate 30-gallon drum of used motor oil was observed on a plastic secondary container inside of the storage container. No stains or leaks were observed.

- Approximately four 5-gallon containers of used motor oil, one 55-gallon drum of used motor oil, one 55-gallon drum of diesel fuel, and several empty and partially full 5-gallon containers of gasoline fuel were observed at a covered area next to a storage shed on the western portion of the masonry supply at 2066 W. Foothill Boulevard. Several 1-gallon containers of concrete acid stain and sealer were also observed in this area. The containers were observed on wood pallets. No leaks or stains were observed.

- During November 2013, Converse conducted a Limited Phase II ESA concurrently with this Phase I ESA to address the two RECs identified in this Phase I ESA Report. Converse oversaw the advancement of 22 borings and collected 44 soil samples. Select soil samples were analyzed for TPH, arsenic, total metals and VOCs. The ½-foot bgs soil samples on the southern portion were composited and analyzed for OCPs. All soil sample analytical results are less than or equal to corresponding threshold criteria (regulatory and screening levels).

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9.0 Opinion

- The historical agricultural use of the southern portion of the Property as early as 1928 until at least 1994 is considered a REC. Limited sampling was performed on the southern portion in 2006 to evaluate for agricultural pesticides; however, it does not meet the current regulatory guidelines for evaluating former agricultural properties.

- The historical agricultural use of the northern portion of the Property is considered an environmental concern, but not an REC due to the subsequent development of the Property and turning of the soil.

- The previously identified partially buried drums on the southwest corner of 2106 W. Foothill Boulevard (APN 1007-051-02) in the LOR 2006 Phase I ESA is a REC. Excavations were completed in the vicinity of the drums, however, confirmation sampling was not performed to evaluate for the potential presence of suspected petroleum chemicals.

- The RV facility at 2106 W. Foothill Boulevard identified as a permitted handler and generator is an environmental concern, but not a REC due to the inactive status of the permit, no violations reported, no stains, spills or leaks reported or observed.

- The adjacent north property identified in the EDR report as handling hazardous chemicals and having USTs is an environmental concern, but not a REC due to no violations, leaks, or spills reported, not listed as a LUST site, and distance of over 150 feet from the Property (across Foothill Boulevard).

- The adjacent east properties identified in the EDR report as hazardous materials handlers and generators is an environmental concern, but not an REC due to the type of listing, no violations, leaks, or spills reported and direction of regional groundwater flow.

- The adjacent west property identified in the EDR report as a LUST site is an environmental concern, but not a REC due to the 'Completed – Case Closed' status of the site, the reported resource affected as soil only, and direction of regional groundwater flow to the south-southwest.

- It is Converse's opinion that there is a low concern for soil vapor intrusion to the Property due to the distance and/or status of potential soil vapor sources from the Property.

- Data failure was encountered during this assessment. However, remaining ASTM sources are deemed unlikely to yield significant information.

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- No significant data gaps were identified that affects the ability of the Environmental Professional (EP) to identify RECs, except for not receiving the owner interview questionnaire. We consider these to be of low significance due to the known historical use of the Property.

- There are no unusual circumstances where greater certainty is required regarding RECs.

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10.0 Conclusions and Recommendations

Converse has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-05 at 2066 and 2106 W. Foothill Boulevard, in the City of Upland, San Bernardino County, California. Any exceptions to or deletions from this practice are described in the Limitations and Exceptions of Assessment section of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *property except the following:*

- The southern portion of the Property was historical agricultural as early as 1928 until at least 1994. Limited sampling was performed on the southern portion in 2006 to evaluate for agricultural pesticides; however, it does not meet the current regulatory guidelines for evaluating former agricultural properties.

- Excavations were completed in the vicinity of the previously identified partially buried drums on the southwest corner of 2106 W. Foothill Boulevard (APN 1007-051-02) in 2006, however, confirmation sampling was not performed to evaluate for the potential presence of suspected petroleum chemicals.

Based on this assessment, Converse has the following conclusions and recommendations:

- Further assessment (soil sampling) on the southern portion of the Property to evaluate for agricultural chemical residues based on current guidelines set for the by the Department of Toxic Substances Control (DTSC).

- Further assessment (soil sampling) in the vicinity of the previously identified partially buried drums on the southwest corner of 2106 W. Foothill Boulevard (APN 1007-051-02).

In addition, due to the age of the residential structure, there is a potential for the presence of septic systems. Converse did not observe evidence of septic systems during the Property reconnaissance; however, if evidence is observed during redevelopment, Converse recommends the septic systems be abandoned according to applicable local, state, and federal rules and regulations.

Based on the Phase I ESA recommendations, Converse conducted a Limited Phase II ESA concurrently with this Phase I ESA to address the two RECs identified in this Phase I ESA Report. The complete report is included in Appendix F. Converse oversaw the advancement of 22 borings and collected 44 soil samples. Select soil samples were analyzed for TPH, arsenic, total metals and VOCs. The ½-foot bgs soil samples on the southern portion were composited and analyzed for OCPs. All soil sample analytical results are less than or equal to threshold criteria (regulatory and screening levels).

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Based on the results of the Limited Phase II ESA, Converse does not recommend additional assessment of the Property.

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11.0 Deviations and Limitations

There were no deviations from the ASTM Standard Practice in conducting this Phase I ESA. However the following limitation was encountered:

- Converse did not receive an environmental questionnaire from the current owner within the timeframe of this report. However, this is not deemed significant based on the known use of the Property.

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12.0 Additional Non-Scope Services

There are environmental issues outside the scope of the ASTM E1527-05 that can be assessed in connection with a commercial real estate transaction. These are dealt with as non-scope considerations since they do not typically present a Superfund Liability. The specific level of inquiry (if any) is defined in the Proposal which contains a Scope of Work. These non-scope services are very client specific and not covered by the ASTM standard. They are frequently related to the business environmental risk which is defined in the standard as "risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate…"

No non-scope issues were addressed in this report.

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13.0 Signature of Environmental Professional

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312.

I have the specific qualifications based on education, training and experience to assess a *property* of the nature, history, and setting of the *subject property*. I have developed and performed the all appropriate inquiries in conformance with the standard and practices set forth in 40 CFR Part 312.

Alex Fernandez
Senior Staff Environmental Scientist

This Phase I ESA was completed by the above Environmental Professional. A complete list of preparers, and their responsibilities for this assessment, is provided in the following section (Section 13.0, List of Preparers).

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14.0 List of Preparers

Norman S. Eke
Managing Officer

B.A., Liberal Studies, Environmental Studies Emphasis, University of California, Santa Barbara, 1988.
Cal/OSHA Certified Asbestos Consultant, #96-2093
NIOSH 582 Equivalent Training

Senior Vice President and Managing Officer of Converse's California Environmental offices. Mr. Eke has served as the Principal-in-Charge and Contract Administrator to deliver services to our various Federal, State, Municipal, Financial, Utility, Educational, Transportation and Private clients. Mr. Eke has 24 years of experience in the fields of Environmental Due Diligence including Phase I and Phase II Environmental Site Assessments, Asbestos surveys/specifications/abatement monitoring, Preliminary Endangerment Assessments and associated Supplemental Site Investigations and Removal Action Work Plans/Implementation, various forms of Remediation, Human Health Risk Assessment and Indoor Air Quality. Current duties include business development, client maintenance, technical review and approval of proposals and reports.

Principal area of responsibility for this ESA report: Quality Assurance/Quality Control and Technical Review.

Steven T. Weatherton
Project Manager

B.S., Environmental Science, Water Quality and Waste Management Emphasis, University of California, Riverside, 1995
Cal/OSHA Certified Asbestos Site Surveillance Technician, #00-2812
DPH Certified Lead- Related Construction Project Monitor, #10466

Mr. Weatherton is currently responsible for the day-to-day operations in the Redlands Office. Mr. Weatherton has 15 years experience in conducting Phase I and II Environmental Site Assessments, asbestos surveys and abatement monitoring, lead-based paint surveys, mold surveys, drinking water source assessment plans, conducting chemical spill protection control and counter measure plans and hazardous materials business plans as well as hazardous material site cleanup, and manifesting. Mr. Weatherton has environmental consulting experience on sites located throughout California, portions of northern Nevada, and in the nation of Kosovo for NATO, and he has had direct experience interacting with various regulatory agencies. Mr. Weatherton is also a 23 year veteran of the United States Army as a commissioned officer.

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Principal area of responsibility for this ESA report: Quality Assurance/Quality Control and Technical Review.

Alex Fernandez

Senior Staff Environmental Scientist

B.S., Environmental Science, University of California, Riverside, CA 1999
Cal-EPA Registered Environmental Assessor, #30045
40-Hour OSHA Health and Safety Training for Hazardous Waste Workers, April 2000
8-Hour OSHA Refresher Health and Safety Training, January 2006
Cal-OSHA Certified Site Surveillance Technician, #09-4504

Mr. Fernandez has 13 years experience conducting Phase I and II ESAs throughout California. Mr. Fernandez has completed assessments on undeveloped land, residential properties, and industrial facilities. Mr. Fernandez has also performed asbestos abatement and monitoring at sites throughout California. Mr. Fernandez Phase II experience includes soil sampling for residual agricultural chemicals and petroleum hydrocarbons, quarterly groundwater sampling, groundwater remediation, and underground tank removals.

Principal area of responsibility for this ESA report: Project Management, Research, Property Reconnaissance, Interviews, and Report Generation.

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Application for Authorization to Use

Appendix A

Copyright 2013 CONVERSE CONSULTANTS

Converse Consultants

Geotechnical Engineering, Environmental & Groundwater Science, Inspection & Testing Services

Application for Authorization to Use

TO: Converse Consultants
10391 Corporate Drive
Redlands, California 92374

Project Title & Date: _____

Project Address: _____

FROM: (Please identify name & address of person/entity applying for permission to use the referenced report.)

_____

_____

_____

Applicant _____ hereby applies for permission to use the referenced report in order to:

_____

_____

_____

Applicant wishes or needs to use the referenced report because:

_____

_____

_____

Applicant also understands and agrees that the referenced document is a copyrighted document and shall remain the sole property of Converse Consultants. Unauthorized use or copying of the report is strictly prohibited without the express written permission of Converse Consultants. *Applicant* understands and agrees that Converse Consultants may withhold such permission at its sole discretion, or grant such permission upon agreement to Terms and Conditions, such as the payment of a re-use fee, amongst others.

Applicant Signature: _____

Applicant Name (print): _____

Title: _____

Date: _____

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Property Plans

Appendix B

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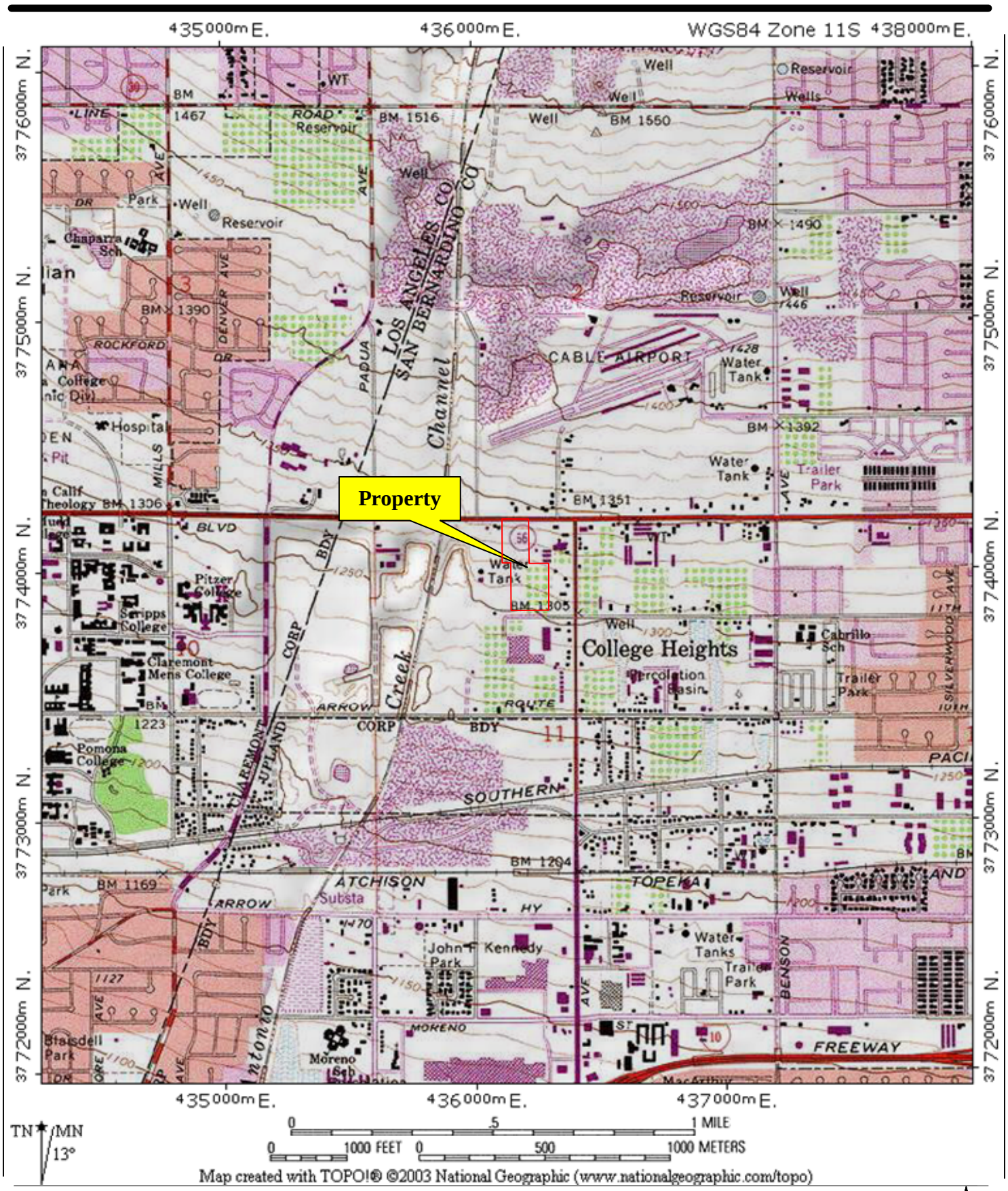

Property Location Map

Lewis Operation Corp.
2066 & 2106 W. Foothill Boulevard
Upland, California

Project No
13-16-202-01

Converse Consultants

FIGURE
1

Property Location Map

Lewis Operation Corp.
2066 & 2106 W. Foothill Boulevard
Upland, California

Project No
13-16-202-01

Converse Consultants

FIGURE
1

Pertinent Property Photographs

Appendix C

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1. View of The RV Spa Office, Looking West.

2. View of North Boundary, Looking West.

Property Photographs

3. View of East Boundary and Stones from Kramer's Masonry Supply, Looking South.

4. View of South Boundary and Stones Stored on Southern Portion of Property, Looking West.

5. View of Waste Oil, Fuel, and Concrete Stain Containers at Kramer's Masonry Supply.

6. View of Various Automotive Cleaners, Spray Solvents, Brake Fluid, Lubricants, and Paint Inside Storage Unit at 2106 W. Foothill Boulevard.

Property Photographs

7. View of Vehicles Stored On The Southern Portion of 2066 W. Foothill Boulevard.

8. View of RVs at 2106 W. Foothill Boulevard.

Aerial Photographs

Appendix D

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Lewis - Uplan
2066 & 2106 W. Foothill Blvd
Upland, CA 91786

Inquiry Number: 3767339.5
October 29, 2013

The EDR Aerial Photo Decade Package

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
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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Please contact EDR at 1-800-352-0050
with any questions or comments.

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Date EDR Searched Historical Sources:

Aerial Photography October 29, 2013

Target Property:

2066 & 2106 W. Foothill Blvd
Upland, CA 91786

Year	***Scale***	***Details***	***Source***
1928	Aerial Photograph. Scale: 1"=500'	Flight Year: 1928	Fairchild
1938	Aerial Photograph. Scale: 1"=500'	Flight Year: 1938	Laval
1948	Aerial Photograph. Scale: 1"=500'	Flight Year: 1948	EDR
1953	Aerial Photograph. Scale: 1"=500'	Flight Year: 1953	Southwestern
1964	Aerial Photograph. Scale: 1"=500'	Flight Year: 1964	EDR
1972	Aerial Photograph. Scale: 1"=500'	Flight Year: 1972	EDR
1978	Aerial Photograph. Scale: 1"=500'	Flight Year: 1978	Teledyne
1989	Aerial Photograph. Scale: 1"=500'	Flight Year: 1989	USGS
1994	Aerial Photograph. Scale: 1"=500'	DOQQ - acquisition dates: 1994	EDR
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	EDR
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	EDR
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	EDR
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	EDR

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YEAR: 1938
= 500'
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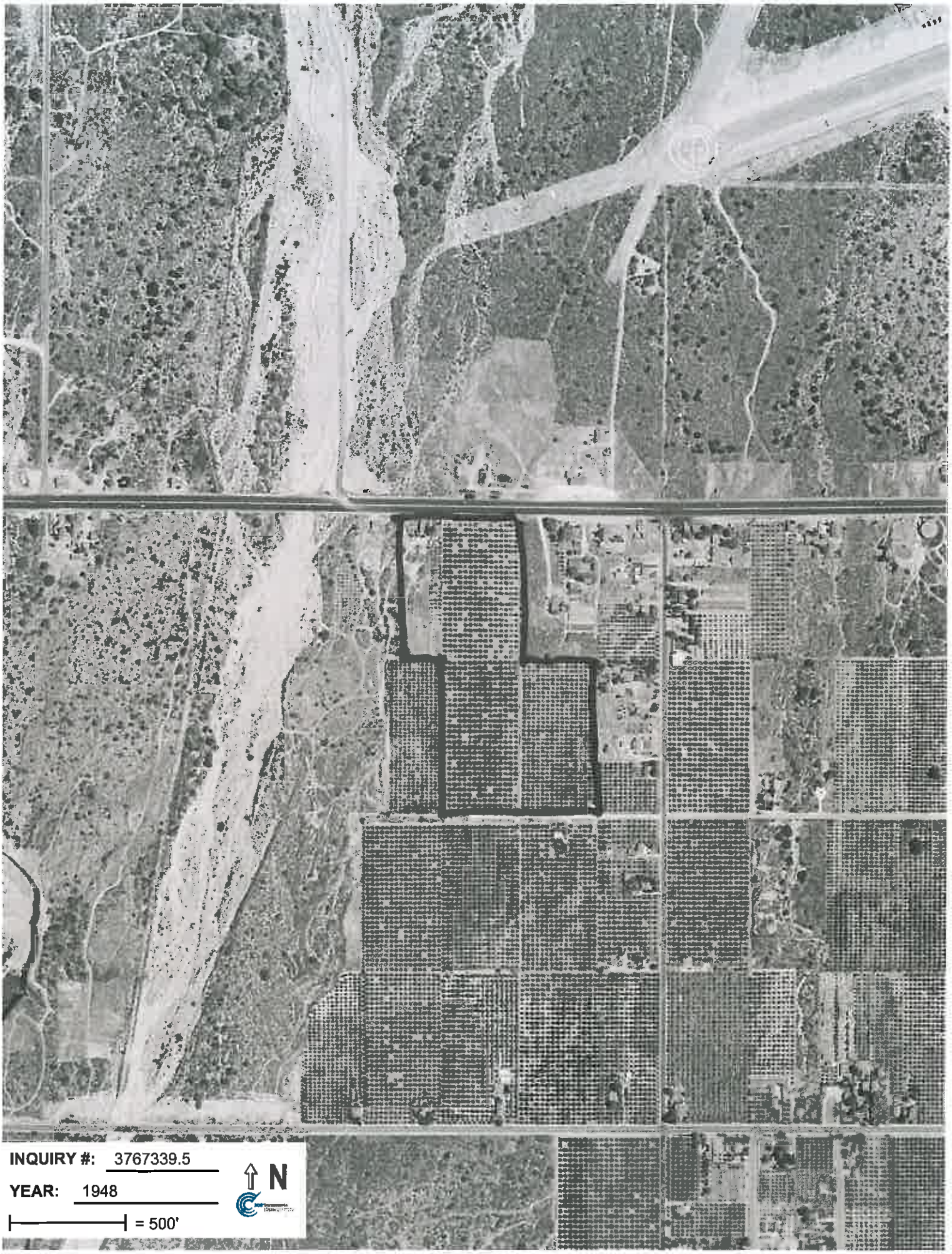
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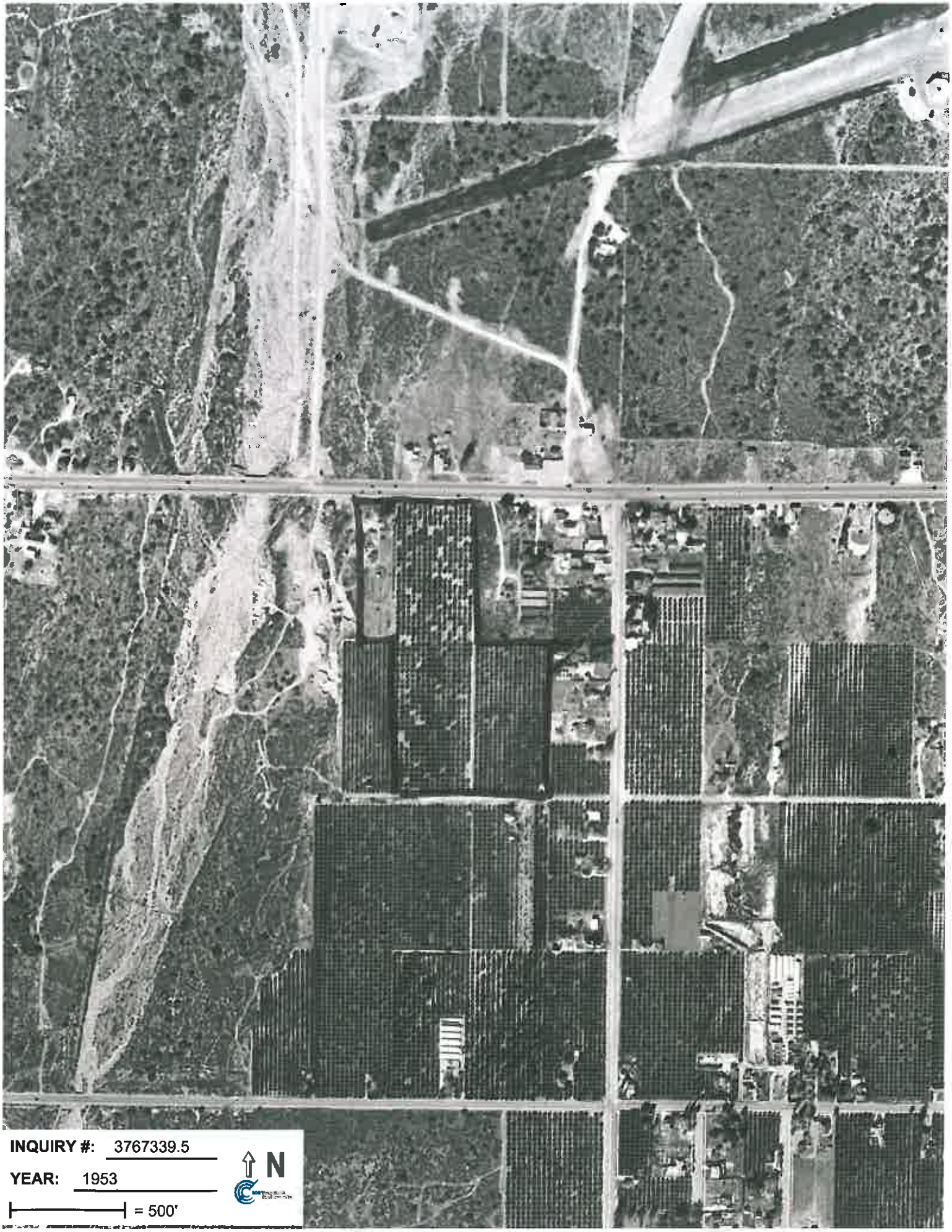
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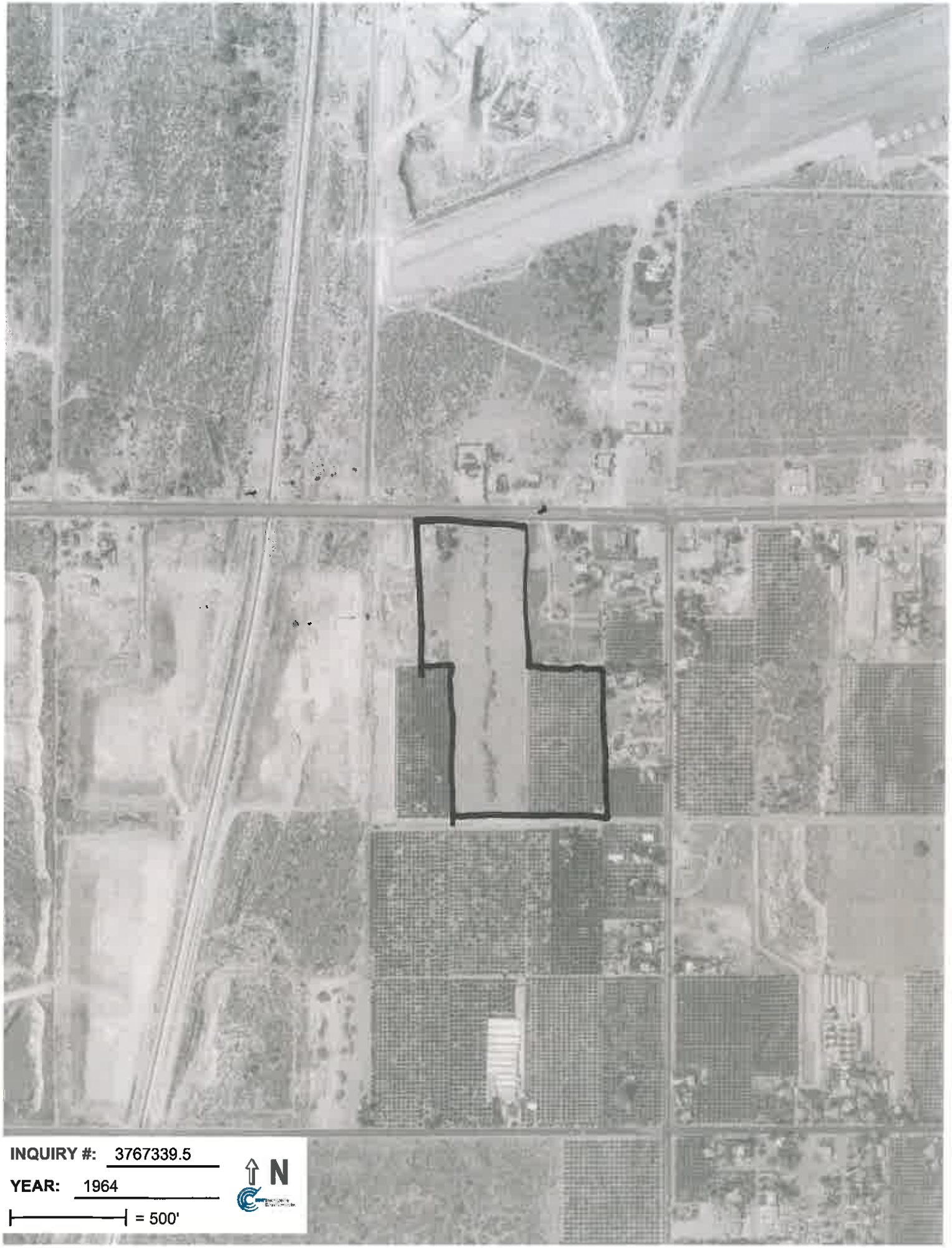
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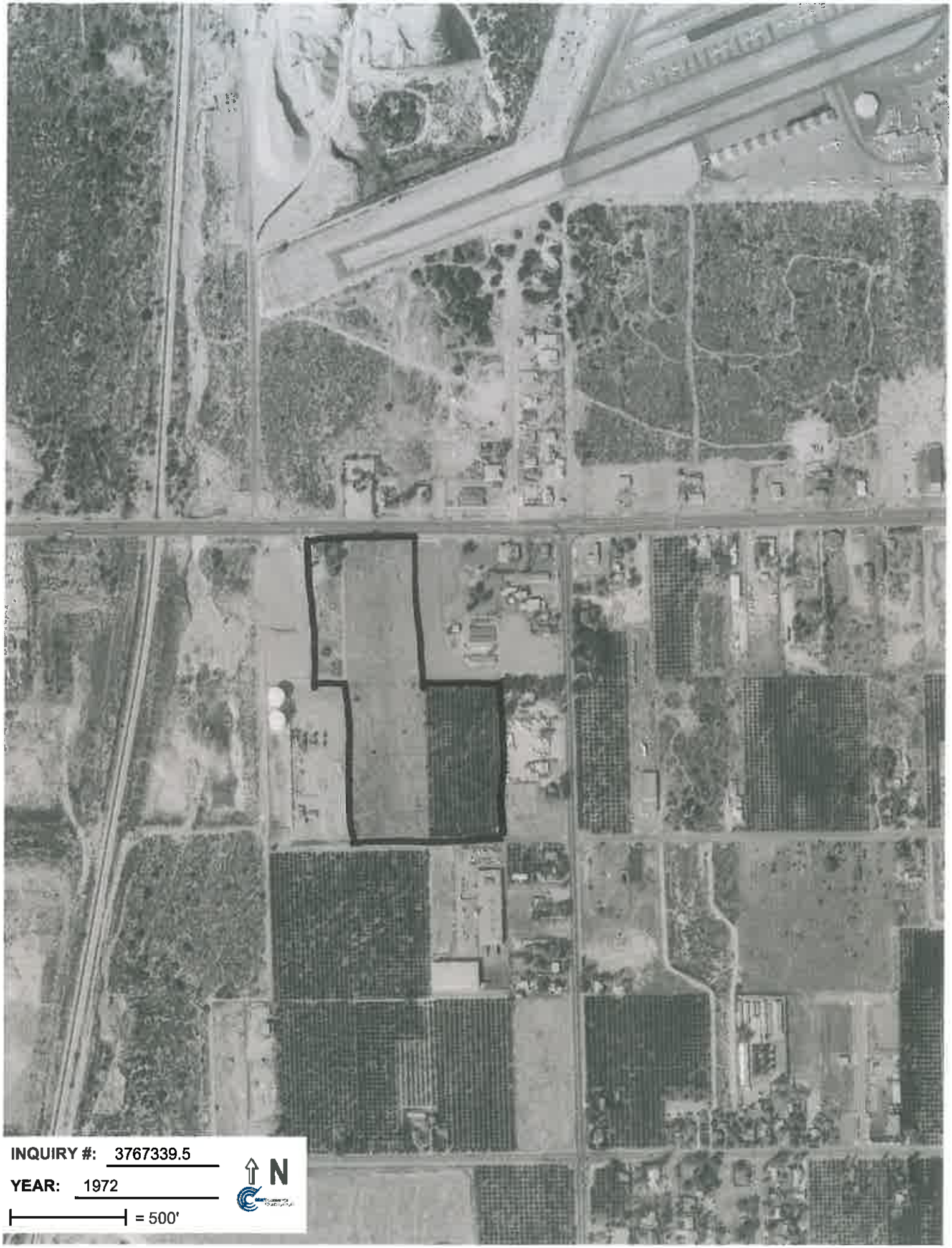
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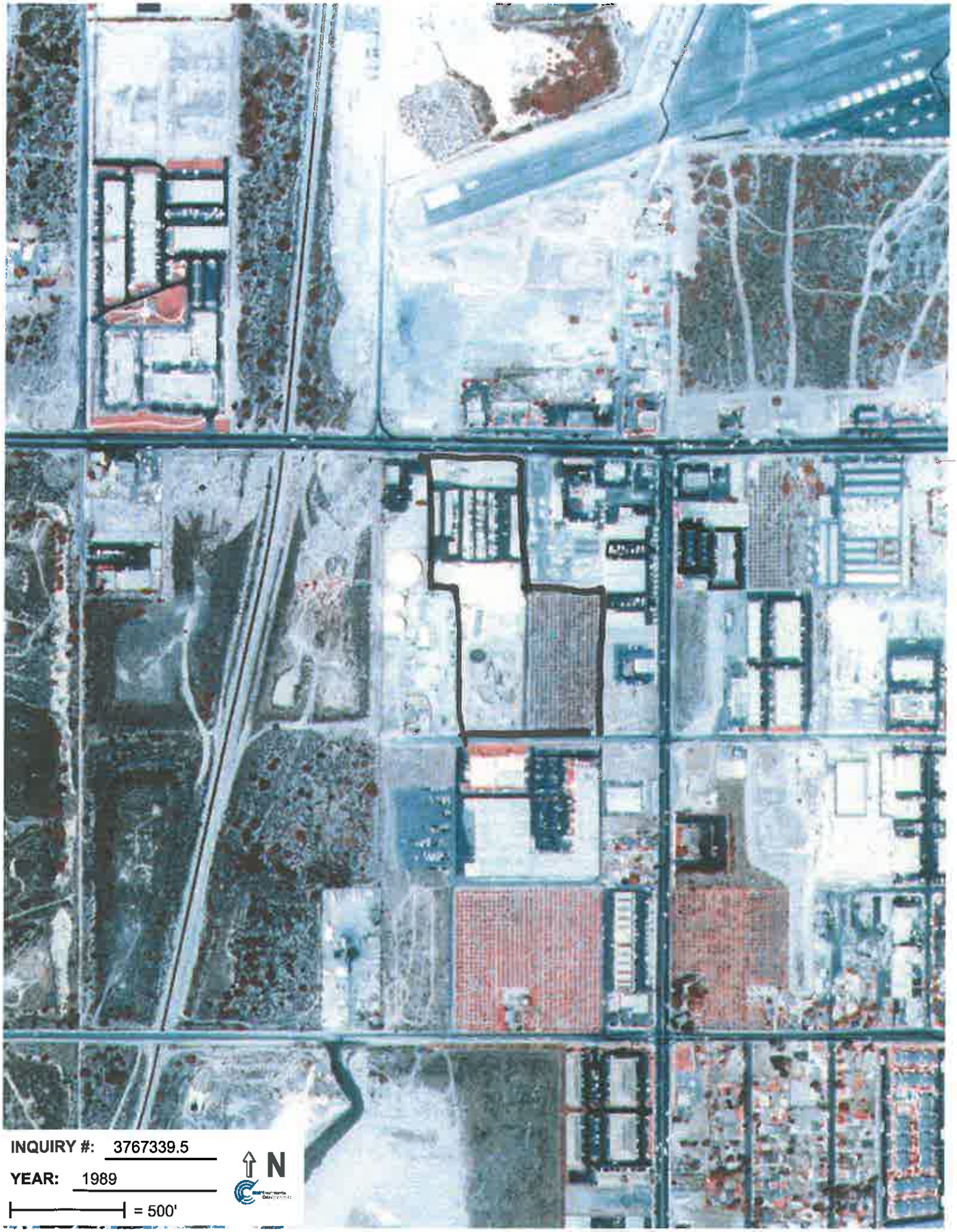
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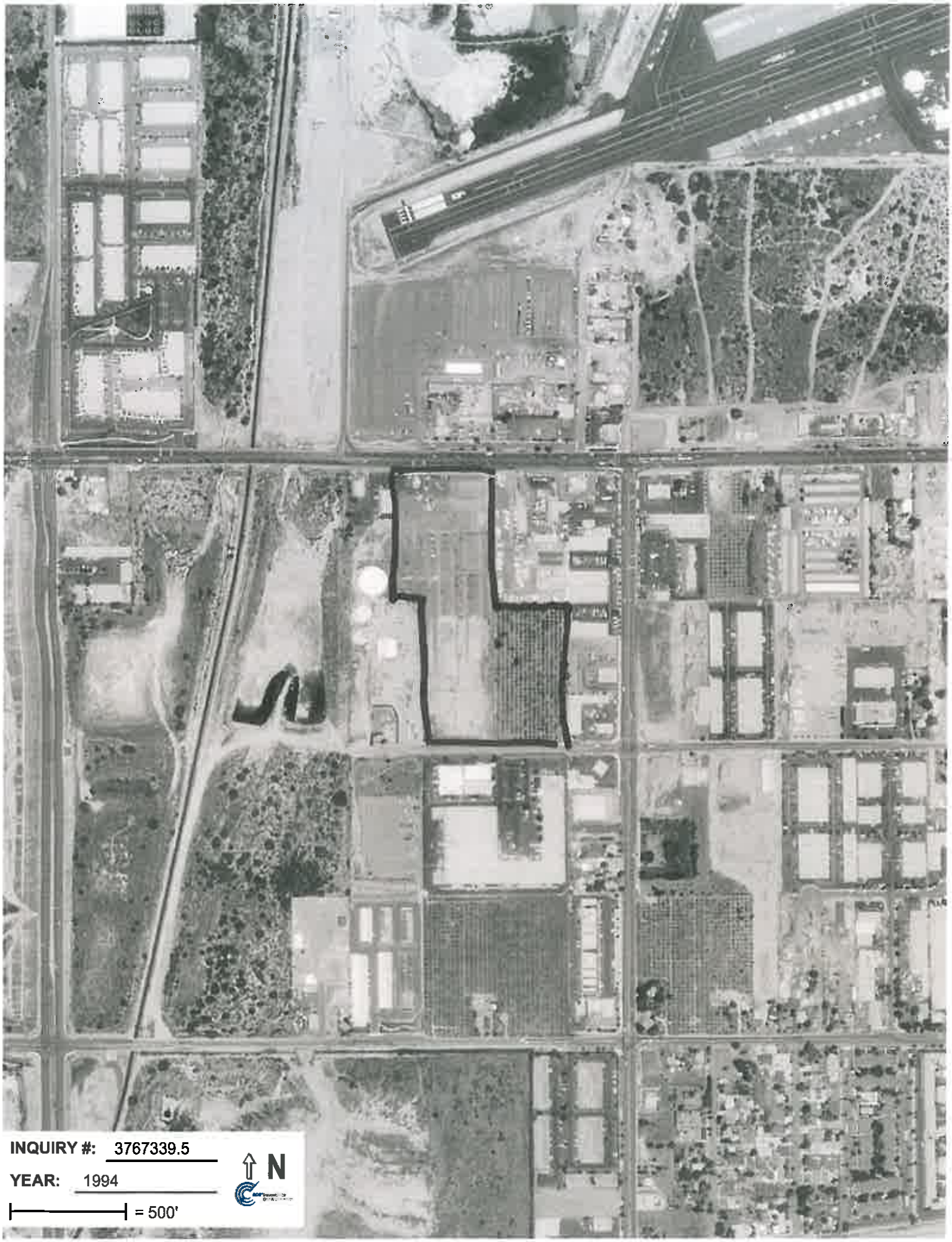
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YEAR: 2009
= 500'
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INQUIRY #: 3767339.5
YEAR: 2010
= 500'
N

INQUIRY #: 3767339.5
YEAR: 2012
= 500'
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EDR-Radius Map Report

Appendix E

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Lewis - Uplan
2066 & 2106 W. Foothill Blvd
Upland, CA 91786

Inquiry Number: 3767339.2s
October 25, 2013

The EDR Radius Map™ Report with GeoCheck®

Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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Detail Map	3
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Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-10
Physical Setting Source Map Findings	A-12
Physical Setting Source Records Searched	A-25

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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 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2066 & 2106 W. FOOTHILL BLVD
UPLAND, CA 91786

COORDINATES

Latitude (North):	34.1054000 - 34˚ 6' 19.44''
Longitude (West):	117.6923000 - 117˚ 41' 32.28''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	436144.7
UTM Y (Meters):	3773864.2
Elevation:	1325 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	34117-A6 ONTARIO, CA
Most Recent Revision:	1981

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2012
Source:	USDA

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
RV READY 2106 W FOOTHILL BLVD UPLAND, CA 91786	San Bern. Co. Permit	N/A

EXECUTIVE SUMMARY

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

CERCLIS ..... Comprehensive Environmental Response, Compensation, and Liability Information System
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-CESQG ..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROL ..... Sites with Institutional Controls
LUCIS ..... Land Use Control Information System

Federal ERNS list

ERNS ..... Emergency Response Notification System

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

EXECUTIVE SUMMARY

State and tribal leaking storage tank lists

SLIC ..... Statewide SLIC Cases
INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

INDIAN UST ..... Underground Storage Tanks on Indian Land
FEMA UST ..... Underground Storage Tank Listing

State and tribal voluntary cleanup sites

INDIAN VCP ..... Voluntary Cleanup Priority Listing
VCP ..... Voluntary Cleanup Program Properties

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations
ODI ..... Open Dump Inventory
SWRCY ..... Recycler Database
HAULERS ..... Registered Waste Tire Haulers Listing
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL ..... Clandestine Drug Labs
HIST Cal-Sites ..... Historical Calsites Database
SCH ..... School Property Evaluation Program
Toxic Pits ..... Toxic Pits Cleanup Act Sites
CDL ..... Clandestine Drug Labs
US HIST CDL ..... National Clandestine Laboratory Register

Local Land Records

LIENS 2 ..... CERCLA Lien Information
LIENS ..... Environmental Liens Listing
DEED ..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ..... Hazardous Materials Information Reporting System
CHMIRS ..... California Hazardous Material Incident Report System
LDS ..... Land Disposal Sites Listing
MCS ..... Military Cleanup Sites Listing
SPILLS 90 ..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

DOT OPS ..... Incident and Accident Data

EXECUTIVE SUMMARY

DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
US MINES	Mines Master Index File
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
RADINFO	Radiation Information Database
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System
RMP	Risk Management Plans
CA BOND EXP. PLAN	Bond Expenditure Plan
NPDES	NPDES Permits Listing
UIC	UIC Listing
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
Notify 65	Proposition 65 Records
DRYCLEANERS	Cleaner Facilities
WIP	Well Investigation Program Case List
ENF	Enforcement Action Listing
HAZNET	Facility and Manifest Data
EMI	Emissions Inventory Data
INDIAN RESERV	Indian Reservations
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
2020 COR ACTION	2020 Corrective Action Program List
PRP	Potentially Responsible Parties
US AIRS	Aerometric Information Retrieval System Facility Subsystem
WDS	Waste Discharge System
LEAD SMELTERS	Lead Smelter Sites
Financial Assurance	Financial Assurance Information Listing
EPA WATCH LIST	EPA WATCH LIST
US FIN ASSUR	Financial Assurance Information
PCB TRANSFORMER	PCB Transformer Registration Database
PROC	Certified Processors Database
MWMP	Medical Waste Management Program Listing
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
HWT	Registered Hazardous Waste Transporter Database
HWP	EnviroStor Permitted Facilities Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

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 RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 07/11/2013 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HOLLIDAY ROCK CO., INC. - FOOT	2193 WEST FOOTHILL BLVD	NW 0 - 1/8 (0.041 mi.)	C15	21

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 07/11/2013 has revealed that there are 8 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FOOTHILLS AUTO SVC	***2133 W FOOTHILL***	***N 0 - 1/8 (0.030 mi.)***	***C13***	***18***
GERMAN AUTO WORKS	***903 N CENTRAL #C***	***E 0 - 1/8 (0.059 mi.)***	***B33***	***42***
M AND N TRANSMISSIONS	***923 CENTRAL AVE STE J***	***E 0 - 1/8 (0.064 mi.)***	***F39***	***46***
INTEGRATED CARE SYSTEMS	***2315 W FOOTHILL BLVD ST***	***WNW 1/8 - 1/4 (0.161 mi.)***	***K73***	***72***

Lower Elevation	Address	Direction / Distance	Map ID	Page
NEW YORK SELTZER	***903 F CENTRAL***	***ESE 0 - 1/8 (0.015 mi.)***	***B7***	***13***
UVP LLC	***2066 W 11TH ST***	***S 0 - 1/8 (0.078 mi.)***	***G51***	***54***
UVP INC	***2066 WEST 11TH ST***	***S 0 - 1/8 (0.078 mi.)***	***G55***	***61***
CCL LABEL INC	***576 COLLEGE COMMERCE WA***	***S 1/8 - 1/4 (0.200 mi.)***	***75***	***73***

EXECUTIVE SUMMARY

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 09/05/2013 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MONTCLAIR TOWNE SQUARE	***8914-9095 MONTE VISTA A***	***SSW 1/2 - 1 (0.821 mi.)***	***85***	***93***
Status: No Further Action				

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 09/16/2013 has revealed that there are 7 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DINEEN TRUCKING INC.	***1284 AIRPORT DR***	***NNE 1/8 - 1/4 (0.203 mi.)***	***L76***	***76***
DINEEN TRUCKING INC.	***1284 AIRPORT DR***	***NNE 1/8 - 1/4 (0.203 mi.)***	***L77***	***80***
Status: Completed - Case Closed				

Lower Elevation	Address	Direction / Distance	Map ID	Page
WESTON E. MONTGOMERY FUEL	***2085 11TH***	***SSE 0 - 1/8 (0.009 mi.)***	***A2***	***8***
11TH STREET YARD	***2085 W 11TH ST***	***SSE 0 - 1/8 (0.009 mi.)***	***A3***	***9***
Status: Completed - Case Closed				
JOHN DOSH	***1853 W ARROW HWY***	***SE 1/4 - 1/2 (0.332 mi.)***	***M81***	***84***
Status: Completed - Case Closed				
DOSH PROPERTY	***1853 ARROW RT***	***SE 1/4 - 1/2 (0.333 mi.)***	***M82***	***87***
LAND CARE INC.	***8475***	***SE 1/4 - 1/2 (0.371 mi.)***	***83***	***88***
Status: Completed - Case Closed				

EXECUTIVE SUMMARY

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 09/16/2013 has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CAR WASH USA	2016 W FOOTHILL BLVD	NE 0 - 1/8 (0.044 mi.)	D23	35

Lower Elevation	Address	Direction / Distance	Map ID	Page
CENTRAL STATION	775 N CENTRAL AVE	SE 0 - 1/8 (0.049 mi.)	E25	37

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.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HOLLIDAY ROCK	2193 W. FOOTHILL BLVD	NW 0 - 1/8 (0.041 mi.)	C18	31

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

A review of the WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has revealed that there is 1 WMUDS/SWAT site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CLAREMONT LANDFILL	***ARROW ROUTE & CLAREMONT***	***WSW 1/4 - 1/2 (0.448 mi.)***	***84***	***91***

Local Lists of Registered Storage Tanks

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 5 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
POMONA VALLEY POOLCHLOR	***2133 W FOOTHILL***	***N 0 - 1/8 (0.030 mi.)***	***C10***	***15***
HOLLIDAY ROCK CO INC	***2193 W FOOTHILL BLVD***	***NW 0 - 1/8 (0.041 mi.)***	***C17***	***23***

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DINEEN TRUCKING INC	***1062 AIRPORT DR***	***NE 0 - 1/8 (0.102 mi.)***	***H59***	***65***
DINEEN TRUCKING INC.	***1284 AIRPORT DR***	***NNE 1/8 - 1/4 (0.203 mi.)***	***L76***	***76***

Lower Elevation	Address	Direction / Distance	Map ID	Page
ELEVENTH STREET YARD	***2085 W 011TH ST***	***SSE 0 - 1/8 (0.009 mi.)***	***A4***	***11***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 5 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HOLLIDAY ROCK CO.,INC.	2193 W FOOTHILL BLVD	NW 0 - 1/8 (0.041 mi.)	C16	22
DINEEN TRUCKING INC	1062 AIRPORT DR	NE 0 - 1/8 (0.102 mi.)	H58	65
DINEEN TRUCKING INC.	***1284 AIRPORT DR***	***NNE 1/8 - 1/4 (0.203 mi.)***	***L77***	***80***

Lower Elevation	Address	Direction / Distance	Map ID	Page
11TH STREET YARD	***2085 W 11TH ST***	***SSE 0 - 1/8 (0.009 mi.)***	***A3***	***9***
CATTRAC CONSTRUCTION	***1953 W 11TH ST***	***SE 0 - 1/8 (0.120 mi.)***	***J62***	***67***

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 7 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
POMONA VALLEY POOLCHLOR	***2133 W FOOTHILL***	***N 0 - 1/8 (0.030 mi.)***	***C10***	***15***
HOLLIDAY ROCK CO INC	***2193 W FOOTHILL BLVD***	***NW 0 - 1/8 (0.041 mi.)***	***C17***	***23***
CAR WASH USA	2016 FOOTHILL BLVD	NE 0 - 1/8 (0.044 mi.)	D21	33
DINEEN TRUCKING INC	***1062 AIRPORT DR***	***NE 0 - 1/8 (0.102 mi.)***	***H59***	***65***
DINEEN TRUCKING INC.	***1284 AIRPORT DR***	***NNE 1/8 - 1/4 (0.203 mi.)***	***L76***	***76***

Lower Elevation	Address	Direction / Distance	Map ID	Page
ELEVENTH STREET YARD	***2085 W 011TH ST***	***SSE 0 - 1/8 (0.009 mi.)***	***A4***	***11***
ARCO AM PM	***775 N CENTRAL AVE***	***SE 0 - 1/8 (0.049 mi.)***	***E24***	***35***

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 07/11/2013 has revealed that

there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MINNESOTA RUBBER AND QMR PLAST	***2377 W FOOTHILL BLVD UN***	***WNW 1/8 - 1/4 (0.230 mi.)***	***78***	***82***

Lower Elevation	Address	Direction / Distance	Map ID	Page
E CYCLERS INC	2028 W 11TH ST	S 0 - 1/8 (0.078 mi.)	G53	59

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 4 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DINEEN TRUCKING INC.	***1284 AIRPORT DR***	***NNE 1/8 - 1/4 (0.203 mi.)***	***L76***	***76***

Lower Elevation	Address	Direction / Distance	Map ID	Page
WESTON E. MONTGOMERY FUEL	***2085 11TH***	***SSE 0 - 1/8 (0.009 mi.)***	***A2***	***8***
DOSH PROPERTY	***1853 ARROW RT***	***SE 1/4 - 1/2 (0.333 mi.)***	***M82***	***87***
LAND CARE INC.	***8475***	***SE 1/4 - 1/2 (0.371 mi.)***	***83***	***88***

San Bern. Co. Permit: San Bernardino County Fire Department Hazardous Materials Division.

A review of the San Bern. Co. Permit list, as provided by EDR, and dated 09/03/2013 has revealed that there are 38 San Bern. Co. Permit sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
J B'S POOL SERVICE	2186 W FOOTHILL BLVD	NNW 0 - 1/8 (0.015 mi.)	C8	15
TIRE PROS OF UPLAND	2084 W FOOTHILL BLVD	NNE 0 - 1/8 (0.028 mi.)	D9	15
POMONA VALLEY POOL CHLOR	2133 W FOOTHILL BLVD ST	N 0 - 1/8 (0.030 mi.)	C11	17
HOLLIDAY ROCK CO INC	***2193 W FOOTHILL BLVD***	***NW 0 - 1/8 (0.041 mi.)***	***C17***	***23***
FOOTHILL CAR WASH &DETAIL	2016 W FOOTHILL BLVD	NE 0 - 1/8 (0.044 mi.)	D20	33
AMERICAN AUTOMOTIVE CENTER	2018 W FOOTHILL BLVD	NE 0 - 1/8 (0.044 mi.)	D22	34
GERMAN AUTO WORKS	903 N CENTRAL AVE STE C	E 0 - 1/8 (0.059 mi.)	B32	41
EXOTIC MOTORCARS	923 N CENTRAL STE G	E 0 - 1/8 (0.064 mi.)	F40	48
AFFORDABLE AUTO CARE	923 N CENTRAL AVE	E 0 - 1/8 (0.064 mi.)	F41	48
R & L AUTOMOTIVE REPAIR	923 N CENTRAL L	E 0 - 1/8 (0.064 mi.)	F42	48
UPLAND MERCEDES REPAIR	923 CENTRAL AVE	E 0 - 1/8 (0.064 mi.)	F43	49
AMERICAN AUTOMOTIVE	933 N CENTRAL UNIT D	E 0 - 1/8 (0.070 mi.)	F45	51
TIRE PROS OF UPLAND	2020 W FOOTHILL BLVD	NE 0 - 1/8 (0.098 mi.)	H57	64
SMALLING AUTO & TRUCK REPAIR	1102 N AIRPORT DR	NE 0 - 1/8 (0.117 mi.)	I60	66
ALPINE COLLISION CENTER	2110 AVIATION DR2122 AV	NNE 1/8 - 1/4 (0.132 mi.)	I65	69
REBECK, T W	1160 AIRPORT DR	NNE 1/8 - 1/4 (0.141 mi.)	I68	70
DINEEN TRUCKING INC.	***1284 AIRPORT DR***	***NNE 1/8 - 1/4 (0.203 mi.)***	***L77***	***80***

Lower Elevation	Address	Direction / Distance	Map ID	Page
11TH STREET YARD	***2085 W 11TH ST***	***SSE 0 - 1/8 (0.009 mi.)***	***A3***	***9***
JOEL'S AUTOMOTIVE, INC.	933 N CENTRAL AVE B	ESE 0 - 1/8 (0.012 mi.)	B5	13
ARCO AM PM	***775 N CENTRAL AVE***	***SE 0 - 1/8 (0.049 mi.)***	***E24***	***35***
AAMCO TRANSMISSION CENTER	825 N CENTRAL AVE #E	SE 0 - 1/8 (0.056 mi.)	E26	37

EXECUTIVE SUMMARY

Lower Elevation	Address	Direction / Distance	Map ID	Page
SUPER BRAKES & TIRES AUTO CARE	825 N CENTRAL AVE E	SE 0 - 1/8 (0.056 mi.)	E27	38
DISCOUNT TIRE CENTERS # 107	825 N CENTRAL AVE	SE 0 - 1/8 (0.056 mi.)	E29	40
AAMCO TRANSMISSION CENTER	825 N CENTRAL AVE UNIT	SE 0 - 1/8 (0.056 mi.)	E30	41
PAT'S AUTO REPAIR	825 N CENTRAL AVE UNIT	SE 0 - 1/8 (0.056 mi.)	E31	41
ALPINE AUTOMOTIVE	825 N CENTRAL AVE D	SE 0 - 1/8 (0.061 mi.)	E36	45
GOLDEN WEST PROD & DIST, INC	755 N CENTRAL AVE	SE 0 - 1/8 (0.062 mi.)	E37	45
ACCELLENT	***2052 W 11TH ST***	***S 0 - 1/8 (0.078 mi.)***	***G48***	***53***
J. K. MOLDS, INC	2048 W 11TH ST	S 0 - 1/8 (0.078 mi.)	G49	53
ENTEGRIS UPLAND INC	2022 W 11TH ST	S 0 - 1/8 (0.078 mi.)	G50	54
LOCKHEED AIRCRAFT SVC CO	***2066 W 11TH ST***	***S 0 - 1/8 (0.078 mi.)***	***G52***	***58***
E-CYCLERS, INC	2028 W 11TH ST	S 0 - 1/8 (0.078 mi.)	G54	61
CATTRAC CONSTRUCTION	***1953 W 11TH ST***	***SE 0 - 1/8 (0.120 mi.)***	***J62***	***67***
ACE ENGINEERING	1937 W 11TH ST STE C	ESE 1/8 - 1/4 (0.139 mi.)	J67	69
KENGRAPHICS PRINTING	1935 W 11TH ST A	ESE 1/8 - 1/4 (0.142 mi.)	J69	70
CJ MEDIA	1933 W 11TH ST UNIT K	ESE 1/8 - 1/4 (0.144 mi.)	J70	71
WALTON FABRICATION	1933 W 11TH ST UNIT H	ESE 1/8 - 1/4 (0.144 mi.)	J71	71
INTERSTATE BATTERY INLAND EMPI	822 W BERRY CT	ESE 1/8 - 1/4 (0.243 mi.)	79	83

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 are 16 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	2133 W FOOTHILL BLVD	N 0 - 1/8 (0.030 mi.)	C12	17
Not reported	2080 W FOOTHILL BLVD	NNE 0 - 1/8 (0.032 mi.)	D14	20
Not reported	2018 W FOOTHILL BLVD	NE 0 - 1/8 (0.044 mi.)	D19	32
Not reported	903 N CENTRAL AVE	E 0 - 1/8 (0.059 mi.)	B34	43
Not reported	923 N CENTRAL AVE	E 0 - 1/8 (0.064 mi.)	F44	50
Not reported	933 N CENTRAL AVE	E 0 - 1/8 (0.070 mi.)	F47	52
Not reported	2020 W FOOTHILL BLVD	NE 0 - 1/8 (0.098 mi.)	H56	64
Not reported	1102 AIRPORT DR	NE 0 - 1/8 (0.117 mi.)	I61	66
Not reported	2110 AVIATION DR	NNE 1/8 - 1/4 (0.132 mi.)	I64	68
Not reported	2335 W FOOTHILL BLVD	WNW 1/8 - 1/4 (0.184 mi.)	K74	73

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	825 N CENTRAL AVE	SE 0 - 1/8 (0.056 mi.)	E28	39
Not reported	775 N CENTRAL AVE	SE 0 - 1/8 (0.059 mi.)	E35	44
Not reported	1953 W 11TH ST	SE 0 - 1/8 (0.120 mi.)	J63	68

EXECUTIVE SUMMARY

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	1937 W 11TH ST	ESE 1/8 - 1/4 (0.139 mi.)	J66	69
Not reported	1933 W 11TH ST	ESE 1/8 - 1/4 (0.144 mi.)	J72	71
Not reported	888 BERRY CT	E 1/8 - 1/4 (0.244 mi.)	80	84

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 3 EDR US Hist Cleaners sites within approximately 0.25 miles of the target property.

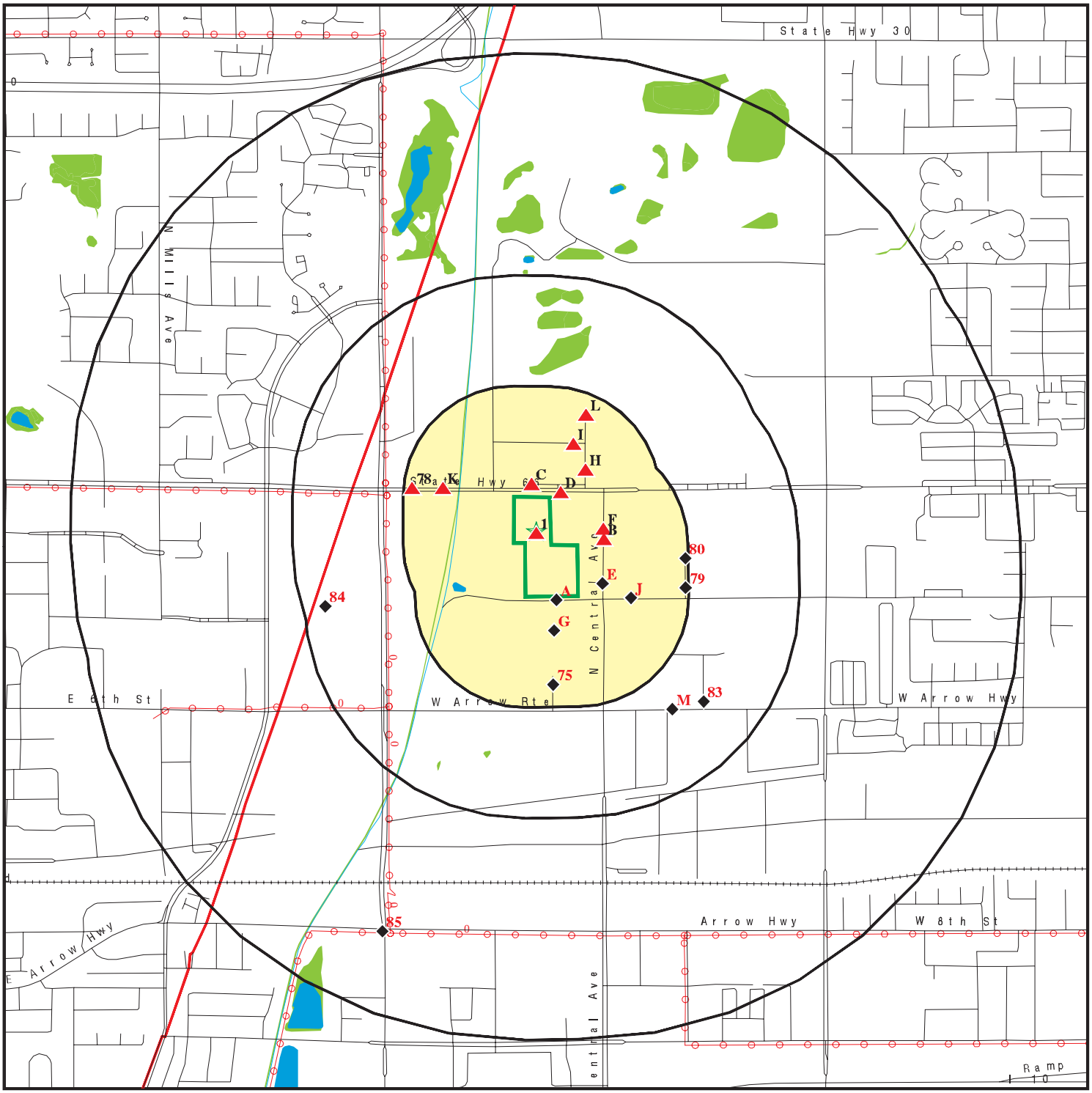
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	2180 W FOOTHILL BLVD	NNW 0 - 1/8 (0.012 mi.)	C6	13
Not reported	912 N CENTRAL AVE	E 0 - 1/8 (0.062 mi.)	B38	46
Not reported	933 N CENTRAL AVE	E 0 - 1/8 (0.070 mi.)	F46	51

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 16 records.

Site Name	Database(s)
	WMUDS/SWAT, HIST CORTESE, CHMIRS
LEWIS HOMES	HIST CORTESE, LUST
MATHISEN OIL CO INC	NPDES, HIST UST, San Bern. Co. Permit
GREAT WESTERN BANK	SWEEPS UST
CIMA ROAD MINE WASTE SITE	CERCLIS
CITY OF CLAREMONT COMMUNITY SERVIC	SWF/LF
SDUSD - HALE JUNIOR HIGH SCHOOL	HAZNET
SOUTHERN CALIFORNIA EDISON - LIVE	HAZNET
MIRIAM E LEWIS TRUST	HAZNET
AT&T CORP - CAK810	San Bern. Co. Permit
BREWER'S AUTOMOTIVE	San Bern. Co. Permit
CORITAS PALLETS	San Bern. Co. Permit
SCE SAN ANTONIO SUBSTATION	San Bern. Co. Permit
MOUNTAIN VIEW COLLISION CENTER	San Bern. Co. Permit
R & R ROTARY	San Bern. Co. Permit
GOLDEN STATE WATER COMPANY	San Bern. Co. Permit

OVERVIEW MAP - 3767339.2s



0 1/4 1/2 1 Miles

- 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
- County Boundary
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- 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: Lewis - Uplan	CLIENT: Converse Consult Inland Empire
ADDRESS: 2066 & 2106 W. Foothill Blvd Upland CA 91786	CONTACT: Alex Fernandez INQUIRY #: 3767339.2s
LAT/LONG: 34.1054 / 117.6923	DATE: October 25, 2013 3:12 pm

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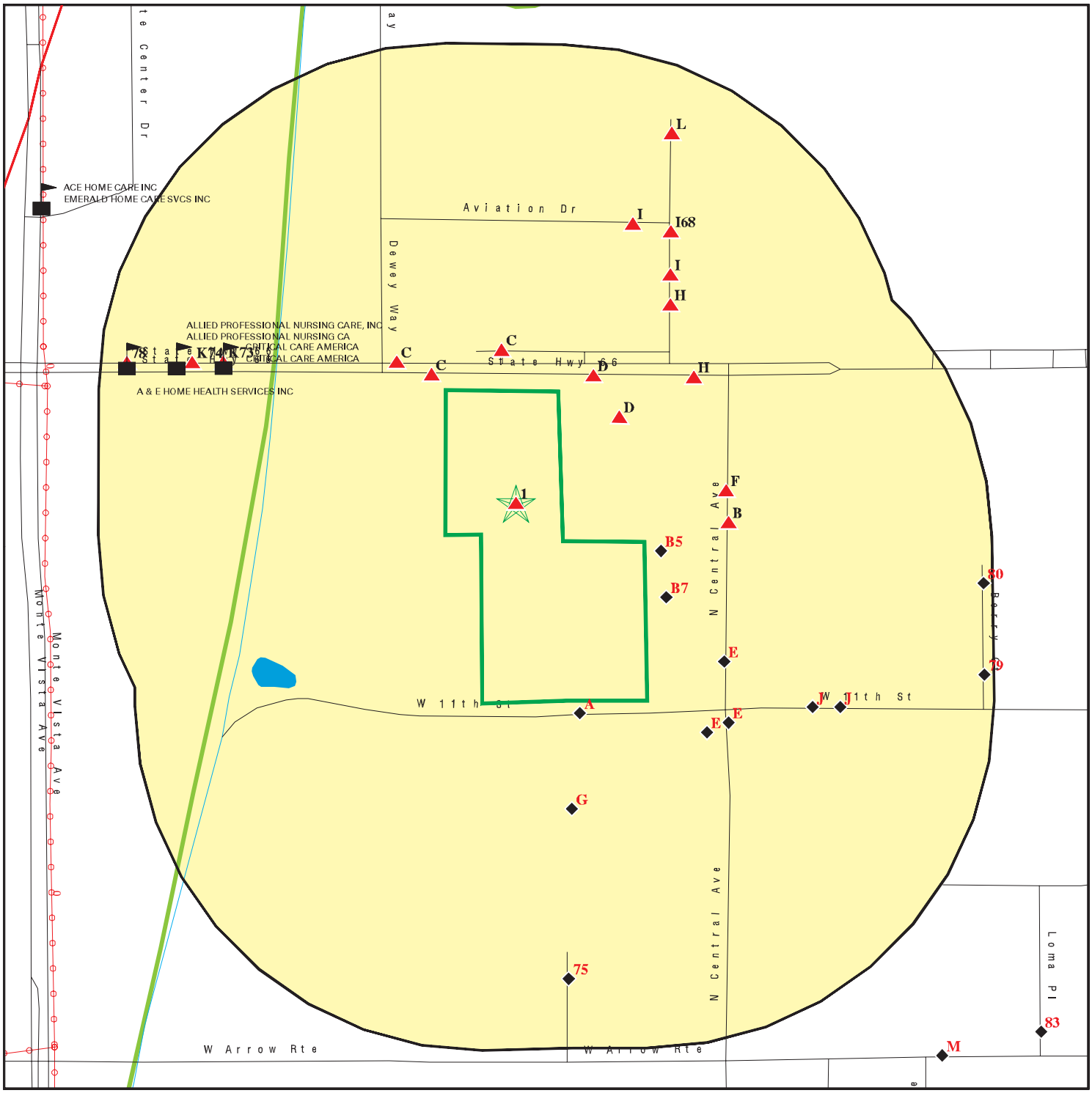
DETAIL MAP - 3767339.2s



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

County Boundary

Power transmission lines

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

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:	Lewis - Uplan	CLIENT:	Converse Consult Inland Empire
ADDRESS:	2066 & 2106 W. Foothill Blvd Upland CA 91786	CONTACT:	Alex Fernandez
		INQUIRY #:	3767339.2s
LAT/LONG:	34.1054 / 117.6923	DATE:	October 25, 2013 3:15 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		1	0	NR	NR	NR	1
RCRA-SQG	0.250		6	2	NR	NR	NR	8
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	1	NR	1
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		2	2	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
SLIC	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST	0.250		2	0	NR	NR	NR	2
AST	0.250		1	0	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
WMUDS/SWAT	0.500		0	0	1	NR	NR	1
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
Local Lists of Hazardous waste / Contaminated Sites								
US 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
Toxic Pits	1.000		0	0	0	0	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA FID UST	0.250		4	1	NR	NR	NR	5
HIST UST	0.250		4	1	NR	NR	NR	5
SWEEPS UST	0.250		6	1	NR	NR	NR	7
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LIENS	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
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	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
MCS	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
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
HIST CORTESE	0.500		1	1	2	NR	NR	4
CUPA Listings	0.250		0	0	NR	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
San Bern. Co. Permit	0.250	1	30	8	NR	NR	NR	39
HAZNET	TP		NR	NR	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	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
COAL ASH EPA	0.500		0	0	0	NR	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		11	5	NR	NR	NR	16
EDR US Hist Cleaners	0.250		3	0	NR	NR	NR	3

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1 Target Property | **RV READY**
2106 W FOOTHILL BLVD
UPLAND, CA 91786 | **San Bern. Co. Permit** | **S109849241**
N/A

Actual: 1325 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0011588
Owner:	RV READY
Permit Number:	PT0022285
Permit Category:	SPECIAL HANDLER
Facility Status:	INACTIVE
Expiration Date:	04/30/2010

Region:	SAN BERNARDINO
Facility ID:	FA0011588
Owner:	RV READY
Permit Number:	PT0022286
Permit Category:	SPECIAL GENERATOR
Facility Status:	INACTIVE
Expiration Date:	04/30/2010

A2 SSE < 1/8 0.009 mi. 47 ft. | **WESTON E. MONTGOMERY FUEL**
2085 11TH
UPLAND, CA 91786 | **HIST CORTESE**
LUST | **S102441224**
N/A

Site 1 of 3 in cluster A

Relative: Lower

Actual: 1300 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	36
Reg By:	LTNKA
Reg Id:	083602753T

LUST REG 8:

Region:	8
County:	San Bernardino
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083602753T
Local Case Num:	95058
Case Type:	Soil only
Substance:	Diesel
Qty Leaked:	Not reported
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Not reported
How Stopped:	Not reported
Leak Cause:	Not reported
Leak Source:	Not reported
Global ID:	T0607100397
How Stopped Date:	Not reported
Enter Date:	12/19/1995
Review Date:	Not reported
Prelim Assess:	Not reported
Discover Date:	9/28/1995
Enforcement Date:	Not reported
Close Date:	1/8/1996

WESTON E. MONTGOMERY FUEL (Continued) **S102441224**

Workplan:	Not reported
Pollution Char:	Not reported
Remed Plan:	Not reported
Remed Action:	Not reported
Monitoring:	Not reported
Enter Date:	12/19/1995
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	34.1032976
Longitude:	-117.6908148
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:	WDM
Staff Initials:	JC3
Lead Agency:	Local Agency
Local Agency:	36000L
Hydr Basin #:	UPPER SANTA ANA VALL
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported

A3 **11TH STREET YARD** **LUST** **U001570646**
SSE **2085 W 11TH ST** **HIST UST** **N/A**
< 1/8 **UPLAND, CA 91786** **San Bern. Co. Permit**
0.009 mi.
47 ft. **Site 2 of 3 in cluster A**

Relative:
Lower

Actual:
1300 ft.

LUST:

Region:	STATE
Global Id:	T0607100397
Latitude:	34.1032976
Longitude:	-117.6908148
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	01/08/1996
Lead Agency:	SAN BERNARDINO COUNTY
Case Worker:	JC
Local Agency:	SAN BERNARDINO COUNTY
RB Case Number:	083602753T
LOC Case Number:	95058
File Location:	Local Agency
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

11TH STREET YARD (Continued) **U001570646**

Contact:

Global Id:	T0607100397
Contact Type:	Local Agency Caseworker
Contact Name:	JACKSON CRUTSINGER
Organization Name:	SAN BERNARDINO COUNTY
Address:	620 SOUTH E STREET
City:	SAN BERNARDINO
Email:	jcrutsinger@sbcfire.org
Phone Number:	Not reported

Status History:

Global Id:	T0607100397
Status:	Completed - Case Closed
Status Date:	01/08/1996
Global Id:	T0607100397
Status:	Open - Case Begin Date
Status Date:	09/28/1995

Regulatory Activities:

Global Id:	T0607100397
Action Type:	Other
Date:	01/01/1950
Action:	Leak Discovery
Global Id:	T0607100397
Action Type:	Other
Date:	01/01/1950
Action:	Leak Reported

HIST UST:

Region:	STATE
Facility ID:	00000038926
Facility Type:	Gas Station
Other Type:	Not reported
Total Tanks:	0003
Contact Name:	MONTY MONTGOMERY
Telephone:	7146268614
Owner Name:	WESTON E. MONTGOMERY
Owner Address:	3232 PADAU AVE.
Owner City,St,Zip:	CLAREMONT, CA 91711
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00008000
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Tank Construction:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	2
Year Installed:	1983

11TH STREET YARD (Continued) **U001570646**

Tank Capacity: 00020000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: 5/16 inches
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 3
Year Installed: 1983
Tank Capacity: 00020000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: 5/16 inches
Leak Detection: Stock Inventor

San Bern. Co. Permit:
Region: SAN BERNARDINO
Facility ID: FA0010215
Owner: TEAGUE, GARY
Permit Number: PT0017364
Permit Category: SPECIAL GENERATOR
Facility Status: ACTIVE
Expiration Date: 02/28/2014

Region: SAN BERNARDINO
Facility ID: FA0010215
Owner: TEAGUE, GARY
Permit Number: PT0017365
Permit Category: HAZMAT HANDLER 0-10 EMPLOYEES
Facility Status: ACTIVE
Expiration Date: 02/28/2014

A4 **ELEVENTH STREET YARD** **CA FID UST** **S101591770**
SSE **2085 W 011TH ST** **SWEEPS UST** **N/A**
< 1/8 **UPLAND, CA 91786**
0.009 mi.
47 ft. **Site 3 of 3 in cluster A**

Relative:
Lower

Actual:
1300 ft.

CA FID UST:
Facility ID: 36008960
Regulated By: UTNKA
Regulated ID: 00038926
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: Not reported
Mail To: Not reported
Mailing Address: 3232 PADVA AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: UPLAND 91786
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

ELEVENTH STREET YARD (Continued) **S101591770**

SWEEPS UST:

Status:	Active
Comp Number:	38926
Number:	9
Board Of Equalization:	44-020961
Referral Date:	07-28-92
Action Date:	07-28-92
Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	1
Swrcb Tank Id:	36-000-038926-000001
Actv Date:	07-01-85
Capacity:	8000
Tank Use:	OIL
Stg:	W
Content:	WASTE OIL
Number Of Tanks:	3

Status:	Active
Comp Number:	38926
Number:	9
Board Of Equalization:	44-020961
Referral Date:	07-28-92
Action Date:	07-28-92
Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	2
Swrcb Tank Id:	36-000-038926-000002
Actv Date:	07-01-85
Capacity:	20000
Tank Use:	M.V. FUEL
Stg:	P
Content:	DIESEL
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	38926
Number:	9
Board Of Equalization:	44-020961
Referral Date:	07-28-92
Action Date:	07-28-92
Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	3
Swrcb Tank Id:	36-000-038926-000003
Actv Date:	07-01-85
Capacity:	20000
Tank Use:	M.V. FUEL
Stg:	P
Content:	DIESEL
Number Of Tanks:	Not reported

B5 ESE < 1/8 0.012 mi. 62 ft. — **JOEL'S AUTOMOTIVE, INC.**, **933 N CENTRAL AVE B**, **UPLAND, CA 91786** — **San Bern. Co. Permit** — **S104767427**, **N/A**

Site 1 of 6 in cluster B

Relative: Lower

Actual: 1323 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0004153
Owner:	JOEL'S AUTOMOTIVE INC
Permit Number:	PT0007054
Permit Category:	SPECIAL GENERATOR
Facility Status:	INACTIVE
Expiration Date:	04/30/2011

Region:	SAN BERNARDINO
Facility ID:	FA0004153
Owner:	JOEL'S AUTOMOTIVE INC
Permit Number:	PT0007055
Permit Category:	SPECIAL HANDLER
Facility Status:	INACTIVE
Expiration Date:	04/30/2011

C6 NNW < 1/8 0.012 mi. 64 ft. — **2180 W FOOTHILL BLVD**, **UPLAND, CA 91786** — **EDR US Hist Cleaners** — **1015019579**, **N/A**

Site 1 of 10 in cluster C

Relative: Higher

Actual: 1345 ft.

EDR Historical Cleaners:

Name:	MARKET PLACE CLEANERS
Year:	2001
Address:	2180 W FOOTHILL BLVD

Name:	MARKET PLACE CLEANERS
Year:	2002
Address:	2180 W FOOTHILL BLVD

B7 ESE < 1/8 0.015 mi. 80 ft. — **NEW YORK SELTZER**, **903 F CENTRAL**, **UPLAND, CA 91786** — **RCRA-SQG**, **FINDS** — **1000137083**, **CAD982372096**

Site 2 of 6 in cluster B

Relative: Lower

Actual: 1319 ft.

RCRA-SQG:

Date form received by agency:	04/22/1988
Facility name:	NEW YORK SELTZER
Facility address:	903 F CENTRAL UPLAND, CA 91786
EPA ID:	CAD982372096
Mailing address:	F CENTRAL UPLAND, CA 91786
Contact:	ENVIRONMENTAL MANAGER
Contact address:	903 F CENTRAL UPLAND, CA 91786
Contact country:	US
Contact telephone:	(714) 985-3514
Contact email:	Not reported

NEW YORK SELTZER (Continued) **1000137083**

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: REED CARTER
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
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: 110002802977

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

NEW YORK SELTZER (Continued) **1000137083**

program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

C8
NNW
< 1/8
0.015 mi.
81 ft.

J B'S POOL SERVICE
2186 W FOOTHILL BLVD
UPLAND, CA 91786

San Bern. Co. Permit **S102042548**
N/A

Site 2 of 10 in cluster C

Relative:
Higher

Actual:
1345 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0004055
Owner:	DAVID ALLEN WRIGHT
Permit Number:	PT0003896
Permit Category:	HAZMAT HANDLER 0-10 EMPLOYEES
Facility Status:	ACTIVE
Expiration Date:	09/30/2013

D9
NNE
< 1/8
0.028 mi.
147 ft.

TIRE PROS OF UPLAND
2084 W FOOTHILL BLVD
UPLAND, CA 91786

San Bern. Co. Permit **S102042432**
N/A

Site 1 of 7 in cluster D

Relative:
Higher

Actual:
1347 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0001464
Owner:	SUNNY,YS KIM.
Permit Number:	PT0005229
Permit Category:	SPECIAL HANDLER
Facility Status:	INACTIVE
Expiration Date:	10/31/2008

Region:	SAN BERNARDINO
Facility ID:	FA0001464
Owner:	SUNNY,YS KIM.
Permit Number:	PT0005230
Permit Category:	SPECIAL GENERATOR
Facility Status:	INACTIVE
Expiration Date:	10/31/2008

C10
North
< 1/8
0.030 mi.
157 ft.

POMONA VALLEY POOLCHLOR
2133 W FOOTHILL
UPLAND, CA 91786

CA FID UST **1000926084**
SWEEPS UST **N/A**

Site 3 of 10 in cluster C

Relative:
Higher

Actual:
1348 ft.

CA FID UST:

Facility ID:	36005948
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	Not reported

POMONA VALLEY POOLCHLOR (Continued) **1000926084**

Mail To:	Not reported
Mailing Address:	2133 W FOOTHILL
Mailing Address 2:	Not reported
Mailing City,St,Zip:	UPLAND 91786
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

SWEEPS UST:

Status:	Not reported
Comp Number:	22818
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Tank Status:	Not reported
Owner Tank Id:	Not reported
Swrcb Tank Id:	36-000-022818-000001
Actv Date:	Not reported
Capacity:	400
Tank Use:	OIL
Stg:	WASTE
Content:	WASTE OIL
Number Of Tanks:	2

Status:	Not reported
Comp Number:	22818
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Tank Status:	Not reported
Owner Tank Id:	Not reported
Swrcb Tank Id:	36-000-022818-000002
Actv Date:	Not reported
Capacity:	5000
Tank Use:	M.V. FUEL
Stg:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	12542
Number:	1
Board Of Equalization:	44-020403
Referral Date:	09-11-91
Action Date:	09-11-91
Created Date:	09-19-88
Tank Status:	A
Owner Tank Id:	Not reported
Swrcb Tank Id:	36-000-012542-000001

POMONA VALLEY POOLCHLOR (Continued) **1000926084**

Actv Date:	09-19-88
Capacity:	1
Tank Use:	UNKNOWN
Stg:	P
Content:	UNKNOWN
Number Of Tanks:	1

C11
North
< 1/8
0.030 mi.
157 ft.

POMONA VALLEY POOL CHLOR
2133 W FOOTHILL BLVD STE B
UPLAND, CA 91786

San Bern. Co. Permit **1005979657**
N/A

Site 4 of 10 in cluster C

Relative:
Higher

Actual:
1348 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0005368
Owner:	HOCKETT, DAN
Permit Number:	PT0003144
Permit Category:	CALARP FACILITY PERMIT
Facility Status:	INACTIVE
Expiration Date:	09/30/2009

Region:	SAN BERNARDINO
Facility ID:	FA0005368
Owner:	HOCKETT, DAN
Permit Number:	PT0003145
Permit Category:	RISK MANAGEMENT PLAN - LEVEL III
Facility Status:	INACTIVE
Expiration Date:	09/30/2009

Region:	SAN BERNARDINO
Facility ID:	FA0005368
Owner:	HOCKETT, DAN
Permit Number:	PT0003146
Permit Category:	EPCRA FACILITY
Facility Status:	INACTIVE
Expiration Date:	09/30/2009

Region:	SAN BERNARDINO
Facility ID:	FA0005368
Owner:	HOCKETT, DAN
Permit Number:	PT0003142
Permit Category:	HAZMAT HANDLER 0-10 EMPLOYEES
Facility Status:	ACTIVE
Expiration Date:	09/30/2013

C12
North
< 1/8
0.030 mi.
157 ft.

2133 W FOOTHILL BLVD
UPLAND, CA 91786

EDR US Hist Auto Stat **1015325548**
N/A

Site 5 of 10 in cluster C

Relative:
Higher

Actual:
1348 ft.

EDR Historical Auto Stations:

Name:	SPEEDY AUTO CARE & SMOG
Year:	2001
Address:	2133 W FOOTHILL BLVD

(Continued) **1015325548**

Name: SPEEDY AUTO CARE & SMOG
Year: 2002
Address: 2133 W FOOTHILL BLVD

Name: SPEEDY AUTO RV & MARINE
Year: 2003
Address: 2133 W FOOTHILL BLVD

C13 North < 1/8 0.030 mi. 157 ft. | **FOOTHILLS AUTO SVC**
2133 W FOOTHILL
UPLAND, CA | **RCRA-SQG FINDS HAZNET** | **1000886280 CA0000134940**

Site 6 of 10 in cluster C

Relative: Higher

Actual: 1348 ft.

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: FOOTHILLS AUTO SVC
Facility address: 2133 W FOOTHILL
UPLAND, CA 91786
EPA ID: CA0000134940
Mailing address: W FOOTHILL
UPLAND, CA 91786
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: PARVIZ BABAAHMADI
Owner/operator address: 2133 W FOOTHILL
UPLAND, CA 91786
Owner/operator country: Not reported
Owner/operator telephone: (909) 946-3386
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

FOOTHILLS AUTO SVC (Continued) **1000886280**

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: 110009526664

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:

Year: 1997
Gepaid: CA0000134940
Contact: PARVIZ BABAAHMADI
Telephone: 9099463386
Mailing Name: Not reported
Mailing Address: 2133 W FOOTHILL BLVD
Mailing City,St,Zip: UPLAND, CA 917863543
Gen County: Not reported
TSD EPA ID: CAT000613927
TSD County: Not reported
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method: Transfer Station
Tons: .9382
Facility County: San Bernardino

Year: 1997
Gepaid: CA0000134940
Contact: PARVIZ BABAAHMADI
Telephone: 9099463386
Mailing Name: Not reported
Mailing Address: 2133 W FOOTHILL BLVD
Mailing City,St,Zip: UPLAND, CA 917863543
Gen County: Not reported
TSD EPA ID: CAD093459485
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Transfer Station
Tons: .0417
Facility County: San Bernardino

Year: 1997
Gepaid: CA0000134940
Contact: PARVIZ BABAAHMADI
Telephone: 9099463386

FOOTHILLS AUTO SVC (Continued) **1000886280**

Mailing Name:	Not reported
Mailing Address:	2133 W FOOTHILL BLVD
Mailing City,St,Zip:	UPLAND, CA 917863543
Gen County:	Not reported
TSD EPA ID:	CAT000613927
TSD County:	Not reported
Waste Category:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	Transfer Station
Tons:	.2584
Facility County:	San Bernardino

Year:	1996
Gepaid:	CA0000134940
Contact:	PARVIZ BABAAHMADI
Telephone:	9099463386
Mailing Name:	Not reported
Mailing Address:	2133 W FOOTHILL BLVD
Mailing City,St,Zip:	UPLAND, CA 917863543
Gen County:	Not reported
TSD EPA ID:	CAT000613927
TSD County:	Not reported
Waste Category:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	Transfer Station
Tons:	1.0627
Facility County:	San Bernardino

Year:	1996
Gepaid:	CA0000134940
Contact:	PARVIZ BABAAHMADI
Telephone:	9099463386
Mailing Name:	Not reported
Mailing Address:	2133 W FOOTHILL BLVD
Mailing City,St,Zip:	UPLAND, CA 917863543
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Recycler
Tons:	1.8765
Facility County:	San Bernardino

Click this hyperlink while viewing on your computer to access
6 additional CA_HAZNET: record(s) in the EDR Site Report.

D14 **EDR US Hist Auto Stat** **1015316576**
NNE **2080 W FOOTHILL BLVD** **N/A**
< 1/8 **UPLAND, CA 91786**
0.032 mi.
169 ft. **Site 2 of 7 in cluster D**

Relative:
Higher

Actual:
1347 ft.

EDR Historical Auto Stations:

Name:	AMERICAN AUTOMOTIVE CENTER
Year:	2005
Address:	2080 W FOOTHILL BLVD

Name:	AMERICAN AUTOMOTIVE CENTER
Year:	2006
Address:	2080 W FOOTHILL BLVD

(Continued) **1015316576**

Name: AMERICAN AUTOMOTIVE CENTER
Year: 2007
Address: 2080 W FOOTHILL BLVD

C15 NW < 1/8 0.041 mi. 216 ft. | **HOLLIDAY ROCK CO., INC. - FOOTHILL PLANT** | **RCRA-LQG** | **1014387034**
2193 WEST FOOTHILL BLVD. | **CAL922854083**
UPLAND, CA 91786

Site 7 of 10 in cluster C

Relative: Higher

Actual: 1345 ft.

RCRA-LQG:

Date form received by agency:	01/12/2010
Facility name:	HOLLIDAY ROCK CO., INC. - FOOTHILL PLANT
Facility address:	2193 WEST FOOTHILL BLVD. UPLAND, CA 91786
EPA ID:	CAL922854083
Mailing address:	N. BENSON AVE. UPLAND, CA 91786
Contact:	GEORGE B SMITH
Contact address:	N. BENSON AVE. UPLAND, CA 91786
Contact country:	US
Contact telephone:	(909) 982-1553
Telephone ext.:	335
Contact email:	GSMITH@HOLLIDAYROCK.COM
EPA Region:	09
Classification:	Large Quantity Generator
Description:	Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name:	JOHN HOLLIDAY
Owner/operator address:	Not reported Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	01/01/2000
Owner/Op end date:	Not reported

Owner/operator name:	HOLLIDAY ROCK CO., INC.
Owner/operator address:	1401 N. BENSON AVE UPLAND, CA 91786
Owner/operator country:	US
Owner/operator telephone:	(909) 982-1553
Legal status:	Private

HOLLIDAY ROCK CO., INC. - FOOTHILL PLANT (Continued) **1014387034**

Owner/Operator Type: Owner
Owner/Op start date: 01/01/1937
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:
Waste code: 141
Waste name: 141

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

C16
NW
< 1/8
0.041 mi.
216 ft.

HOLLIDAY ROCK CO.,INC. **HIST UST** **U001570677**
2193 W FOOTHILL BLVD **N/A**
UPLAND, CA 91786

Site 8 of 10 in cluster C

Relative:
Higher

Actual:
1345 ft.

HIST UST:
Region: STATE
Facility ID: 00000019790
Facility Type: Other
Other Type: READY MIX, ROCK & SA
Total Tanks: 0003
Contact Name: FREDRICK N. HOLLIDAY
Telephone: 7149821553
Owner Name: HOLLIDAY ROCK CO.,INC.
Owner Address: 2193 W. FOOTHILL BLVD.
Owner City,St,Zip: UPLAND, CA 91786

Tank Num: 001
Container Num: 1F
Year Installed: Not reported
Tank Capacity: 00010000

HOLLIDAY ROCK CO.,INC. (Continued) **U001570677**

Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 2F
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: Not reported
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 3F
Year Installed: Not reported
Tank Capacity: 00002000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Stock Inventor

C17 **HOLLIDAY ROCK CO INC** **NPDES** **S101619069**
NW **2193 W FOOTHILL BLVD** **CA FID UST** **N/A**
< 1/8 **UPLAND, CA 91786** **SWEEPS UST**
0.041 mi. **San Bern. Co. Permit**
216 ft. **Site 9 of 10 in cluster C** **EMI**
WDS

Relative:
Higher

Actual:
1345 ft.

NPDES:

Npdes Number:	CAS000001
Facility Status:	Active
Agency Id:	0
Region:	8
Regulatory Measure Id:	213755
Order No:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place Id:	Not reported
WDID:	8 36I018782
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	05/10/2004
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Holliday Rock Co Inc
Discharge Address:	1401 N Benson Ave
Discharge City:	Upland
Discharge State:	California
Discharge Zip:	91786

CA FID UST:

Facility ID:	36001259
Regulated By:	UTNKA
Regulated ID:	00019790
Cortese Code:	Not reported
SIC Code:	Not reported

HOLLIDAY ROCK CO INC (Continued) **S101619069**

Facility Phone: Not reported
Mail To: Not reported
Mailing Address: 2193 W FOOTHILL BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: UPLAND 91786
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

SWEEPS UST:
Status: Active
Comp Number: 19790
Number: 9
Board Of Equalization: Not reported
Referral Date: 07-06-88
Action Date: 07-06-88
Created Date: 02-29-88
Tank Status: A
Owner Tank Id: 1F
Swrcb Tank Id: 36-000-019790-000001
Actv Date: 07-06-88
Capacity: 10000
Tank Use: M.V. FUEL
Stg: P
Content: DIESEL
Number Of Tanks: 3

Status: Active
Comp Number: 19790
Number: 9
Board Of Equalization: Not reported
Referral Date: 07-06-88
Action Date: 07-06-88
Created Date: 02-29-88
Tank Status: A
Owner Tank Id: 2F
Swrcb Tank Id: 36-000-019790-000002
Actv Date: 07-06-88
Capacity: 10000
Tank Use: M.V. FUEL
Stg: P
Content: DIESEL
Number Of Tanks: Not reported

Status: Active
Comp Number: 19790
Number: 9
Board Of Equalization: Not reported
Referral Date: 07-06-88
Action Date: 07-06-88
Created Date: 02-29-88
Tank Status: A
Owner Tank Id: 3F

HOLLIDAY ROCK CO INC (Continued) **S101619069**

Swrcb Tank Id: 36-000-019790-000003
Actv Date: 07-06-88
Capacity: 2000
Tank Use: M.V. FUEL
Stg: P
Content: REG UNLEADED
Number Of Tanks: Not reported

San Bern. Co. Permit:
Region: SAN BERNARDINO
Facility ID: FA0003836
Owner: HOLLIDAY ROCK CO INC
Permit Number: PT0002502
Permit Category: HAZMAT HANDLER 11-25 EMPLOYEES (W/GEN PRMT)
Facility Status: ACTIVE
Expiration Date: 08/31/2013

Region: SAN BERNARDINO
Facility ID: FA0003836
Owner: HOLLIDAY ROCK CO INC
Permit Number: PT0002503
Permit Category: HAZARDOUS WASTE GENERATOR - 11-25 EMPLOYEES
Facility Status: ACTIVE
Expiration Date: 08/31/2013

Region: SAN BERNARDINO
Facility ID: FA0003836
Owner: HOLLIDAY ROCK CO INC
Permit Number: PT0002505
Permit Category: APSA 10,001-100,000 GAL FAC CAPACITY
Facility Status: ACTIVE
Expiration Date: 08/31/2013

EMI:
Year: 1987
County Code: 36
Air Basin: SC
Facility ID: 2912
Air District Name: SC
SIC Code: 3295
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 4
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 40
NOX - Oxides of Nitrogen Tons/Yr: 3
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 9
Part. Matter 10 Micrometers & Smllr Tons/Yr: 3

Year: 1990
County Code: 36
Air Basin: SC
Facility ID: 2912
Air District Name: SC

HOLLIDAY ROCK CO INC (Continued) **S101619069**

SIC Code:	3295
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:	11
Reactive Organic Gases Tons/Yr:	10
Carbon Monoxide Emissions Tons/Yr:	56
NOX - Oxides of Nitrogen Tons/Yr:	6
SOX - Oxides of Sulphur Tons/Yr:	6
Particulate Matter Tons/Yr:	22
Part. Matter 10 Micrometers & Smllr Tons/Yr:	8

Year:	1993
County Code:	36
Air Basin:	SC
Facility ID:	2912
Air District Name:	SC
SIC Code:	1442
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	4
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	3
Part. Matter 10 Micrometers & Smllr Tons/Yr:	2

Year:	1995
County Code:	36
Air Basin:	SC
Facility ID:	2912
Air District Name:	SC
SIC Code:	1442
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	4
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	3
Part. Matter 10 Micrometers & Smllr Tons/Yr:	2

Year:	1996
County Code:	36
Air Basin:	SC
Facility ID:	2912
Air District Name:	SC
SIC Code:	1442
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0

HOLLIDAY ROCK CO INC (Continued) **S101619069**

Carbon Monoxide Emissions Tons/Yr:	2
NOX - Oxides of Nitrogen Tons/Yr:	7
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	8
Part. Matter 10 Micrometers & Smllr Tons/Yr:	6

Year:	1997
County Code:	36
Air Basin:	SC
Facility ID:	2912
Air District Name:	SC
SIC Code:	1442
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	3
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	6
Part. Matter 10 Micrometers & Smllr Tons/Yr:	5

Year:	1998
County Code:	36
Air Basin:	SC
Facility ID:	2912
Air District Name:	SC
SIC Code:	1442
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	3
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	6
Part. Matter 10 Micrometers & Smllr Tons/Yr:	5

Year:	1999
County Code:	36
Air Basin:	SC
Facility ID:	2912
Air District Name:	SC
SIC Code:	1442
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	3
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	6
Part. Matter 10 Micrometers & Smllr Tons/Yr:	5

HOLLIDAY ROCK CO INC (Continued) **S101619069**

Year:	2000
County Code:	36
Air Basin:	SC
Facility ID:	2912
Air District Name:	SC
SIC Code:	1442
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	3
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	6
Part. Matter 10 Micrometers & Smllr Tons/Yr:	5

Year:	2002
County Code:	36
Air Basin:	SC
Facility ID:	2912
Air District Name:	SC
SIC Code:	1442
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	2
NOX - Oxides of Nitrogen Tons/Yr:	5
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	14
Part. Matter 10 Micrometers & Smllr Tons/Yr:	7

Year:	2003
County Code:	36
Air Basin:	SC
Facility ID:	2912
Air District Name:	SC
SIC Code:	1442
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	2
NOX - Oxides of Nitrogen Tons/Yr:	5
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	14
Part. Matter 10 Micrometers & Smllr Tons/Yr:	7

Year:	2004
County Code:	36
Air Basin:	SC
Facility ID:	2912
Air District Name:	SC
SIC Code:	1442

HOLLIDAY ROCK CO INC (Continued) **S101619069**

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:	1.48456
Reactive Organic Gases Tons/Yr:	1.07
Carbon Monoxide Emissions Tons/Yr:	1.5694
NOX - Oxides of Nitrogen Tons/Yr:	4.8765
SOX - Oxides of Sulphur Tons/Yr:	0.03219
Particulate Matter Tons/Yr:	14.10873
Part. Matter 10 Micrometers & Smllr Tons/Yr:	6.6

Year:	2005
County Code:	36
Air Basin:	SC
Facility ID:	2912
Air District Name:	SC
SIC Code:	1442
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:	1.09833
Reactive Organic Gases Tons/Yr:	.849063374
Carbon Monoxide Emissions Tons/Yr:	1.9535
NOX - Oxides of Nitrogen Tons/Yr:	3.7957
SOX - Oxides of Sulphur Tons/Yr:	.01873
Particulate Matter Tons/Yr:	19.0345
Part. Matter 10 Micrometers & Smllr Tons/Yr:	9.7359864

Year:	2006
County Code:	36
Air Basin:	SC
Facility ID:	2912
Air District Name:	SC
SIC Code:	1442
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:	.7112320458907150657
Reactive Organic Gases Tons/Yr:	.345
Carbon Monoxide Emissions Tons/Yr:	15.351
NOX - Oxides of Nitrogen Tons/Yr:	4.25
SOX - Oxides of Sulphur Tons/Yr:	.021
Particulate Matter Tons/Yr:	49.264
Part. Matter 10 Micrometers & Smllr Tons/Yr:	27.489339

Year:	2007
County Code:	36
Air Basin:	SC
Facility ID:	2912
Air District Name:	SC
SIC Code:	1442
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:	.6984004292009756264
Reactive Organic Gases Tons/Yr:	.345
Carbon Monoxide Emissions Tons/Yr:	15.351

HOLLIDAY ROCK CO INC (Continued) **S101619069**

NOX - Oxides of Nitrogen Tons/Yr:	4.25
SOX - Oxides of Sulphur Tons/Yr:	.021
Particulate Matter Tons/Yr:	49.264
Part. Matter 10 Micrometers & Smllr Tons/Yr:	27.489339

Year:	2008
County Code:	36
Air Basin:	SC
Facility ID:	2912
Air District Name:	SC
SIC Code:	5032
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:	.7451740280294998776
Reactive Organic Gases Tons/Yr:	.3549931
Carbon Monoxide Emissions Tons/Yr:	10.76
NOX - Oxides of Nitrogen Tons/Yr:	3.30864709744721192
SOX - Oxides of Sulphur Tons/Yr:	.0137975
Particulate Matter Tons/Yr:	37.3471965
Part. Matter 10 Micrometers & Smllr Tons/Yr:	20.911915316

Year:	2009
County Code:	36
Air Basin:	SC
Facility ID:	2912
Air District Name:	SC
SIC Code:	5032
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:	0.62565391236909496
Reactive Organic Gases Tons/Yr:	0.30541000000000001
Carbon Monoxide Emissions Tons/Yr:	11.960000000000001
NOX - Oxides of Nitrogen Tons/Yr:	3.64452
SOX - Oxides of Sulphur Tons/Yr:	1.3310000000000001E-2
Particulate Matter Tons/Yr:	40.112423999999997
Part. Matter 10 Micrometers & Smllr Tons/Yr:	22.419565095999999

Year:	2010
County Code:	36
Air Basin:	SC
Facility ID:	2912
Air District Name:	SC
SIC Code:	5032
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:	0.70956917943878195
Reactive Organic Gases Tons/Yr:	0.36685000000000001
Carbon Monoxide Emissions Tons/Yr:	14.13458
NOX - Oxides of Nitrogen Tons/Yr:	4.2456100000000001
SOX - Oxides of Sulphur Tons/Yr:	0.01968
Particulate Matter Tons/Yr:	37.124033281000003
Part. Matter 10 Micrometers & Smllr Tons/Yr:	20.786207610999998

HOLLIDAY ROCK CO INC (Continued) **S101619069**

CA WDS:

Facility ID:	Santa Ana River 36I018782
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:	9099821553
Facility Contact:	Wes Ginier
Agency Name:	HOLLIDAY ROCK CO INC
Agency Address:	2193 W Foothill Blvd
Agency City,St,Zip:	Upland 917868402
Agency Contact:	HOLLIDAY JOHN
Agency Telephone:	9099821553
Agency Type:	?
SIC Code:	3273
SIC Code 2:	Not reported
Primary Waste:	Not reported
Primary Waste Type:	Not reported
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 thosewho 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.

C18 **HOLLIDAY ROCK** **AST** **A100345829**
NW **2193 W. FOOTHILL BLVD** **N/A**
< 1/8 **UPLAND, CA 91786**
0.041 mi.
216 ft. **Site 10 of 10 in cluster C**

Relative:
Higher

Actual:
1345 ft.

AST:

Owner:	HOLLIDAY ROCK CO INC
Total Gallons:	20,500
Certified Unified Program Agencies:	San Bernardino

D19 **EDR US Hist Auto Stat** **1015307133**
NE **2018 W FOOTHILL BLVD** **N/A**
< 1/8 **UPLAND, CA 91786**
0.044 mi.
230 ft. **Site 3 of 7 in cluster D**

Relative:
Higher

Actual:
1342 ft.

EDR Historical Auto Stations:

Name: AMERICAN AUTOMOTIVE CENTER
Year: 2000
Address: 2018 W FOOTHILL BLVD

Name: AMERICAN AUTOMOTIVE CTR
Year: 2001
Address: 2018 W FOOTHILL BLVD

Name: AMERICAN AUTOMOTIVE CTR
Year: 2002
Address: 2018 W FOOTHILL BLVD

Name: AMERICAN AUTOMOTIVE
Year: 2003
Address: 2018 W FOOTHILL BLVD

Name: AMERICAN AUTOMOTIVE
Year: 2006
Address: 2018 W FOOTHILL BLVD

Name: AMERICAN AUTOMOTIVE
Year: 2007
Address: 2018 W FOOTHILL BLVD

Name: AMERICAN AUTOMOTIVE
Year: 2008
Address: 2018 W FOOTHILL BLVD

Name: ANTHONY AUTOMOTIVE
Year: 2009
Address: 2018 W FOOTHILL BLVD

Name: ANTHONY AUTOMOTIVE
Year: 2010
Address: 2018 W FOOTHILL BLVD

Name: ANTHONY AUTOMOTIVE
Year: 2011
Address: 2018 W FOOTHILL BLVD

Name: ANTHONY AUTOMOTIVE
Year: 2012
Address: 2018 W FOOTHILL BLVD

D20 NE < 1/8 0.044 mi. 230 ft. | **FOOTHILL CAR WASH &DETAIL** | **San Bern. Co. Permit** | **S102042447** | **N/A**
2016 W FOOTHILL BLVD
UPLAND, CA 91786

Site 4 of 7 in cluster D

Relative: Higher

Actual: 1342 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0001769
Owner:	DKD CARWASH INC
Permit Number:	PT0004088
Permit Category:	HAZMAT HANDLER - UST ONLY
Facility Status:	ACTIVE
Expiration Date:	04/30/2014

Region:	SAN BERNARDINO
Facility ID:	FA0001769
Owner:	DKD CARWASH INC
Permit Number:	PT0010988
Permit Category:	UST OWNERSHIP/OPERATING PERMIT (PER UST)
Facility Status:	ACTIVE
Expiration Date:	04/30/2014

Region:	SAN BERNARDINO
Facility ID:	FA0001769
Owner:	DKD CARWASH INC
Permit Number:	PT0010989
Permit Category:	UST OWNERSHIP/OPERATING PERMIT (PER UST)
Facility Status:	ACTIVE
Expiration Date:	04/30/2014

Region:	SAN BERNARDINO
Facility ID:	FA0001769
Owner:	DKD CARWASH INC
Permit Number:	PT0010990
Permit Category:	UST OWNERSHIP/OPERATING PERMIT (PER UST)
Facility Status:	ACTIVE
Expiration Date:	04/30/2014

D21 NE < 1/8 0.044 mi. 230 ft. | **CAR WASH USA** | **SWEEPS UST** | **S106924011** | **N/A**
2016 FOOTHILL BLVD
UPLAND, CA 91786

Site 5 of 7 in cluster D

Relative: Higher

Actual: 1342 ft.

SWEEPS UST:

Status:	Active
Comp Number:	6905
Number:	2
Board Of Equalization:	44-035722
Referral Date:	06-28-94
Action Date:	06-28-94
Created Date:	06-28-94
Tank Status:	A
Owner Tank Id:	1
Swrcb Tank Id:	36-000-006905-000001
Actv Date:	06-28-94
Capacity:	12000
Tank Use:	M.V. FUEL
Stg:	P

CAR WASH USA (Continued) **S106924011**

Content:	PRM UNLEADED
Number Of Tanks:	3

Status:	Active
Comp Number:	6905
Number:	2
Board Of Equalization:	44-035722
Referral Date:	06-28-94
Action Date:	06-28-94
Created Date:	06-28-94
Tank Status:	A
Owner Tank Id:	2
Swrcb Tank Id:	36-000-006905-000002
Actv Date:	06-29-94
Capacity:	1200
Tank Use:	M.V. FUEL
Stg:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	6905
Number:	2
Board Of Equalization:	44-035722
Referral Date:	06-28-94
Action Date:	06-28-94
Created Date:	06-28-94
Tank Status:	A
Owner Tank Id:	3
Swrcb Tank Id:	36-000-006905-000003
Actv Date:	06-29-94
Capacity:	1200
Tank Use:	M.V. FUEL
Stg:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

D22 **AMERICAN AUTOMOTIVE CENTER** **San Bern. Co. Permit** **S100854706**
NE **2018 W FOOTHILL BLVD** **N/A**
< 1/8 **UPLAND, CA 91786**
0.044 mi.
230 ft. **Site 6 of 7 in cluster D**

Relative:
Higher

Actual:
1342 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0000896
Owner:	LA SCALA, MICHAEL
Permit Number:	PT0004178
Permit Category:	SPECIAL HANDLER
Facility Status:	INACTIVE
Expiration Date:	09/30/2008

Region:	SAN BERNARDINO
Facility ID:	FA0000896
Owner:	LA SCALA, MICHAEL
Permit Number:	PT0004179
Permit Category:	SPECIAL GENERATOR
Facility Status:	INACTIVE

AMERICAN AUTOMOTIVE CENTER (Continued) **S100854706**

Expiration Date: 09/30/2008

Region: SAN BERNARDINO
Facility ID: FA0012053
Owner: ANTHONY AUTOMOTIVE
Permit Number: PT0021211
Permit Category: SPECIAL HANDLER
Facility Status: INACTIVE
Expiration Date: 02/28/2012

Region: SAN BERNARDINO
Facility ID: FA0012053
Owner: ANTHONY AUTOMOTIVE
Permit Number: PT0021212
Permit Category: SPECIAL GENERATOR
Facility Status: INACTIVE
Expiration Date: 02/28/2011

Region: SAN BERNARDINO
Facility ID: FA0014297
Owner: MUSTAFA, MAYAR
Permit Number: PT0025115
Permit Category: SPECIAL HANDLER
Facility Status: ACTIVE
Expiration Date: 04/30/2013

Region: SAN BERNARDINO
Facility ID: FA0014297
Owner: MUSTAFA, MAYAR
Permit Number: PT0025116
Permit Category: SPECIAL GENERATOR
Facility Status: ACTIVE
Expiration Date: 04/30/2013

D23 **CAR WASH USA** **UST** **U003785103**
NE **2016 W FOOTHILL BLVD** **N/A**
< 1/8 **UPLAND, CA 91786**
0.044 mi.
230 ft. **Site 7 of 7 in cluster D**

Relative:
Higher

Actual:
1342 ft.

UST:
Facility ID: 88016900
Latitude: 34.10672
Longitude: -117.6905

E24 **ARCO AM PM** **SWEEPS UST** **S105698388**
SE **775 N CENTRAL AVE** **San Bern. Co. Permit** **N/A**
< 1/8 **UPLAND, CA 91786**
0.049 mi.
258 ft. **Site 1 of 11 in cluster E**

Relative:
Lower

Actual:
1303 ft.

SWEEPS UST:
Status: Active
Comp Number: 24274
Number: 2
Board Of Equalization: Not reported

ARCO AM PM (Continued) **S105698388**

Referral Date:	02-04-93
Action Date:	02-04-93
Created Date:	02-04-93
Tank Status:	A
Owner Tank Id:	1
Swrcb Tank Id:	36-000-024274-000001
Actv Date:	02-04-93
Capacity:	10000
Tank Use:	M.V. FUEL
Stg:	P
Content:	PRM UNLEADED
Number Of Tanks:	3

Status:	Active
Comp Number:	24274
Number:	2
Board Of Equalization:	Not reported
Referral Date:	02-04-93
Action Date:	02-04-93
Created Date:	02-04-93
Tank Status:	A
Owner Tank Id:	2
Swrcb Tank Id:	36-000-024274-000002
Actv Date:	02-04-93
Capacity:	10000
Tank Use:	M.V. FUEL
Stg:	P
Content:	PRM UNLEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	24274
Number:	2
Board Of Equalization:	Not reported
Referral Date:	02-04-93
Action Date:	02-04-93
Created Date:	02-04-93
Tank Status:	A
Owner Tank Id:	3
Swrcb Tank Id:	36-000-024274-000003
Actv Date:	02-04-93
Capacity:	16000
Tank Use:	M.V. FUEL
Stg:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0001833
Owner:	7 ELEVEN, INC
Permit Number:	PT0005465
Permit Category:	HAZMAT HANDLER - UST ONLY
Facility Status:	ACTIVE
Expiration Date:	10/31/2013

Region:	SAN BERNARDINO

ARCO AM PM (Continued) **S105698388**

Facility ID: FA0001833
Owner: 7 ELEVEN, INC
Permit Number: PT0010279
Permit Category: UST OWNERSHIP/OPERATING PERMIT (PER UST)
Facility Status: ACTIVE
Expiration Date: 10/31/2013

Region: SAN BERNARDINO
Facility ID: FA0001833
Owner: 7 ELEVEN, INC
Permit Number: PT0010280
Permit Category: UST OWNERSHIP/OPERATING PERMIT (PER UST)
Facility Status: ACTIVE
Expiration Date: 10/31/2013

Region: SAN BERNARDINO
Facility ID: FA0001833
Owner: 7 ELEVEN, INC
Permit Number: PT0010281
Permit Category: UST OWNERSHIP/OPERATING PERMIT (PER UST)
Facility Status: ACTIVE
Expiration Date: 10/31/2013

Region: SAN BERNARDINO
Facility ID: FA0001833
Owner: 7 ELEVEN, INC
Permit Number: PT0024712
Permit Category: WASTE INCIDENTAL UST OPERATION ONLY
Facility Status: ACTIVE
Expiration Date: 10/31/2013

E25 **CENTRAL STATION** **UST** **U003785248**
SE **775 N CENTRAL AVE** **N/A**
< 1/8 **UPLAND, CA 91786**
0.049 mi.
258 ft. **Site 2 of 11 in cluster E**

Relative:
Lower

Actual:
1303 ft.

UST:
Facility ID: 91024300
Latitude: 34.10281
Longitude: -117.68969

E26 **AAMCO TRANSMISSION CENTER** **San Bern. Co. Permit** **S103993595**
SE **825 N CENTRAL AVE #E** **N/A**
< 1/8 **UPLAND, CA 91786**
0.056 mi.
296 ft. **Site 3 of 11 in cluster E**

Relative:
Lower

Actual:
1312 ft.

San Bern. Co. Permit:
Region: SAN BERNARDINO
Facility ID: FA0008436
Owner: AUTODATA BUSINESS SYSTEMS INC
Permit Number: PT0014723
Permit Category: SPECIAL GENERATOR
Facility Status: INACTIVE
Expiration Date: 05/31/2010

AAMCO TRANSMISSION CENTER (Continued) **S103993595**

Region: SAN BERNARDINO
Facility ID: FA0008436
Owner: AUTODATA BUSINESS SYSTEMS INC
Permit Number: PT0014724
Permit Category: SPECIAL HANDLER
Facility Status: INACTIVE
Expiration Date: 05/31/2010

E27
SE
< 1/8
0.056 mi.
296 ft.

SUPER BRAKES & TIRES AUTO CARE
825 N CENTRAL AVE E
UPLAND, CA 91786

San Bern. Co. Permit **S108742684**
N/A

Site 4 of 11 in cluster E

Relative:
Lower

Actual:
1312 ft.

San Bern. Co. Permit:

Region: SAN BERNARDINO
Facility ID: FA0014133
Owner: QAYAMI, MAURICE
Permit Number: PT0024875
Permit Category: SPECIAL HANDLER
Facility Status: INACTIVE
Expiration Date: 12/31/2012

Region: SAN BERNARDINO
Facility ID: FA0014133
Owner: QAYAMI, MAURICE
Permit Number: PT0024876
Permit Category: SPECIAL GENERATOR
Facility Status: INACTIVE
Expiration Date: 12/31/2012

Region: SAN BERNARDINO
Facility ID: FA0006956
Owner: SUPOCH SUJARIT
Permit Number: PT0005797
Permit Category: SPECIAL HANDLER
Facility Status: INACTIVE
Expiration Date: 07/31/2004

Region: SAN BERNARDINO
Facility ID: FA0006956
Owner: SUPOCH SUJARIT
Permit Number: PT0005798
Permit Category: SPECIAL GENERATOR
Facility Status: INACTIVE
Expiration Date: 07/31/2004

Region: SAN BERNARDINO
Facility ID: FA0014873
Owner: FERRERAS, JOHANNA
Permit Number: PT0025902
Permit Category: SPECIAL HANDLER
Facility Status: ACTIVE
Expiration Date: 01/31/2014

Region: SAN BERNARDINO
Facility ID: FA0014873
Owner: FERRERAS, JOHANNA

SUPER BRAKES & TIRES AUTO CARE (Continued) **S108742684**

Permit Number: PT0025903
Permit Category: SPECIAL GENERATOR
Facility Status: ACTIVE
Expiration Date: 01/31/2014

E28 **EDR US Hist Auto Stat** **1015649084**
SE **825 N CENTRAL AVE** **N/A**
< 1/8 **UPLAND, CA 91786**
0.056 mi.
296 ft. **Site 5 of 11 in cluster E**

Relative:
Lower

Actual:
1312 ft.

EDR Historical Auto Stations:

Name: PATS AUTOMOTIVE SERVICE
Year: 1999
Address: 825 N CENTRAL AVE

Name: PATS AUTOMOTIVE SERVICE
Year: 2000
Address: 825 N CENTRAL AVE

Name: EXPRESS SMOG & LUBE
Year: 2001
Address: 825 N CENTRAL AVE

Name: EXPRESS SMOG & LUBE
Year: 2002
Address: 825 N CENTRAL AVE

Name: EXPRESS SMOG & LUBE
Year: 2003
Address: 825 N CENTRAL AVE

Name: COTTMAN TRANSMISSION
Year: 2004
Address: 825 N CENTRAL AVE

Name: EXPRESS SMOG & LUBE
Year: 2005
Address: 825 N CENTRAL AVE

Name: EXPRESS SMOG & LUBE
Year: 2006
Address: 825 N CENTRAL AVE

Name: AUTO DATA BUSINESS SYSTEMS
Year: 2007
Address: 825 N CENTRAL AVE

Name: BRITISH AUTO REPAIR INC
Year: 2008
Address: 825 N CENTRAL AVE

Name: PATS AUTOMOTIVE SERVICE
Year: 2009
Address: 825 N CENTRAL AVE

Name: PATS AUTOMOTIVE SVC
Year: 2010

(Continued) **1015649084**

Address: 825 N CENTRAL AVE

Name: EXPRESS SMOG & LUBE
Year: 2011
Address: 825 N CENTRAL AVE

Name: EXPRESS SMOG & LUBE
Year: 2012
Address: 825 N CENTRAL AVE

E29
SE
< 1/8
0.056 mi.
296 ft.

DISCOUNT TIRE CENTERS # 107
825 N CENTRAL AVE
UPLAND, CA 91786

Site 6 of 11 in cluster E

San Bern. Co. Permit **S105698392**
N/A

Relative:
Lower

Actual:
1312 ft.

San Bern. Co. Permit:

Region: SAN BERNARDINO
Facility ID: FA0002751
Owner: ZARAGOZA, CARLOS
Permit Number: PT0005801
Permit Category: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
Facility Status: INACTIVE
Expiration Date: 07/31/2008

Region: SAN BERNARDINO
Facility ID: FA0002751
Owner: ZARAGOZA, CARLOS
Permit Number: PT0020624
Permit Category: SPECIAL GENERATOR
Facility Status: INACTIVE
Expiration Date: 07/31/2009

Region: SAN BERNARDINO
Facility ID: FA0002751
Owner: ZARAGOZA, CARLOS
Permit Number: PT0020625
Permit Category: SPECIAL HANDLER
Facility Status: INACTIVE
Expiration Date: 07/31/2009

Region: SAN BERNARDINO
Facility ID: FA0008438
Owner: COOK, GENE LEE JR
Permit Number: PT0014727
Permit Category: SPECIAL GENERATOR
Facility Status: ACTIVE
Expiration Date: 05/31/2014

Region: SAN BERNARDINO
Facility ID: FA0008438
Owner: COOK, GENE LEE JR
Permit Number: PT0014728
Permit Category: SPECIAL HANDLER
Facility Status: ACTIVE
Expiration Date: 05/31/2014

E30 SE < 1/8 0.056 mi. 296 ft. — **AAMCO TRANSMISSION CENTER**, **825 N CENTRAL AVE UNIT A**, **UPLAND, CA 91786** — **San Bern. Co. Permit** — **S110496917** / **N/A**

Site 7 of 11 in cluster E

Relative: Lower

Actual: 1312 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0013313
Owner:	AUTODATA BUSINESS SYSTEMS INC
Permit Number:	PT0023479
Permit Category:	SPECIAL HANDLER
Facility Status:	ACTIVE
Expiration Date:	09/30/2013

Region:	SAN BERNARDINO
Facility ID:	FA0013313
Owner:	AUTODATA BUSINESS SYSTEMS INC
Permit Number:	PT0023480
Permit Category:	SPECIAL GENERATOR
Facility Status:	ACTIVE
Expiration Date:	09/30/2013

E31 SE < 1/8 0.056 mi. 296 ft. — **PAT'S AUTO REPAIR**, **825 N CENTRAL AVE UNIT C**, **UPLAND, CA 91786** — **San Bern. Co. Permit** — **S109849207** / **N/A**

Site 8 of 11 in cluster E

Relative: Lower

Actual: 1312 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0005244
Owner:	ROJANAVANIJ, JASON
Permit Number:	PT0005777
Permit Category:	SPECIAL HANDLER
Facility Status:	ACTIVE
Expiration Date:	11/30/2013

Region:	SAN BERNARDINO
Facility ID:	FA0005244
Owner:	ROJANAVANIJ, JASON
Permit Number:	PT0005778
Permit Category:	SPECIAL GENERATOR
Facility Status:	ACTIVE
Expiration Date:	11/30/2013

B32 East < 1/8 0.059 mi. 309 ft. — **GERMAN AUTO WORKS**, **903 N CENTRAL AVE STE C**, **UPLAND, CA 91786** — **San Bern. Co. Permit** — **S104905677** / **N/A**

Site 3 of 6 in cluster B

Relative: Higher

Actual: 1328 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0003464
Owner:	ZAMORA, RAYMOND
Permit Number:	PT0007684
Permit Category:	SPECIAL HANDLER

GERMAN AUTO WORKS (Continued) **S104905677**

Facility Status: INACTIVE
Expiration Date: 05/31/2013

Region: SAN BERNARDINO
Facility ID: FA0003464
Owner: ZAMORA, RAYMOND
Permit Number: PT0007685
Permit Category: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
Facility Status: ACTIVE
Expiration Date: 05/31/2013

B33 **GERMAN AUTO WORKS** **RCRA-SQG** **1000295520**
East **903 N CENTRAL #C** **FINDS** **CAD982473944**
< 1/8 **UPLAND, CA**
0.059 mi.
309 ft. **Site 4 of 6 in cluster B**

Relative:
Higher

Actual:
1328 ft.

RCRA-SQG:
Date form received by agency: 05/23/1988
Facility name: GERMAN AUTO WORKS
Facility address: 903 N CENTRAL #C
UPLAND, CA 91786
EPA ID: CAD982473944
Mailing address: N CENTRAL #C
UPLAND, CA 91786
Contact: ENVIRONMENTAL MANAGER
Contact address: 903 N CENTRAL #C
UPLAND, CA 91786
Contact country: US
Contact telephone: (714) 981-9073
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: RAY ZAMORA
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

GERMAN AUTO WORKS (Continued) **1000295520**

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: 110002821812

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.

B34 **EDR US Hist Auto Stat** **1015668927**
East **903 N CENTRAL AVE** **N/A**
< 1/8 **UPLAND, CA 91786**
0.059 mi.
309 ft. **Site 5 of 6 in cluster B**

Relative:
Higher

Actual:
1328 ft.

EDR Historical Auto Stations:

Name: GERMAN AUTO WORKS
Year: 2001
Address: 903 N CENTRAL AVE

Name: GERMAN AUTO WORKS
Year: 2002
Address: 903 N CENTRAL AVE

Name: GERMAN AUTO WORKS
Year: 2007
Address: 903 N CENTRAL AVE

(Continued) **1015668927**

Name: GERMAN AUTO WORKS
Year: 2008
Address: 903 N CENTRAL AVE

Name: GERMAN AUTO WORKS
Year: 2009
Address: 903 N CENTRAL AVE

Name: GERMAN AUTOWORKS
Year: 2010
Address: 903 N CENTRAL AVE

Name: GERMAN AUTOWORKS
Year: 2011
Address: 903 N CENTRAL AVE

Name: GERMAN AUTOWORKS
Year: 2012
Address: 903 N CENTRAL AVE

E35 **EDR US Hist Auto Stat** **1015631022**
SE **775 N CENTRAL AVE** **N/A**
< 1/8 **UPLAND, CA 91786**
0.059 mi.
310 ft. **Site 9 of 11 in cluster E**

Relative:
Lower

Actual:
1305 ft.

EDR Historical Auto Stations:

Name: CENTRAL AVENUE CHEVRON
Year: 2002
Address: 775 N CENTRAL AVE

Name: CENTRAL AVENUE CHEVRON
Year: 2003
Address: 775 N CENTRAL AVE

Name: CENTRAL AVENUE CHEVRON
Year: 2004
Address: 775 N CENTRAL AVE

Name: CENTRAL AVENUE CHEVRON
Year: 2005
Address: 775 N CENTRAL AVE

Name: CENTRAL AVENUE CHEVRON
Year: 2006
Address: 775 N CENTRAL AVE

Name: CENTRAL AVE CHEVRON
Year: 2009
Address: 775 N CENTRAL AVE

Name: CENTRAL AVENUE CHEVRON
Year: 2010
Address: 775 N CENTRAL AVE

E36 SE < 1/8 0.061 mi. 321 ft. | **ALPINE AUTOMOTIVE** | **San Bern. Co. Permit** | **S104763506**
825 N CENTRAL AVE D | **N/A**
UPLAND, CA 91786

Site 10 of 11 in cluster E

Relative: Lower

Actual: 1305 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0000864
Owner:	BAZZAL, IRAJ
Permit Number:	PT0005799
Permit Category:	SPECIAL GENERATOR
Facility Status:	ACTIVE
Expiration Date:	11/30/2013

Region:	SAN BERNARDINO
Facility ID:	FA0000864
Owner:	BAZZAL, IRAJ
Permit Number:	PT0005800
Permit Category:	SPECIAL HANDLER
Facility Status:	ACTIVE
Expiration Date:	11/30/2013

E37 SE < 1/8 0.062 mi. 326 ft. | **GOLDEN WEST PROD & DIST, INC** | **San Bern. Co. Permit** | **S103368274**
755 N CENTRAL AVE | **N/A**
UPLAND, CA 91786

Site 11 of 11 in cluster E

Relative: Lower

Actual: 1303 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0003504
Owner:	CHOLAKIAN, HAIG
Permit Number:	PT0005589
Permit Category:	CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
Facility Status:	INACTIVE
Expiration Date:	05/31/2008

Region:	SAN BERNARDINO
Facility ID:	FA0003504
Owner:	CHOLAKIAN, HAIG
Permit Number:	PT0005591
Permit Category:	HAZMAT HANDLER 0-10 EMPLOYEES
Facility Status:	INACTIVE
Expiration Date:	05/31/2008

Region:	SAN BERNARDINO
Facility ID:	FA0003504
Owner:	CHOLAKIAN, HAIG
Permit Number:	PT0005592
Permit Category:	CALARP FACILITY PERMIT
Facility Status:	INACTIVE
Expiration Date:	05/31/2005

Region:	SAN BERNARDINO
Facility ID:	FA0003504
Owner:	CHOLAKIAN, HAIG
Permit Number:	PT0005599
Permit Category:	EPCRA FACILITY
Facility Status:	INACTIVE

GOLDEN WEST PROD & DIST, INC (Continued) **S103368274**

Expiration Date: 05/31/2008

B38 **EDR US Hist Cleaners** **1015105476**
East **912 N CENTRAL AVE** **N/A**
< 1/8 **UPLAND, CA 91786**
0.062 mi.
328 ft. **Site 6 of 6 in cluster B**

Relative:
Higher

Actual:
1330 ft.

EDR Historical Cleaners:

Name:	DOLLAR CLEANERS
Year:	2005
Address:	912 N CENTRAL AVE

F39 **M AND N TRANSMISSIONS** **RCRA-SQG** **1004678113**
East **923 CENTRAL AVE STE J** **FINDS** **CAR000105213**
< 1/8 **UPLAND, CA** **HAZNET**
0.064 mi.
339 ft. **Site 1 of 9 in cluster F**

Relative:
Higher

Actual:
1332 ft.

RCRA-SQG:

Date form received by agency:	09/13/2001
Facility name:	M AND N TRANSMISSIONS
Facility address:	923 CENTRAL AVE STE J UPLAND, CA 91786
EPA ID:	CAR000105213
Contact:	MARIO ACEVES
Contact address:	923 CENTRAL AVE STE J UPLAND, CA 91786
Contact country:	US
Contact telephone:	(909) 373-0566
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:	MARIO ACEVES
Owner/operator address:	923 CENTRAL AVE STE J UPLAND, CA 91786
Owner/operator country:	Not reported
Owner/operator telephone:	(909) 375-0567
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

M AND N TRANSMISSIONS (Continued) **1004678113**

Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Hazardous Waste Summary:

Waste code:	D000
Waste name:	Not Defined
Waste code:	D039
Waste name:	TETRACHLOROETHYLENE
Violation Status:	No violations found

FINDS:

Registry ID: 110012232057

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:

Year:	2001
Gepaid:	CAR000105213
Contact:	Mario Aceves
Telephone:	9093730566
Mailing Name:	Not reported
Mailing Address:	923 Central Ave Ste J
Mailing City,St,Zip:	Upland, CA 91786
Gen County:	Not reported
TSD EPA ID:	CAT000613927
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Transfer Station
Tons:	0.27
Facility County:	San Bernardino

F40
East
< 1/8
0.064 mi.
339 ft.

EXOTIC MOTORCARS
923 N CENTRAL STE G
UPLAND, CA 91786

San Bern. Co. Permit **S110496973**
N/A

Site 2 of 9 in cluster F

Relative:
Higher

Actual:
1332 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0002972
Owner:	EXOTIC MOTOR CARS LLC
Permit Number:	PT0007057
Permit Category:	SPECIAL GENERATOR
Facility Status:	ACTIVE
Expiration Date:	09/30/2013

Region:	SAN BERNARDINO
Facility ID:	FA0002972
Owner:	EXOTIC MOTOR CARS LLC
Permit Number:	PT0007058
Permit Category:	SPECIAL HANDLER
Facility Status:	ACTIVE
Expiration Date:	09/30/2013

F41
East
< 1/8
0.064 mi.
339 ft.

AFFORDABLE AUTO CARE
923 N CENTRAL AVE
UPLAND, CA 91786

San Bern. Co. Permit **S106911258**
N/A

Site 3 of 9 in cluster F

Relative:
Higher

Actual:
1332 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0008013
Owner:	KIM GRAY/ LORI DIKES
Permit Number:	PT0014127
Permit Category:	SPECIAL GENERATOR
Facility Status:	INACTIVE
Expiration Date:	12/31/2004

Region:	SAN BERNARDINO
Facility ID:	FA0008013
Owner:	KIM GRAY/ LORI DIKES
Permit Number:	PT0014128
Permit Category:	SPECIAL HANDLER
Facility Status:	INACTIVE
Expiration Date:	12/31/2004

F42
East
< 1/8
0.064 mi.
339 ft.

R & L AUTOMOTIVE REPAIR
923 N CENTRAL L
UPLAND, CA 91764

San Bern. Co. Permit **S109598640**
N/A

Site 4 of 9 in cluster F

Relative:
Higher

Actual:
1332 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0005507
Owner:	RICARDO ACEVES
Permit Number:	PT0001147
Permit Category:	SPECIAL GENERATOR

R & L AUTOMOTIVE REPAIR (Continued) **S109598640**

Facility Status: INACTIVE
Expiration Date: 02/28/2003

Region: SAN BERNARDINO
Facility ID: FA0005507
Owner: RICARDO ACEVES
Permit Number: PT0001152
Permit Category: SPECIAL HANDLER
Facility Status: INACTIVE
Expiration Date: 02/28/2003

Region: SAN BERNARDINO
Facility ID: FA0012403
Owner: LOEPP, AARON
Permit Number: PT0021697
Permit Category: SPECIAL HANDLER
Facility Status: ACTIVE
Expiration Date: 05/31/2014

Region: SAN BERNARDINO
Facility ID: FA0012403
Owner: LOEPP, AARON
Permit Number: PT0021698
Permit Category: SPECIAL GENERATOR
Facility Status: ACTIVE
Expiration Date: 05/31/2014

F43 **UPLAND MERCEDES REPAIR** **San Bern. Co. Permit** **S103676333**
East **923 CENTRAL AVE** **N/A**
< 1/8 **UPLAND, CA 91786**
0.064 mi.
339 ft. **Site 5 of 9 in cluster F**

Relative:
Higher

Actual:
1332 ft.

San Bern. Co. Permit:
Region: SAN BERNARDINO
Facility ID: FA0013653
Owner: AWADALLA, ASSAAD
Permit Number: PT0023958
Permit Category: SPECIAL HANDLER
Facility Status: INACTIVE
Expiration Date: 12/31/2012

Region: SAN BERNARDINO
Facility ID: FA0013653
Owner: AWADALLA, ASSAAD
Permit Number: PT0023959
Permit Category: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
Facility Status: ACTIVE
Expiration Date: 12/31/2013

F44 **EDR US Hist Auto Stat** **1015676374**
East **923 N CENTRAL AVE** **N/A**
< 1/8 **UPLAND, CA 91786**
0.064 mi.
339 ft. **Site 6 of 9 in cluster F**

Relative:
Higher

Actual:
1332 ft.

EDR Historical Auto Stations:

Name: EXOTIC MOTORCARS JAGUAR
Year: 1999
Address: 923 N CENTRAL AVE

Name: AG TOWING & AUTO REPAIR SERVICES
Year: 2000
Address: 923 N CENTRAL AVE

Name: EXOTIC MOTORCARS JAGUAR
Year: 2001
Address: 923 N CENTRAL AVE

Name: IMPERIAL AUTO BODY SHOP
Year: 2002
Address: 923 N CENTRAL AVE

Name: M & V TRANSMISSIONS
Year: 2003
Address: 923 N CENTRAL AVE

Name: EXOTIC MOTORCARS JAGUAR
Year: 2004
Address: 923 N CENTRAL AVE

Name: TERRYS AUTOMOTIVE MTRSPRT
Year: 2005
Address: 923 N CENTRAL AVE

Name: TERRYS AUTOMOTIVE MOTORSPORT
Year: 2006
Address: 923 N CENTRAL AVE

Name: TERRYS AUTOMOTIVE MOTORSPORT
Year: 2007
Address: 923 N CENTRAL AVE

Name: TERRYS MOTOR SPORTS
Year: 2008
Address: 923 N CENTRAL AVE

Name: TERRYS MOTOR SPORTS
Year: 2009
Address: 923 N CENTRAL AVE

Name: TERRYS AUTOMOTIVE MOTORSPORTS
Year: 2010
Address: 923 N CENTRAL AVE

Name: TERRYS MOTOR SPORTS
Year: 2011
Address: 923 N CENTRAL AVE

(Continued) **1015676374**

Name: EXOTIC MOTORCARSJAGUAR
Year: 2012
Address: 923 N CENTRAL AVE

F45
East
< 1/8
0.070 mi.
367 ft.

AMERICAN AUTOMOTIVE
933 N CENTRAL UNIT D
UPLAND, CA 91786

San Bern. Co. Permit **S110374450**
N/A

Site 7 of 9 in cluster F

Relative:
Higher

Actual:
1334 ft.

San Bern. Co. Permit:
Region: SAN BERNARDINO
Facility ID: FA0012068
Owner: LA SCALA, MICHAEL
Permit Number: PT0021235
Permit Category: SPECIAL HANDLER
Facility Status: ACTIVE
Expiration Date: 02/28/2014

Region: SAN BERNARDINO
Facility ID: FA0012068
Owner: LA SCALA, MICHAEL
Permit Number: PT0021236
Permit Category: SPECIAL GENERATOR
Facility Status: ACTIVE
Expiration Date: 02/28/2014

F46
East
< 1/8
0.070 mi.
367 ft.

933 N CENTRAL AVE
UPLAND, CA 91786

EDR US Hist Cleaners **1015107148**
N/A

Site 8 of 9 in cluster F

Relative:
Higher

Actual:
1334 ft.

EDR Historical Cleaners:
Name: MINA CLEANERS
Year: 1999
Address: 933 N CENTRAL AVE

Name: MINA CLEANERS
Year: 2000
Address: 933 N CENTRAL AVE

Name: MINA CLEANERS
Year: 2001
Address: 933 N CENTRAL AVE

Name: MINA CLEANERS
Year: 2002
Address: 933 N CENTRAL AVE

Name: MINA CLEANERS
Year: 2007
Address: 933 N CENTRAL AVE

Name: MINA CLEANERS
Year: 2010

(Continued) **1015107148**

Address: 933 N CENTRAL AVE

F47
East
< 1/8
0.070 mi.
367 ft.

933 N CENTRAL AVE
UPLAND, CA 91786

Site 9 of 9 in cluster F

EDR US Hist Auto Stat **1015678902**
N/A

Relative:
Higher

Actual:
1334 ft.

EDR Historical Auto Stations:

Name: PRECISION AUTO SERVICE
Year: 1999
Address: 933 N CENTRAL AVE

Name: PRECISION AUTO SERVICE
Year: 2000
Address: 933 N CENTRAL AVE

Name: PRECISION AUTO SERVICE
Year: 2001
Address: 933 N CENTRAL AVE

Name: PRECISION AUTO SERVICE
Year: 2002
Address: 933 N CENTRAL AVE

Name: PRECISION AUTO SERVICE
Year: 2005
Address: 933 N CENTRAL AVE

Name: JOELS AUTOMOTIVE INC
Year: 2006
Address: 933 N CENTRAL AVE

Name: PRECISION AUTO SERVICE
Year: 2008
Address: 933 N CENTRAL AVE

Name: PRECISION AUTO SERVICE
Year: 2009
Address: 933 N CENTRAL AVE

Name: AMERICAN AUTOMOTIVE CTR
Year: 2010
Address: 933 N CENTRAL AVE

Name: AMERICAN AUTOMOTIVE CENTER
Year: 2011
Address: 933 N CENTRAL AVE

Name: AMERICAN AUTOMOTIVE CENTER
Year: 2012
Address: 933 N CENTRAL AVE

G48 South < 1/8 0.078 mi. 411 ft. | **ACCELLENT 2052 W 11TH ST UPLAND, CA 91786** | **NPDES San Bern. Co. Permit** | **S104571227 N/A**

Site 1 of 8 in cluster G

Relative: Lower

Actual: 1289 ft.

NPDES:

Npdes Number:	CAS000001
Facility Status:	Active
Agency Id:	0
Region:	8
Regulatory Measure Id:	332469
Order No:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place Id:	Not reported
WDID:	8 36I021176
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	09/26/2007
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Accellent
Discharge Address:	2052 W 11th St
Discharge City:	Upland
Discharge State:	California
Discharge Zip:	91786

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0000917
Owner:	ACCELLENT
Permit Number:	PT0008375
Permit Category:	SPECIAL HANDLER
Facility Status:	ACTIVE
Expiration Date:	11/30/2013

Region:	SAN BERNARDINO
Facility ID:	FA0000917
Owner:	ACCELLENT
Permit Number:	PT0008376
Permit Category:	SPECIAL GENERATOR
Facility Status:	ACTIVE
Expiration Date:	11/30/2013

G49 South < 1/8 0.078 mi. 411 ft. | **J. K. MOLDS, INC 2048 W 11TH ST UPLAND, CA 91786** | **San Bern. Co. Permit** | **S103368541 N/A**

Site 2 of 8 in cluster G

Relative: Lower

Actual: 1289 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0004062
Owner:	J. K. MOLDS, INC.
Permit Number:	PT0007128
Permit Category:	SPECIAL GENERATOR
Facility Status:	INACTIVE
Expiration Date:	07/31/2010

J. K. MOLDS, INC (Continued) **S103368541**

Region: SAN BERNARDINO
Facility ID: FA0004062
Owner: J. K. MOLDS, INC.
Permit Number: PT0007129
Permit Category: HAZMAT HANDLER 11-25 EMPLOYEES
Facility Status: INACTIVE
Expiration Date: 07/31/2010

G50 **ENTEGRIS UPLAND INC** **San Bern. Co. Permit** **S106910813**
South **2022 W 11TH ST** **N/A**
< 1/8 **UPLAND, CA 91786**
0.078 mi.
411 ft. **Site 3 of 8 in cluster G**

Relative:
Lower

Actual:
1289 ft.

San Bern. Co. Permit:
Region: SAN BERNARDINO
Facility ID: FA0002923
Owner: ENTEGRIS INC
Permit Number: PT0007556
Permit Category: SPECIAL HANDLER
Facility Status: INACTIVE
Expiration Date: 12/31/2002

Region: SAN BERNARDINO
Facility ID: FA0002923
Owner: ENTEGRIS INC
Permit Number: PT0007557
Permit Category: SPECIAL GENERATOR
Facility Status: INACTIVE
Expiration Date: 12/31/2002

G51 **UVP LLC** **RCRA-SQG** **1000270320**
South **2066 W 11TH ST** **FINDS** **CAD981169691**
< 1/8 **UPLAND, CA 91786** **HAZNET**
0.078 mi.
411 ft. **Site 4 of 8 in cluster G**

Relative:
Lower

Actual:
1289 ft.

RCRA-SQG:
Date form received by agency: 04/25/2013
Facility name: UVP LLC
Facility address: 2066 W 11TH ST
UPLAND, CA 91786
EPA ID: CAD981169691
Contact: BARRY RHODES
Contact address: 2066 W 11TH ST
UPLAND, CA 91786
Contact country: US
Contact telephone: 909-946-3197
Telephone ext.: 218
Contact email: BARRYR@UVP.COM
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of

UVP LLC (Continued) **1000270320**

hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	ANALYTIK JENA AG
Owner/operator address:	KONRAD ZUSE STR 1
	JENA, 07745
Owner/operator country:	DE
Owner/operator telephone:	49 0-36-41-77-7
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	04/06/2013
Owner/Op end date:	Not reported

Owner/operator name:	UVP LLC
Owner/operator address:	Not reported
	Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	01/01/2007
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:	04/11/2007
Facility name:	UVP LLC
Classification:	Small Quantity Generator

Date form received by agency:	12/07/2006
Facility name:	UVP LLC
Site name:	UVP INC
Classification:	Small Quantity Generator

Date form received by agency:	01/16/1986
Facility name:	UVP LLC
Site name:	LOCKHEED AIRCRAFT SERVICE CO
Classification:	Small Quantity Generator

UVP LLC (Continued) **1000270320**

Hazardous Waste Summary:

Waste code: D009
Waste name: MERCURY

Waste code: F003
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

FINDS:

Registry ID: 110002681018

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.

HAZARDOUS WASTE BIENNIAL REPORTER

HAZNET:

Year: 2012
Gepaid: CAD981169691
Contact: BARRY RHODES/X218
Telephone: 9099463197
Mailing Name: Not reported
Mailing Address: 2066 W 11TH ST
Mailing City,St,Zip: UPLAND, CA 917860000
Gen County: San Bernardino
TSD EPA ID: CAD028409019
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: 0.745
Facility County: San Bernardino

Year: 2012
Gepaid: CAD981169691
Contact: BARRY RHODES/X218
Telephone: 9099463197
Mailing Name: Not reported
Mailing Address: 2066 W 11TH ST
Mailing City,St,Zip: UPLAND, CA 917860000

UVP LLC (Continued) **1000270320**

Gen County: San Bernardino
TSD EPA ID: CAD028409019
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: 0.17
Facility County: San Bernardino

Year: 2012
Gepaid: CAD981169691
Contact: BARRY RHODES/X218
Telephone: 9099463197
Mailing Name: Not reported
Mailing Address: 2066 W 11TH ST
Mailing City,St,Zip: UPLAND, CA 917860000
Gen County: San Bernardino
TSD EPA ID: CAD028409019
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: 0.75
Facility County: San Bernardino

Year: 2012
Gepaid: CAD981169691
Contact: BARRY RHODES/X218
Telephone: 9099463197
Mailing Name: Not reported
Mailing Address: 2066 W 11TH ST
Mailing City,St,Zip: UPLAND, CA 917860000
Gen County: San Bernardino
TSD EPA ID: NVT330010000
TSD County: 99
Waste Category: Not reported
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.05
Facility County: San Bernardino

Year: 2012
Gepaid: CAD981169691
Contact: BARRY RHODES/X218
Telephone: 9099463197
Mailing Name: Not reported
Mailing Address: 2066 W 11TH ST
Mailing City,St,Zip: UPLAND, CA 917860000
Gen County: San Bernardino
TSD EPA ID: CAD028409019
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: 0.225
Facility County: San Bernardino

UVP LLC (Continued) **1000270320**

Click this hyperlink while viewing on your computer to access
32 additional CA_HAZNET: record(s) in the EDR Site Report.

G52 **LOCKHEED AIRCRAFT SVC CO** **NPDES** **S104771490**
South **2066 W 11TH ST** **San Bern. Co. Permit** **N/A**
< 1/8 **UPLAND, CA 91786** **EMI**
0.078 mi.
411 ft. **Site 5 of 8 in cluster G**

Relative:
Lower

Actual:
1289 ft.

NPDES:

Npdes Number:	CAS000001
Facility Status:	Active
Agency Id:	0
Region:	8
Regulatory Measure Id:	333682
Order No:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place Id:	Not reported
WDID:	8 36I021232
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	10/24/2007
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	UVP LLC
Discharge Address:	2066 W 11th St
Discharge City:	Upland
Discharge State:	California
Discharge Zip:	91786

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0006848
Owner:	ANALYTIC JENA AG
Permit Number:	PT0006975
Permit Category:	HAZMAT HANDLER 51-100 EMPLOYEES (W/GEN PRMT)
Facility Status:	ACTIVE
Expiration Date:	09/30/2013

Region:	SAN BERNARDINO
Facility ID:	FA0006848
Owner:	ANALYTIC JENA AG
Permit Number:	PT0006976
Permit Category:	HAZARDOUS WASTE GENERATOR - 51-100 EMPLOYEES
Facility Status:	ACTIVE
Expiration Date:	09/30/2013

EMI:

Year:	1987
County Code:	36
Air Basin:	SC
Facility ID:	51463
Air District Name:	SC
SIC Code:	4582
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported

LOCKHEED AIRCRAFT SVC CO (Continued) **S104771490**

Total Organic Hydrocarbon Gases Tons/Yr:	3
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1990
County Code:	36
Air Basin:	SC
Facility ID:	51463
Air District Name:	SC
SIC Code:	4581
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:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

G53 **E CYCLERS INC** **RCRA NonGen / NLR** **1009216504**
South **2028 W 11TH ST** **CAR000168815**
< 1/8 **UPLAND, CA 91786**
0.078 mi.
411 ft. **Site 6 of 8 in cluster G**

Relative:
Lower

Actual:
1289 ft.

RCRA NonGen / NLR:

Date form received by agency:	01/14/2008
Facility name:	E CYCLERS INC
Facility address:	2028 W 11TH ST UPLAND, CA 91786
EPA ID:	CAR000168815
Mailing address:	444 ATHOL ST SAN BERNARDINO, CA 92401
Contact:	NEIL S MITTIE
Contact address:	444 ATHOL ST SAN BERNARDINO, CA 92401
Contact country:	US
Contact telephone:	888-693-2925
Contact email:	Not reported
EPA Region:	09
Land type:	Municipal
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	PETER C PALLETTE
Owner/operator address:	18662 MACARTHUR BLVD STE 200 IRVINE, CA 92612
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private

E CYCLERS INC (Continued) **1009216504**

Owner/Operator Type: Owner
Owner/Op start date: 04/01/2005
Owner/Op end date: Not reported

Owner/operator name: E CYCLERS INC
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 04/01/2005
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: 12/09/2005
Facility name: E CYCLERS INC
Classification: Not a generator, verified

Facility Has Received Notices of Violations:
Regulation violated: Not reported
Area of violation: State Statute or Regulation
Date violation determined: 08/14/2007
Date achieved compliance: 08/14/2007
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 08/14/2007
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 08/14/2007
Evaluation: FOCUSED COMPLIANCE INSPECTION
Area of violation: State Statute or Regulation

E CYCLERS INC (Continued) **1009216504**

Date achieved compliance: 08/14/2007
Evaluation lead agency: State

G54
South
< 1/8
0.078 mi.
411 ft.

E-CYCLERS, INC
2028 W 11TH ST
UPLAND, CA 91786

San Bern. Co. Permit **S107863339**
N/A

Site 7 of 8 in cluster G

Relative:
Lower

Actual:
1289 ft.

San Bern. Co. Permit:
Region: SAN BERNARDINO
Facility ID: FA0010126
Owner: MITTIE, NEIL
Permit Number: PT0017514
Permit Category: UW HANDLER (WITHOUT ANOTHER CUPA PERMIT)
Facility Status: INACTIVE
Expiration Date: 04/30/2009

G55
South
< 1/8
0.078 mi.
411 ft.

UVP INC
2066 WEST 11TH ST
UPLAND, CA 91786

RCRA-SQG **1010313107**
HAZNET **CAL000127921**

Site 8 of 8 in cluster G

Relative:
Lower

Actual:
1289 ft.

RCRA-SQG:
Date form received by agency: 04/26/2006
Facility name: UVP INC
Facility address: 2066 WEST 11TH ST
UPLAND, CA 91786
EPA ID: CAL000127921
Mailing address: 2066 WEST 11TH
UPLAND, CA 91786
Contact: BARRY RHODES
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: (909) 946-3197
Telephone ext.: 218
Contact email: BARRYR@UVP.COM
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: PAUL WARREN
Owner/operator address: 2066 WEST 11ST
UPLAND, CA 91786
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/01/1932
Owner/Op end date: Not reported

UVP INC (Continued) **1010313107**

Owner/operator name: PAUL WARREN
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 01/01/1932
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D009
Waste name: MERCURY

Violation Status: No violations found

HAZNET:
Year: 2012
Gepaid: CAL000127921
Contact: BARRY RHODES/VP MANUFACTURING
Telephone: 9099463197
Mailing Name: Not reported
Mailing Address: 2066 W 11TH ST
Mailing City,St,Zip: UPLAND, CA 917863509
Gen County: San Bernardino
TSD EPA ID: CAD028409019
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: 0.05

UVP INC (Continued) **1010313107**

Facility County: San Bernardino

Year: 2012
Gepaid: CAL000127921
Contact: BARRY RHODES/VP MANUFACTURING
Telephone: 9099463197
Mailing Name: Not reported
Mailing Address: 2066 W 11TH ST
Mailing City,St,Zip: UPLAND, CA 917863509
Gen County: San Bernardino
TSD EPA ID: CAD028409019
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: 0.05
Facility County: San Bernardino

Year: 2012
Gepaid: CAL000127921
Contact: BARRY RHODES/VP MANUFACTURING
Telephone: 9099463197
Mailing Name: Not reported
Mailing Address: 2066 W 11TH ST
Mailing City,St,Zip: UPLAND, CA 917863509
Gen County: San Bernardino
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Not reported
Tons: Not reported
Facility County: San Bernardino

Year: 2012
Gepaid: CAL000127921
Contact: BARRY RHODES/VP MANUFACTURING
Telephone: 9099463197
Mailing Name: Not reported
Mailing Address: 2066 W 11TH ST
Mailing City,St,Zip: UPLAND, CA 917863509
Gen County: San Bernardino
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Not reported
Tons: Not reported
Facility County: San Bernardino

Year: 2011
Gepaid: CAL000127921
Contact: BARRY RHODES/VP MANUFACTURING
Telephone: 9099463197
Mailing Name: Not reported
Mailing Address: 2066 W 11TH ST
Mailing City,St,Zip: UPLAND, CA 917863509
Gen County: Not reported
TSD EPA ID: CAD028409019

UVP INC (Continued) **1010313107**

TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.03
Facility County: San Bernardino

Click this hyperlink while viewing on your computer to access
109 additional CA_HAZNET: record(s) in the EDR Site Report.

H56 **EDR US Hist Auto Stat** **1015308324**
NE **2020 W FOOTHILL BLVD** **N/A**
< 1/8 **UPLAND, CA 91786**
0.098 mi.
519 ft. **Site 1 of 4 in cluster H**

Relative:
Higher

Actual:
1348 ft.

EDR Historical Auto Stations:

Name: TIRE PROS OF UPLAND
Year: 2010
Address: 2020 W FOOTHILL BLVD

Name: TIRE PROS OF UPLAND
Year: 2011
Address: 2020 W FOOTHILL BLVD

Name: TIRE PROS OF UPLAND
Year: 2012
Address: 2020 W FOOTHILL BLVD

H57 **TIRE PROS OF UPLAND** **San Bern. Co. Permit** **S109521179**
NE **2020 W FOOTHILL BLVD** **N/A**
< 1/8 **UPLAND, CA 91786**
0.098 mi.
519 ft. **Site 2 of 4 in cluster H**

Relative:
Higher

Actual:
1348 ft.

San Bern. Co. Permit:

Region: SAN BERNARDINO
Facility ID: FA0012081
Owner: SUNNY,YS KIM.
Permit Number: PT0021267
Permit Category: SPECIAL GENERATOR
Facility Status: ACTIVE
Expiration Date: 03/31/2014

Region: SAN BERNARDINO
Facility ID: FA0012081
Owner: SUNNY,YS KIM.
Permit Number: PT0021268
Permit Category: SPECIAL HANDLER
Facility Status: ACTIVE
Expiration Date: 03/31/2014

H58
NE
< 1/8
0.102 mi.
540 ft.

DINEEN TRUCKING INC
1062 AIRPORT DR
UPLAND, CA 91786

HIST UST **U001570665**
N/A

Site 3 of 4 in cluster H

Relative:
Higher

Actual:
1358 ft.

HIST UST:

Region:	STATE
Facility ID:	00000009732
Facility Type:	Other
Other Type:	TRUCKING
Total Tanks:	0001
Contact Name:	Not reported
Telephone:	7149859718
Owner Name:	DINEEN TRUCKING INC.
Owner Address:	1284 AIRPORT DR.
Owner City,St,Zip:	UPLAND, CA 91786
Tank Num:	001
Container Num:	001
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Tank Construction:	Not reported
Leak Detection:	Visual

H59
NE
< 1/8
0.102 mi.
540 ft.

DINEEN TRUCKING INC
1062 AIRPORT DR
UPLAND, CA 91786

CA FID UST **S101619061**
SWEEPS UST **N/A**

Site 4 of 4 in cluster H

Relative:
Higher

Actual:
1358 ft.

CA FID UST:

Facility ID:	36007461
Regulated By:	UTNKA
Regulated ID:	00009732
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	Not reported
Mail To:	Not reported
Mailing Address:	SAME AS OWNER
Mailing Address 2:	Not reported
Mailing City,St,Zip:	UPLAND 91786
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

SWEEPS UST:

Status:	Active
Comp Number:	9732
Number:	9
Board Of Equalization:	44-020219
Referral Date:	07-07-88
Action Date:	07-07-88

DINEEN TRUCKING INC (Continued) **S101619061**

Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	1
Swrcb Tank Id:	36-000-009732-000001
Actv Date:	07-07-88
Capacity:	1000
Tank Use:	M.V. FUEL
Stg:	P
Content:	REG UNLEADED
Number Of Tanks:	1

I60
NE
< 1/8
0.117 mi.
617 ft.

SMALLING AUTO & TRUCK REPAIR **San Bern. Co. Permit** **S104770200**
1102 N AIRPORT DR **N/A**
UPLAND, CA 91786

Site 1 of 5 in cluster I

Relative:
Higher

Actual:
1362 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0006218
Owner:	SMALLING, ROBIN
Permit Number:	PT0004300
Permit Category:	SPECIAL HANDLER
Facility Status:	INACTIVE
Expiration Date:	05/31/2013

Region:	SAN BERNARDINO
Facility ID:	FA0006218
Owner:	SMALLING, ROBIN
Permit Number:	PT0004301
Permit Category:	CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
Facility Status:	ACTIVE
Expiration Date:	05/31/2014

I61
NE
< 1/8
0.117 mi.
617 ft.

EDR US Hist Auto Stat **1015153969**
N/A

1102 AIRPORT DR
UPLAND, CA 91786

Site 2 of 5 in cluster I

Relative:
Higher

Actual:
1362 ft.

EDR Historical Auto Stations:

Name:	SMALLING AUTO & TRUCK REPAIR
Year:	1999
Address:	1102 AIRPORT DR

Name:	SMALLING AUTO & TRUCK REPAIR
Year:	2000
Address:	1102 AIRPORT DR

Name:	SMALLING AUTO & TRUCK REPAIR
Year:	2005
Address:	1102 AIRPORT DR

Name:	SMALLING AUTO & TRUCK REPAIR
Year:	2006
Address:	1102 AIRPORT DR

(Continued) **1015153969**

Name: SMALLING AUTO & TRUCK REPAIR
Year: 2007
Address: 1102 AIRPORT DR

Name: SMALLINGS AUTO & TRUCK REPAIR
Year: 2008
Address: 1102 AIRPORT DR

Name: SMALLING AUTO & TRUCK REPAIR
Year: 2009
Address: 1102 AIRPORT DR

Name: SMALLING AUTO & TRUCK REPAIR
Year: 2010
Address: 1102 AIRPORT DR

Name: SMALLING AUTO & TRUCK REPAIR
Year: 2011
Address: 1102 AIRPORT DR

Name: SMALLING AUTO & TRUCK REPAIR
Year: 2012
Address: 1102 AIRPORT DR

J62 **CATTRAC CONSTRUCTION** **HIST UST** **U001570659**
SE **1953 W 11TH ST** **San Bern. Co. Permit** **N/A**
< 1/8 **UPLAND, CA 91786**
0.120 mi.
631 ft. **Site 1 of 8 in cluster J**

Relative:
Lower

Actual:
1306 ft.

HIST UST:
Region: STATE
Facility ID: 00000042420
Facility Type: Other
Other Type: CONTRACTOR
Total Tanks: 0002
Contact Name: LARRY BURDICK
Telephone: 7149818908
Owner Name: BERRY CONSTRUCTION, INC.
Owner Address: 1921 WEST 11TH STREET
Owner City,St,Zip: UPLAND, CA 91786

Tank Num: 001
Container Num: 1
Year Installed: 1974
Tank Capacity: 00000500
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 2
Year Installed: 1974
Tank Capacity: 00002000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: Not reported

CATTRAC CONSTRUCTION (Continued) **U001570659**

Leak Detection: Stock Inventor

San Bern. Co. Permit:
Region: SAN BERNARDINO
Facility ID: FA0004005
Owner: LARRY BURKE ENTERPRISES
Permit Number: PT0008594
Permit Category: HAZMAT HANDLER 0-10 EMPLOYEES
Facility Status: INACTIVE
Expiration Date: 04/30/2011

Region: SAN BERNARDINO
Facility ID: FA0013167
Owner: JOEL'S AUTOMOTIVE INC
Permit Number: PT0023172
Permit Category: SPECIAL HANDLER
Facility Status: ACTIVE
Expiration Date: 04/30/2014

Region: SAN BERNARDINO
Facility ID: FA0013167
Owner: JOEL'S AUTOMOTIVE INC
Permit Number: PT0023173
Permit Category: SPECIAL GENERATOR
Facility Status: ACTIVE
Expiration Date: 04/30/2014

J63 **EDR US Hist Auto Stat** **1015295968**
SE **1953 W 11TH ST** **N/A**
< 1/8 **UPLAND, CA 91786**
0.120 mi.
631 ft. **Site 2 of 8 in cluster J**

Relative:
Lower

Actual:
1306 ft.

EDR Historical Auto Stations:
Name: JOELS AUTO REPAIR INC
Year: 2011
Address: 1953 W 11TH ST

Name: JOELS AUTO REPAIR INC
Year: 2012
Address: 1953 W 11TH ST

I64 **EDR US Hist Auto Stat** **1015322040**
NNE **2110 AVIATION DR** **N/A**
1/8-1/4 **UPLAND, CA 91786**
0.132 mi.
699 ft. **Site 3 of 5 in cluster I**

Relative:
Higher

Actual:
1368 ft.

EDR Historical Auto Stations:
Name: ALPINE COLLISION CTR INC
Year: 2010
Address: 2110 AVIATION DR

Name: ALPINE COLLISION CENTER INC
Year: 2011
Address: 2110 AVIATION DR

(Continued) **1015322040**

Name: ALPINE COLLISION CENTER INC
Year: 2012
Address: 2110 AVIATION DR

I65
NNE
1/8-1/4
0.132 mi.
699 ft.

ALPINE COLLISION CENTER
2110 AVIATION DR2122 AVIATION DRIVE
UPLAND, CA 91786

San Bern. Co. Permit **S109849302**
N/A

Site 4 of 5 in cluster I

Relative:
Higher

Actual:
1368 ft.

San Bern. Co. Permit:
Region: SAN BERNARDINO
Facility ID: FA0012621
Owner: HEZAR, SHAWN
Permit Number: PT0022041
Permit Category: HAZARDOUS WASTE GENERATOR - 11-25 EMPLOYEES
Facility Status: ACTIVE
Expiration Date: 11/30/2013

Region: SAN BERNARDINO
Facility ID: FA0012621
Owner: HEZAR, SHAWN
Permit Number: PT0022042
Permit Category: HAZMAT HANDLER 11-25 EMPLOYEES (W/GEN PRMT)
Facility Status: ACTIVE
Expiration Date: 11/30/2013

J66
ESE
1/8-1/4
0.139 mi.
735 ft.

1937 W 11TH ST
UPLAND, CA 91786

EDR US Hist Auto Stat **1015294421**
N/A

Site 3 of 8 in cluster J

Relative:
Lower

Actual:
1305 ft.

EDR Historical Auto Stations:
Name: FITS AUTO INC
Year: 2004
Address: 1937 W 11TH ST

J67
ESE
1/8-1/4
0.139 mi.
735 ft.

ACE ENGINEERING
1937 W 11TH ST STE C
UPLAND, CA 91786

San Bern. Co. Permit **S108087230**
N/A

Site 4 of 8 in cluster J

Relative:
Lower

Actual:
1305 ft.

San Bern. Co. Permit:
Region: SAN BERNARDINO
Facility ID: FA0010633
Owner: VITELA, ANTONIO & LETICIA
Permit Number: PT0021490
Permit Category: SPECIAL HANDLER
Facility Status: INACTIVE
Expiration Date: 09/30/2013

Region: SAN BERNARDINO
Facility ID: FA0010633

ACE ENGINEERING (Continued) **S108087230**

Owner: VITELA, ANTONIO & LETICIA
Permit Number: PT0018105
Permit Category: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
Facility Status: ACTIVE
Expiration Date: 09/30/2013

I68
NNE
1/8-1/4
0.141 mi.
745 ft.

REBECK, T W **San Bern. Co. Permit** **S108756548**
1160 AIRPORT DR **N/A**
UPLAND, CA 91786

Site 5 of 5 in cluster I

Relative:
Higher

Actual:
1368 ft.

San Bern. Co. Permit:
Region: SAN BERNARDINO
Facility ID: FA0005616
Owner: REBECK, THEODORE W.
Permit Number: PT0001881
Permit Category: HAZMAT HANDLER 0-10 EMPLOYEES (W/GEN PRMT)
Facility Status: INACTIVE
Expiration Date: 05/31/2006

Region: SAN BERNARDINO
Facility ID: FA0005616
Owner: REBECK, THEODORE W.
Permit Number: PT0001882
Permit Category: HAZARDOUS WASTE GENERATOR - 0-10 EMPLOYEES
Facility Status: INACTIVE
Expiration Date: 05/31/2006

J69
ESE
1/8-1/4
0.142 mi.
749 ft.

KENGRAPHICS PRINTING **San Bern. Co. Permit** **S104767548**
1935 W 11TH ST A **N/A**
UPLAND, CA 91786

Site 5 of 8 in cluster J

Relative:
Lower

Actual:
1305 ft.

San Bern. Co. Permit:
Region: SAN BERNARDINO
Facility ID: FA0004243
Owner: LEMMON, ROBERT K.
Permit Number: PT0019663
Permit Category: HAZMAT HANDLER 0-10 EMPLOYEES (W/GEN PRMT)
Facility Status: INACTIVE
Expiration Date: 11/30/2007

Region: SAN BERNARDINO
Facility ID: FA0004243
Owner: LEMMON, ROBERT K.
Permit Number: PT0008159
Permit Category: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
Facility Status: ACTIVE
Expiration Date: 11/30/2012

J70
ESE
1/8-1/4
0.144 mi.
762 ft.

CJ MEDIA — **San Bern. Co. Permit** — **S110496958**
1933 W 11TH ST UNIT K — **N/A**
UPLAND, CA 91786

Site 6 of 8 in cluster J

Relative:
Lower

Actual:
1305 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0013395
Owner:	JACOBS, CHRIS
Permit Number:	PT0023609
Permit Category:	CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
Facility Status:	ACTIVE
Expiration Date:	09/30/2013

J71
ESE
1/8-1/4
0.144 mi.
762 ft.

WALTON FABRICATION — **San Bern. Co. Permit** — **S105298576**
1933 W 11TH ST UNIT H — **N/A**
UPLAND, CA 91786

Site 7 of 8 in cluster J

Relative:
Lower

Actual:
1305 ft.

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0006699
Owner:	WALTON, TODD
Permit Number:	PT0001154
Permit Category:	HAZMAT HANDLER 0-10 EMPLOYEES
Facility Status:	INACTIVE
Expiration Date:	02/28/2014

J72
ESE
1/8-1/4
0.144 mi.
762 ft.

EDR US Hist Auto Stat — **1015294109**
1933 W 11TH ST — **N/A**
UPLAND, CA 91786

Site 8 of 8 in cluster J

Relative:
Lower

Actual:
1305 ft.

EDR Historical Auto Stations:

Name:	CUSTOM ENGINES MACHINES
Year:	2005
Address:	1933 W 11TH ST
Name:	CUSTOM ENGINES MACHINES
Year:	2006
Address:	1933 W 11TH ST
Name:	CUSTOM ENGINES MACHINES
Year:	2007
Address:	1933 W 11TH ST
Name:	CUSTOM ENGINES MACHINES
Year:	2008
Address:	1933 W 11TH ST
Name:	CUSTOM ENGINES MACHINES
Year:	2009
Address:	1933 W 11TH ST

K73 WNW 1/8-1/4 0.161 mi. 852 ft. | **INTEGRATED CARE SYSTEMS**
2315 W FOOTHILL BLVD STE 4
UPLAND, CA | **RCRA-SQG FINDS** | **1000202570 CAD982521890**

Site 1 of 2 in cluster K

Relative: Higher

Actual: 1340 ft.

RCRA-SQG:

Date form received by agency:	11/21/1989
Facility name:	INTEGRATED CARE SYSTEMS
Facility address:	2315 W FOOTHILL BLVD STE 4 UPLAND, CA 91786
EPA ID:	CAD982521890
Mailing address:	W FOOTHILL BLVD STE 4 UPLAND, CA 91786
Contact:	ENVIRONMENTAL MANAGER
Contact address:	2315 W FOOTHILL BLVD STE 4 UPLAND, CA 91786
Contact country:	US
Contact telephone:	(714) 855-5525
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:	NEW ENGLAND
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

INTEGRATED CARE SYSTEMS (Continued) **1000202570**

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: 110002841006

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.

K74
WNW
1/8-1/4
0.184 mi.
970 ft.

2335 W FOOTHILL BLVD
UPLAND, CA 91786

EDR US Hist Auto Stat **1015348696**
N/A

Site 2 of 2 in cluster K

Relative:
Higher

Actual:
1339 ft.

EDR Historical Auto Stations:
Name: US AUTO MANAGEMENT OF UPLAND
Year: 2004
Address: 2335 W FOOTHILL BLVD

75
South
1/8-1/4
0.200 mi.
1057 ft.

CCL LABEL INC
576 COLLEGE COMMERCE WAY
UPLAND, CA

RCRA-SQG **1006805953**
FINDS **CAR000143222**
EMI

Relative:
Lower

Actual:
1269 ft.

RCRA-SQG:
Date form received by agency: 12/13/2007
Facility name: CCL LABEL
Facility address: 576 COLLEGE COMMERCE WAY
UPLAND, CA 91786
EPA ID: CAR000143222
Contact: RAMON L DELGADO
Contact address: 576 COLLEGE COMMERCE WAY
UPLAND, CA 91786
Contact country: US
Contact telephone: 909-608-2270
Contact email: RDELGADO@CCLIND.COM
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous

CCL LABEL INC (Continued) **1006805953**

waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	CCL LABEL
Owner/operator address:	Not reported
	Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	06/15/2003
Owner/Op end date:	Not reported

Owner/operator name:	CCL LABEL
Owner/operator address:	576 COLLEGE COMMERCE WAY
	UPLAND, CA 91786
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	06/15/2003
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:	04/22/2003
Facility name:	CCL LABEL
Site name:	CCL LABEL INC
Classification:	Small Quantity Generator

Date form received by agency:	04/22/2003
Facility name:	CCL LABEL
Site name:	CCL LABEL INC
Classification:	Large Quantity Generator

Hazardous Waste Summary:

Waste code:	D001
Waste name:	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF

CCL LABEL INC (Continued) **1006805953**

LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: F003
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

FINDS:

Registry ID: 110014461536

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.

EMI:

Year:	2006
County Code:	36
Air Basin:	SC
Facility ID:	135665
Air District Name:	SC
SIC Code:	2759
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.1190773919768887439
Reactive Organic Gases Tons/Yr:	.097
Carbon Monoxide Emissions Tons/Yr:	.017
NOX - Oxides of Nitrogen Tons/Yr:	.02
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	.002
Part. Matter 10 Micrometers & Smllr Tons/Yr:	.002

CCL LABEL INC (Continued) **1006805953**

Year:	2007
County Code:	36
Air Basin:	SC
Facility ID:	135665
Air District Name:	SC
SIC Code:	2759
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.1190773919768887439
Reactive Organic Gases Tons/Yr:	.097
Carbon Monoxide Emissions Tons/Yr:	.017
NOX - Oxides of Nitrogen Tons/Yr:	.02
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	.002
Part. Matter 10 Micrometers & Smllr Tons/Yr:	.002

L76 **DINEEN TRUCKING INC.** **HIST CORTESE** **S101619062**
NNE **1284 AIRPORT DR** **LUST** **N/A**
1/8-1/4 **UPLAND, CA 91786** **CA FID UST**
0.203 mi. **SWEEPS UST**
1074 ft. **Site 1 of 2 in cluster L** **WDS**

Relative:
Higher

Actual:
1382 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	36
Reg By:	LTNKA
Reg Id:	083600599T

LUST REG 8:

Region:	8
County:	San Bernardino
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083600599T
Local Case Num:	87064
Case Type:	Soil only
Substance:	Diesel
Qty Leaked:	Not reported
Abate Method:	Not reported
Cross Street:	FOOTHILL
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Test
How Stopped:	Not reported
Leak Cause:	Not reported
Leak Source:	Not reported
Global ID:	T0607100057
How Stopped Date:	Not reported
Enter Date:	8/28/1987
Review Date:	Not reported
Prelim Assess:	Not reported
Discover Date:	Not reported
Enforcement Date:	Not reported
Close Date:	5/27/1988
Workplan:	Not reported
Pollution Char:	8/28/1987

DINEEN TRUCKING INC. (Continued) **S101619062**

Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Enter Date: 8/28/1987
GW Qualifies: Not reported
Soil Qualifies: Not reported
Operator: Not reported
Facility Contact: Not reported
Interim: Not reported
Oversite Program: LUST
Latitude: 34.1090184
Longitude: -117.6910699
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: VJJ
Staff Initials: DR
Lead Agency: Local Agency
Local Agency: 36000L
Hydr Basin #: UPPER SANTA ANA VALL
Beneficial: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Summary: Not reported

CA FID UST:
Facility ID: 36000259
Regulated By: UTNKA
Regulated ID: 00009733
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: Not reported
Mail To: Not reported
Mailing Address: 1284 AIRPORT DR
Mailing Address 2: Not reported
Mailing City,St,Zip: UPLAND 91786
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

SWEEPS UST:
Status: Active
Comp Number: 9733
Number: 9
Board Of Equalization: 44-020220
Referral Date: 07-07-88
Action Date: 07-07-88

DINEEN TRUCKING INC. (Continued) **S101619062**

Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	2
Swrcb Tank Id:	36-000-009733-000001
Actv Date:	07-07-88
Capacity:	5000
Tank Use:	M.V. FUEL
Stg:	P
Content:	DIESEL
Number Of Tanks:	4

Status:	Active
Comp Number:	9733
Number:	9
Board Of Equalization:	44-020220
Referral Date:	07-07-88
Action Date:	07-07-88
Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	3
Swrcb Tank Id:	36-000-009733-000002
Actv Date:	07-07-88
Capacity:	8000
Tank Use:	M.V. FUEL
Stg:	P
Content:	DIESEL
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	9733
Number:	9
Board Of Equalization:	44-020220
Referral Date:	07-07-88
Action Date:	07-07-88
Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	4
Swrcb Tank Id:	36-000-009733-000003
Actv Date:	07-07-88
Capacity:	4000
Tank Use:	M.V. FUEL
Stg:	P
Content:	DIESEL
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	9733
Number:	9
Board Of Equalization:	44-020220
Referral Date:	07-07-88
Action Date:	07-07-88
Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	5
Swrcb Tank Id:	36-000-009733-000004
Actv Date:	07-07-88
Capacity:	5000

DINEEN TRUCKING INC. (Continued) **S101619062**

Tank Use: M.V. FUEL
Stg: P
Content: DIESEL
Number Of Tanks: Not reported

CA WDS:
Facility ID: Santa Ana River 36I018208
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: 9099859718
Facility Contact: Ken Beck
Agency Name: DINEEN TRUCKING INC
Agency Address: 1284 Airport Dr
Agency City,St,Zip: Upland 917862156
Agency Contact: Ken Beck
Agency Telephone: 9099859718
Agency Type: ?
SIC Code: 0
SIC Code 2: Not reported
Primary Waste: Not reported
Primary Waste Type: Not reported
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 thosewho 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.

L77 NNE 1/8-1/4 0.203 mi. 1074 ft. | **DINEEN TRUCKING INC.**
1284 AIRPORT DR
UPLAND, CA 91786

Site 2 of 2 in cluster L

NPDES **U001570666**
LUST **N/A**
HIST UST
San Bern. Co. Permit

Relative: Higher

Actual: 1382 ft.

NPDES:

Npdes Number:	CAS000001
Facility Status:	Active
Agency Id:	0
Region:	8
Regulatory Measure Id:	213710
Order No:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place Id:	Not reported
WDID:	8 36I018208
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	06/24/2003
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Dineen Trucking Inc
Discharge Address:	1284 Airport Dr
Discharge City:	Upland
Discharge State:	California
Discharge Zip:	91786

LUST:

Region:	STATE
Global Id:	T0607100057
Latitude:	34.1090184
Longitude:	-117.6910699
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	05/27/1988
Lead Agency:	SAN BERNARDINO COUNTY
Case Worker:	DR
Local Agency:	Not reported
RB Case Number:	083600599T
LOC Case Number:	87064
File Location:	Local Agency
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0607100057
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

Status History:

Global Id:	T0607100057

DINEEN TRUCKING INC. (Continued) **U001570666**

Status:	Completed - Case Closed
Status Date:	05/27/1988
Global Id:	T0607100057
Status:	Open - Case Begin Date
Status Date:	07/24/1987
Global Id:	T0607100057
Status:	Open - Site Assessment
Status Date:	08/28/1987

Regulatory Activities:

Global Id:	T0607100057
Action Type:	Other
Date:	01/01/1950
Action:	Leak Reported

HIST UST:

Region:	STATE
Facility ID:	00000009733
Facility Type:	Other
Other Type:	TRUCKING
Total Tanks:	0004
Contact Name:	Not reported
Telephone:	7149859718
Owner Name:	DINEEN TRUCKING INC.
Owner Address:	1284 AIRPORT DR.
Owner City,St,Zip:	UPLAND, CA 91786
Tank Num:	001
Container Num:	002
Year Installed:	1976
Tank Capacity:	00005000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Tank Construction:	Not reported
Leak Detection:	Visual
Tank Num:	002
Container Num:	003
Year Installed:	1976
Tank Capacity:	00008000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Tank Construction:	Not reported
Leak Detection:	Visual
Tank Num:	003
Container Num:	004
Year Installed:	1976
Tank Capacity:	00004000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Tank Construction:	Not reported
Leak Detection:	Visual

DINEEN TRUCKING INC. (Continued) **U001570666**

Tank Num: 004
Container Num: 005
Year Installed: 1976
Tank Capacity: 00005000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: Not reported
Leak Detection: Visual

San Bern. Co. Permit:
Region: SAN BERNARDINO
Facility ID: FA0002744
Owner: DINEEN TRUCKING INC
Permit Number: PT0002527
Permit Category: HAZMAT HANDLER 0-10 EMPLOYEES (W/GEN PRMT)
Facility Status: ACTIVE
Expiration Date: 08/31/2013

Region: SAN BERNARDINO
Facility ID: FA0002744
Owner: DINEEN TRUCKING INC
Permit Number: PT0002528
Permit Category: SPECIAL GENERATOR
Facility Status: ACTIVE
Expiration Date: 08/31/2013

78
WNW
1/8-1/4
0.230 mi.
1216 ft.

MINNESOTA RUBBER AND QMR PLASTICS **RCRA NonGen / NLR** **1001404372**
2377 W FOOTHILL BLVD UNIT 14 **FINDS** **CAR000046797**
UPLAND, CA 91786

Relative:
Higher

Actual:
1339 ft.

RCRA NonGen / NLR:
Date form received by agency: 06/16/2006
Facility name: MINNESOTA RUBBER AND QMR PLASTICS
Facility address: 2377 W FOOTHILL BLVD UNIT 14
UPLAND, CA 91786
EPA ID: CAR000046797
Mailing address: 1100 XENIUM LANE NORTH
MINNEAPOLIS, MN 55441
Contact: DARRELL HANSON
Contact address: 1100 XENIUM LANE NORTH
MINNEAPOLIS, MN 55441
Contact country: US
Contact telephone: 952-927-2264
Contact email: DHANSON@MNRUBBER.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: QUADION CORP
Owner/operator address: 5957 W 37TH ST
ST LOUIS PARK, MN 55416
Owner/operator country: Not reported
Owner/operator telephone: (612) 927-1400
Legal status: Private

MINNESOTA RUBBER AND QMR PLASTICS (Continued) **1001404372**

Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 12/04/1998
Facility name: MINNESOTA RUBBER AND QMR PLASTICS
Classification: Small Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002925568

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.

79
ESE
1/8-1/4
0.243 mi.
1284 ft.

INTERSTATE BATTERY INLAND EMPIRE **San Bern. Co. Permit** **S110656388**
822 W BERRY CT **N/A**
UPLAND, CA 91786

Relative:
Lower

Actual:
1315 ft.

San Bern. Co. Permit:
Region: SAN BERNARDINO
Facility ID: FA0013664
Owner: LARRY BURKE ENTERPRISES
Permit Number: PT0023980

INTERSTATE BATTERY INLAND EMPIRE (Continued) **S110656388**

Permit Category: SPECIAL GENERATOR
Facility Status: INACTIVE
Expiration Date: 12/31/2011

Region: SAN BERNARDINO
Facility ID: FA0013664
Owner: LARRY BURKE ENTERPRISES
Permit Number: PT0023979
Permit Category: HAZMAT HANDLER 0-10 EMPLOYEES
Facility Status: ACTIVE
Expiration Date: 12/31/2013

80
East
1/8-1/4
0.244 mi.
1287 ft.

888 BERRY CT
UPLAND, CA 91786

EDR US Hist Auto Stat **1015663299**
N/A

Relative:
Lower

Actual:
1324 ft.

EDR Historical Auto Stations:
Name: FUEL MRKT
Year: 2011
Address: 888 BERRY CT

Name: FUEL MRKT
Year: 2012
Address: 888 BERRY CT

M81
SE
1/4-1/2
0.332 mi.
1754 ft.

JOHN DOSH
1853 W ARROW HWY
UPLAND, CA 91786

LUST **S101619072**
CA FID UST **N/A**
SWEEPS UST

Site 1 of 2 in cluster M

Relative:
Lower

Actual:
1266 ft.

LUST:
Region: STATE
Global Id: T0607100338
Latitude: 34.0993
Longitude: -117.6869
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 09/02/1994
Lead Agency: SAN BERNARDINO COUNTY
Case Worker: CB
Local Agency: SAN BERNARDINO COUNTY
RB Case Number: 083602506T
LOC Case Number: 94036
File Location: Local Agency
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0607100338
Contact Type: Local Agency Caseworker
Contact Name: CURTIS BRUNDAGE

JOHN DOSH (Continued) **S101619072**

Organization Name: SAN BERNARDINO COUNTY
Address: 620 S. E STREET
City: SAN BERNARDINO
Email: cbrundage@sbcfire.org
Phone Number: Not reported

Global Id: T0607100338
Contact Type: Regional Board Caseworker
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

Status History:
Global Id: T0607100338
Status: Completed - Case Closed
Status Date: 09/02/1994

Global Id: T0607100338
Status: Open - Case Begin Date
Status Date: 04/14/1994

Global Id: T0607100338
Status: Open - Site Assessment
Status Date: 05/23/1994

Regulatory Activities:
Global Id: T0607100338
Action Type: ENFORCEMENT
Date: 09/02/1994
Action: Closure/No Further Action Letter

Global Id: T0607100338
Action Type: Other
Date: 01/01/1950
Action: Leak Stopped

Global Id: T0607100338
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0607100338
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

CA FID UST:
Facility ID: 36001514
Regulated By: UTNKA
Regulated ID: 00044208
Cortese Code: Not reported
SIC Code: Not reported

JOHN DOSH (Continued) **S101619072**

Facility Phone:	7149467256
Mail To:	Not reported
Mailing Address:	1853 W ARROW HWY
Mailing Address 2:	Not reported
Mailing City,St,Zip:	UPLAND 91786
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

SWEEPS UST:

Status:	Not reported
Comp Number:	44208
Number:	Not reported
Board Of Equalization:	44-021047
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Tank Status:	Not reported
Owner Tank Id:	Not reported
Swrcb Tank Id:	36-000-044208-000001
Actv Date:	Not reported
Capacity:	5000
Tank Use:	M.V. FUEL
Stg:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	3

Status:	Not reported
Comp Number:	44208
Number:	Not reported
Board Of Equalization:	44-021047
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Tank Status:	Not reported
Owner Tank Id:	Not reported
Swrcb Tank Id:	36-000-044208-000002
Actv Date:	Not reported
Capacity:	2000
Tank Use:	M.V. FUEL
Stg:	PRODUCT
Content:	LEADED
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	44208
Number:	Not reported
Board Of Equalization:	44-021047
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Tank Status:	Not reported
Owner Tank Id:	Not reported

JOHN DOSH (Continued) **S101619072**

Swrcb Tank Id:	36-000-044208-000003
Actv Date:	Not reported
Capacity:	2000
Tank Use:	M.V. FUEL
Stg:	PRODUCT
Content:	LEADED
Number Of Tanks:	Not reported

M82 **DOSH PROPERTY** **HIST CORTESE** **S102428911**
SE **1853 ARROW RT** **LUST** **N/A**
1/4-1/2 **UPLAND, CA 91678**
0.333 mi.
1758 ft. **Site 2 of 2 in cluster M**

Relative:
Lower

Actual:
1266 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	36
Reg By:	LTNKA
Reg Id:	083602506T

LUST REG 8:

Region:	8
County:	San Bernardino
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083602506T
Local Case Num:	94036
Case Type:	Soil only
Substance:	Diesel
Qty Leaked:	Not reported
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	CLOS
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Not reported
Leak Cause:	UNK
Leak Source:	UNK
Global ID:	T0607100338
How Stopped Date:	4/14/1994
Enter Date:	8/29/1994
Review Date:	5/23/1994
Prelim Assess:	Not reported
Discover Date:	4/14/1994
Enforcement Date:	Not reported
Close Date:	9/2/1994
Workplan:	Not reported
Pollution Char:	Not reported
Remed Plan:	Not reported
Remed Action:	Not reported
Monitoring:	Not reported
Enter Date:	8/29/1994
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported

DOSH PROPERTY (Continued) **S102428911**

Oversite Program:	LUST
Latitude:	34.1728408
Longitude:	-118.3878861
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	1
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class:	*
Staff:	RS
Staff Initials:	CB5
Lead Agency:	Local Agency
Local Agency:	36000L
Hydr Basin #:	SAN FERNANDO VALLEY
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	TWO 3,000 GALLON DIESEL AND GASOLINE TANK REMOVED 4/14/94. ENCLOSED CASE CLOSURE SUMMARY ON 8/9/94. MINOR SOIL CONTAMINATION

---

83 **LAND CARE INC.** **HIST CORTESE** **S104752290**
SE **8475** **LUST** **N/A**
1/4-1/2 **UPLAND, CA 91786** **San Bern. Co. Permit**
0.371 mi.
1957 ft.

Relative:
Lower

Actual:
1270 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	36
Reg By:	LTNKA
Reg Id:	083603600T

LUST:

Region:	STATE
Global Id:	T0607100625
Latitude:	34.0999874
Longitude:	-117.6857081
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	04/21/2000
Lead Agency:	SAN BERNARDINO COUNTY
Case Worker:	LH6
Local Agency:	Not reported
RB Case Number:	083603600T
LOC Case Number:	99140
File Location:	Local Agency
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0607100625
Contact Type:	Regional Board Caseworker
Contact Name:	ROSE SCOTT

LAND CARE INC. (Continued) **S104752290**

Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: rscott@waterboards.ca.gov
Phone Number: 9513206375

Status History:
Global Id: T0607100625
Status: Completed - Case Closed
Status Date: 04/21/2000

Global Id: T0607100625
Status: Open - Case Begin Date
Status Date: 11/22/1999

Global Id: T0607100625
Status: Open - Site Assessment
Status Date: 12/09/1999

Regulatory Activities:
Global Id: T0607100625
Action Type: Other
Date: 01/01/1950
Action: Leak Stopped

Global Id: T0607100625
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0607100625
Action Type: ENFORCEMENT
Date: 04/21/2000
Action: Closure/No Further Action Letter

Global Id: T0607100625
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0607100625
Action Type: REMEDIATION
Date: 01/01/1950
Action: Excavation

LUST REG 8:
Region: 8
County: San Bernardino
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083603600T
Local Case Num: 99140
Case Type: Soil only
Substance: Gasoline
Qty Leaked: Not reported

LAND CARE INC. (Continued) **S104752290**

Abate Method:	Not reported
Cross Street:	ARROW ROUTE
Enf Type:	CLOS
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Not reported
Leak Cause:	UNK
Leak Source:	UNK
Global ID:	T0607100625
How Stopped Date:	11/22/1999
Enter Date:	1/26/2000
Review Date:	Not reported
Prelim Assess:	Not reported
Discover Date:	11/22/1999
Enforcement Date:	Not reported
Close Date:	4/21/2000
Workplan:	12/9/1999
Pollution Char:	Not reported
Remed Plan:	Not reported
Remed Action:	Not reported
Monitoring:	Not reported
Enter Date:	1/26/2000
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	34.100893
Longitude:	-117.685865
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	2
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class:	*
Staff:	RS
Staff Initials:	LH6
Lead Agency:	Local Agency
Local Agency:	36000L
Hydr Basin #:	UPPER SANTA ANA VALL
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	No
Summary:	Not reported

San Bern. Co. Permit:

Region:	SAN BERNARDINO
Facility ID:	FA0004377
Owner:	WALTON, JAMIE
Permit Number:	PT0008855
Permit Category:	SPECIAL HANDLER
Facility Status:	ACTIVE
Expiration Date:	04/30/2014

LAND CARE INC. (Continued) **S104752290**

Region: SAN BERNARDINO
Facility ID: FA0004377
Owner: WALTON, JAMIE
Permit Number: PT0008856
Permit Category: SPECIAL GENERATOR
Facility Status: ACTIVE
Expiration Date: 04/30/2014

84
WSW
1/4-1/2
0.448 mi.
2367 ft.

CLAREMONT LANDFILL
ARROW ROUTE & CLAREMONT BLVD.
CLAREMONT, CA 91711

WMUDS/SWAT **S103438598**
LDS **N/A**
WDS

Relative:
Lower

Actual:
1241 ft.

WMUDS/SWAT:

Edit Date:	Not reported
Complexity:	Category B - Any facility having a physical, chemical, or biological waste treatment system (except for septic systems with subsurface disposal), or any Class II or III disposal site, or facilities without treatment systems that are complex, such as marinas with petroleum products, solid wastes, and sewage pump out facilities.
Primary Waste:	Solid Wastes
Primary Waste Type:	Inert/Influent or Solid Wastes that do not contain soluble pollutants or organic wastes and have little adverse impact on water quality. Such wastes could cause turbidity and siltation. Uncontaminated soils, rubble and concrete are examples of this category.
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Base Meridian:	Not reported
NPID:	Not reported
Tonnage:	0
Regional Board ID:	66-16
Municipal Solid Waste:	False
Superorder:	False
Open To Public:	False
Waste List:	False
Agency Type:	Private
Agency Name:	CLAREMONT COLLEGE
Agency Department:	Not reported
Agency Address:	303 E. FIRST ST
Agency City,St,Zip:	CLAREMONT CA 917114487
Agency Contact:	DALE KLEIN
Agency Telephone:	9096218441
Land Owner Name:	CONROCK COMPANY
Land Owner Address:	P.O. BOX 2950 TERMINAL ANNEX
Land Owner City,St,Zip:	LOS ANGELES, CA 90051
Land Owner Contact:	Not reported
Land Owner Phone:	2132582777
Region:	4
Facility Type:	Other - Does not fall into the category of Municipal/Domestic, Industrial, Agricultural or Solid Waste (Class I, II or III)
Facility Description:	Not reported
Facility Telephone:	9096218441
SWAT Facility Name:	CLAREMONT CLASS III DISPOSAL SITE
Primary SIC:	4953
Secondary SIC:	Not reported
Comments:	Not reported
Last Facility Editors:	Not reported

CLAREMONT LANDFILL (Continued) **S103438598**

Waste Discharge System:	True
Solid Waste Assessment Test Program:	True
Toxic Pits Cleanup Act Program:	False
Resource Conservation Recovery Act:	False
Department of Defence:	False
Solid Waste Assessment Test Program:	CONROCK COMPANY
Threat to Water Quality:	Moderate Threat to Water Quality. A violation could have a major adverse impact on receiving biota, can cause aesthetic impairment to a significant human population, or render unusable a potential domestic or municipal water supply. Awsthetic impairment would include nuisance from a waste treatment facility.
Sub Chapter 15:	True
Regional Board Project Officer:	Not reported
Number of WMUDS at Facility:	1
Section Range:	Not reported
RCRA Facility:	No
Waste Discharge Requirements:	A
Self-Monitoring Rept. Frequency:	Quarterly Submittal
Waste Discharge System ID:	4B190314001
Solid Waste Information ID:	19-AJ-0001

LDS:

Global Id:	L10002913798
Latitude:	34.10299
Longitude:	-117.7006
Case Type:	Land Disposal Site
Status:	Open - Verification Monitoring
Status Date:	01/01/1965
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Caseworker:	EC
Local Agency:	Not reported
RB Case Number:	4B190314001
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Not reported
EDR Link ID:	L10002913798
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

CA WDS:

Facility ID:	Los Angeles River 190314001
Facility Type:	Other - Does not fall into the category of Municipal/Domestic, Industrial, Agricultural or Solid Waste (Class I, II or III)
Facility Status:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number:	Not reported
Subregion:	4
Facility Telephone:	9096218441
Facility Contact:	Bob Willis
Agency Name:	CLAREMONT UNIV. CONSORTIUM
Agency Address:	Not reported
Agency City,St,Zip:	0

CLAREMONT LANDFILL (Continued) **S103438598**

Agency Contact:	Not reported
Agency Telephone:	Not reported
Agency Type:	Private
SIC Code:	4953
SIC Code 2:	Not reported
Primary Waste:	Solid Wastes
Primary Waste Type:	Inert/Influent or Solid Wastes that do not contain soluble pollutants or organic wastes and have little adverse impact on water quality. Such wastes could cause turbidity and siltation. Uncontaminated soils, rubble and concrete are examples of this category.
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Design Flow:	0
Baseline Flow:	0
Reclamation:	No reclamation requirements associated with this facility.
POTW:	The facility is not a POTW.
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 thosewho 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.

85
SSW
1/2-1
0.821 mi.
4335 ft.

MONTCLAIR TOWNE SQUARE **VCP** **S105557587**
8914-9095 MONTE VISTA AVENUE **ENVIROSTOR** **N/A**
MONTCLAIR, CA 91763

Relative:
Lower

Actual:
1171 ft.

VCP:

Facility ID:	36530001
Site Type:	Voluntary Cleanup
Site Type Detail:	Voluntary Cleanup
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	13.5
National Priorities List:	NO
Cleanup Oversight Agencies:	DTSC
Lead Agency:	DTSC
Lead Agency Description:	* DTSC
Project Manager:	Not reported
Supervisor:	Emad Yemut
Division Branch:	Cleanup Cypress
Site Code:	401266
Assembly:	52
Senate:	20
Special Programs Code:	Voluntary Cleanup Program
Status:	No Further Action
Status Date:	10/28/2005
Restricted Use:	NO
Funding:	Responsible Party
Lat/Long:	34.08202 / -117.6983
APN:	NONE SPECIFIED

MONTCLAIR TOWNE SQUARE (Continued) **S105557587**

Past Use:	DRY CLEANING
Potential COC:	30022
Confirmed COC:	30022
Potential Description:	SOIL
Alias Name:	MONTCLAIR TOWNE SQUARE
Alias Type:	Alternate Name
Alias Name:	110033610796
Alias Type:	EPA (FRS #)
Alias Name:	400887
Alias Type:	Project Code (Site Code)
Alias Name:	401266
Alias Type:	Project Code (Site Code)
Alias Name:	36530001
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Supplemental Site Investigation Report
Completed Date:	10/28/2005
Comments:	On October 28,2005, DTSC issued a no further action letter for the site. The 13.5 acres Site was used as a light commercial property. Characterization to identify Recognized Environmental Concerns (RECs) was conducted under a Voluntary Cleanup Agreement. A site specific health risk assessment concluded that the site does not appear to pose a significant threat to human health or the environment. The property could be rezoned and developed for mixed commercial and residential use.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	02/22/2005
Comments:	DTSC entered into a Voluntary Cleanup Agreement (Agreement) with M & H Realty Partners. The purpose of this Agreement is for the Proponent to conduct a site characterization followed by a Removal Action under the oversight of DTSC. Upon review of the data submitted DTSC will determine what additional work if any, is necessary to complete the investigation of the site.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	02/20/2001
Comments:	DTSC entered into a Voluntary Cleanup Agreement (Agreement) with Teachers Insurance and Annuity Association (Proponent). The purpose of this Agreement is for DTSC to review and comment on reports of investigations conducted at the Site. All of these activities were conducted without DTSC oversight. The Proponent seeks to obtain concurrence from DTSC that "No Further Action" is required at the Site. DTSC will determine what additional work, if any, will be required to complete the investigation of the Site.

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

MONTCLAIR TOWNE SQUARE (Continued) **S105557587**

Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

ENVIROSTOR:
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 13.5
NPL: NO
Regulatory Agencies: DTSC
Lead Agency: DTSC
Program Manager: Not reported
Supervisor: Emad Yemut
Division Branch: Cleanup Cypress
Facility ID: 36530001
Site Code: 401266
Assembly: 52
Senate: 20
Special Program: Voluntary Cleanup Program
Status: No Further Action
Status Date: 10/28/2005
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.08202
Longitude: -117.6983
APN: NONE SPECIFIED
Past Use: DRY CLEANING
Potential COC: Tetrachloroethylene (PCE
Confirmed COC: Tetrachloroethylene (PCE, Tetrachloroethylene (PCE
Potential Description: SOIL
Alias Name: MONTCLAIR TOWNE SQUARE
Alias Type: Alternate Name
Alias Name: 110033610796
Alias Type: EPA (FRS #)
Alias Name: 400887
Alias Type: Project Code (Site Code)
Alias Name: 401266
Alias Type: Project Code (Site Code)
Alias Name: 36530001
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 10/28/2005
Comments: On October 28,2005, DTSC issued a no further action letter for the site. The 13.5 acres Site was used as a light commercial property. Characterization to identify Recognized Environmental Concerns (RECs) was conducted under a Voluntary Cleanup Agreement. A site specific health risk assessment concluded that the site does not appear to pose a significant threat to human health or the environment. The property could be rezoned and developed for mixed commercial and residential use.

MONTCLAIR TOWNE SQUARE (Continued) **S105557587**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	02/22/2005
Comments:	DTSC entered into a Voluntary Cleanup Agreement (Agreement) with M & H Realty Partners. The purpose of this Agreement is for the Proponent to conduct a site characterization followed by a Removal Action under the oversight of DTSC. Upon review of the data submitted DTSC will determine what additional work if any, is necessary to complete the investigation of the site.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	02/20/2001
Comments:	DTSC entered into a Voluntary Cleanup Agreement (Agreement) with Teachers Insurance and Annuity Association (Proponent). The purpose of this Agreement is for DTSC to review and comment on reports of investigations conducted at the Site. All of these activities were conducted without DTSC oversight. The Proponent seeks to obtain concurrence from DTSC that "No Further Action" is required at the Site. DTSC will determine what additional work, if any, will be required to complete the investigation of the Site.

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

Count: 16 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CLAIREMONT	S113006729	SDUSD - HALE JUNIOR HIGH SCHOOL	5331 MT ALIFAN DR	91711	HAZNET
CLAREMONT	S112979067	SOUTHERN CALIFORNIA EDISON - LIVE	LAT 34.120891 LONG -117.732480	91711	HAZNET
MONTCLAIR	U001570199	MATHISEN OIL CO INC	10685 CENTRAL AVE	91763	NPDES, HIST UST, San Bern. Co. Permit
SAN BERNARDINO COUNT	S103442535		FORT IRWIN		WMUDS/SWAT, HIST CORTESE, CHI
SAN BERNARDINO COUNT	1016139697	CIMA ROAD MINE WASTE SITE	1 MIL W OF INTE. 15 OFF CIMA R		CERCLIS
UPLAND	S109254416	AT&T CORP - CAK810	W ARROW RTE	91786	San Bern. Co. Permit
UPLAND	S106910721	BREWER'S AUTOMOTIVE	1785 ARROW RTE B2	91786	San Bern. Co. Permit
UPLAND	S106911265	CORITAS PALLETS	2209 W ARROW RTE B	91763	San Bern. Co. Permit
UPLAND	S112142698	SCE SAN ANTONIO SUBSTATION	ARROW HWY & MONTE VISTA	91786	San Bern. Co. Permit
UPLAND	S106926866	GREAT WESTERN BANK	1380 ARROW HWY	91786	SWEEPS UST
UPLAND	S108724287	MOUNTAIN VIEW COLLISION CENTER	2110 AVIATION DR2110 & 2122 AV	91786	San Bern. Co. Permit
UPLAND	S105482105	R & R ROTARY	933 CENTRAL D	91786	San Bern. Co. Permit
UPLAND	S106800137	CITY OF CLAREMONT COMMUNITY SERVIC	1616 NORTH MONTE VISTA AVE		SWF/LF
UPLAND	S108724283	GOLDEN STATE WATER COMPANY	PADUA & CENTRAL	91786	San Bern. Co. Permit
UPLAND	S102432627	LEWIS HOMES	STONECREST AVE	91786	HIST CORTESE, LUST
UPLAND	S112906330	MIRIAM E LEWIS TRUST	2477 VISTA DR	91786	HAZNET

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/26/2013
Date Data Arrived at EDR: 05/09/2013
Date Made Active in Reports: 07/10/2013
Number of Days to Update: 62

Source: EPA
Telephone: N/A
Last EDR Contact: 10/11/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/26/2013
Date Data Arrived at EDR: 05/09/2013
Date Made Active in Reports: 07/10/2013
Number of Days to Update: 62

Source: EPA
Telephone: N/A
Last EDR Contact: 10/11/2013
Next Scheduled EDR Contact: 01/20/2014
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
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/26/2013	Source: EPA
Date Data Arrived at EDR: 05/09/2013	Telephone: N/A
Date Made Active in Reports: 07/10/2013	Last EDR Contact: 10/11/2013
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/20/2014
	Data Release Frequency: Quarterly

Federal CERCLIS list

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: 04/26/2013	Source: EPA
Date Data Arrived at EDR: 05/29/2013	Telephone: 703-412-9810
Date Made Active in Reports: 08/09/2013	Last EDR Contact: 10/18/2013
Number of Days to Update: 72	Next Scheduled EDR Contact: 12/09/2013
	Data Release Frequency: Quarterly

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: 07/31/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/09/2012	Telephone: 703-603-8704
Date Made Active in Reports: 12/20/2012	Last EDR Contact: 10/11/2013
Number of Days to Update: 72	Next Scheduled EDR Contact: 01/20/2014
	Data Release Frequency: Varies

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: 04/26/2013	Source: EPA
Date Data Arrived at EDR: 05/29/2013	Telephone: 703-412-9810
Date Made Active in Reports: 08/09/2013	Last EDR Contact: 10/18/2013
Number of Days to Update: 72	Next Scheduled EDR Contact: 12/09/2013
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 07/11/2013
Date Data Arrived at EDR: 08/08/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 36

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/02/2013
Next Scheduled EDR Contact: 01/13/2014
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: 07/11/2013
Date Data Arrived at EDR: 08/08/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/02/2013
Next Scheduled EDR Contact: 01/13/2014
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: 07/11/2013
Date Data Arrived at EDR: 08/08/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/02/2013
Next Scheduled EDR Contact: 01/13/2014
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: 07/11/2013
Date Data Arrived at EDR: 08/08/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/02/2013
Next Scheduled EDR Contact: 01/13/2014
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: 07/11/2013
Date Data Arrived at EDR: 08/08/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/02/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

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: 06/17/2013
Date Data Arrived at EDR: 06/21/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 104

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 09/10/2013
Next Scheduled EDR Contact: 12/23/2013
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: 06/17/2013
Date Data Arrived at EDR: 06/21/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 104

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 09/10/2013
Next Scheduled EDR Contact: 12/23/2013
Data Release Frequency: Varies

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: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 08/15/2013
Next Scheduled EDR Contact: 09/02/2013
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: 12/31/2012
Date Data Arrived at EDR: 01/17/2013
Date Made Active in Reports: 02/15/2013
Number of Days to Update: 29

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 10/01/2013
Next Scheduled EDR Contact: 01/13/2014
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: 09/05/2013
Date Data Arrived at EDR: 09/05/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/05/2013
Next Scheduled EDR Contact: 11/18/2013
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 09/05/2013
Date Data Arrived at EDR: 09/05/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/05/2013
Next Scheduled EDR Contact: 11/18/2013
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/19/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 50

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 08/19/2013
Next Scheduled EDR Contact: 12/02/2013
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

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

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.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

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: 09/16/2013
Date Data Arrived at EDR: 09/17/2013
Date Made Active in Reports: 10/16/2013
Number of Days to Update: 29

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 10/17/2013
Next Scheduled EDR Contact: 12/30/2013
Data Release Frequency: Quarterly

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

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: 09/16/2013
Date Data Arrived at EDR: 09/17/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 10/17/2013
Next Scheduled EDR Contact: 12/30/2013
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/05/2013
Date Data Arrived at EDR: 02/06/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 65

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/24/2013
Next Scheduled EDR Contact: 11/11/2013
Data Release Frequency: Quarterly

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: 09/28/2012
Date Data Arrived at EDR: 11/01/2012
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 162

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 08/02/2013
Next Scheduled EDR Contact: 11/11/2013
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/27/2012
Date Data Arrived at EDR: 08/28/2012
Date Made Active in Reports: 10/16/2012
Number of Days to Update: 49

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/24/2013
Next Scheduled EDR Contact: 11/11/2013
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: 09/12/2011
Date Data Arrived at EDR: 09/13/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 59

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/24/2013
Next Scheduled EDR Contact: 11/11/2013
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 02/06/2013
Date Data Arrived at EDR: 02/08/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 07/24/2013
Next Scheduled EDR Contact: 11/11/2013
Data Release Frequency: Semi-Annually

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 02/28/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 43

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/24/2013
Next Scheduled EDR Contact: 11/11/2013
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: 03/01/2013
Date Data Arrived at EDR: 03/01/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 42

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/24/2013
Next Scheduled EDR Contact: 11/11/2013
Data Release Frequency: Quarterly

State and tribal registered storage tank lists

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 09/16/2013
Date Data Arrived at EDR: 09/17/2013
Date Made Active in Reports: 10/16/2013
Number of Days to Update: 29

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 10/17/2013
Next Scheduled EDR Contact: 12/30/2013
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: 10/07/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Quarterly

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: 02/05/2013
Date Data Arrived at EDR: 02/06/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 65

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/24/2013
Next Scheduled EDR Contact: 11/11/2013
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: 02/21/2013
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 45

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 07/24/2013
Next Scheduled EDR Contact: 11/11/2013
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: 08/27/2012
Date Data Arrived at EDR: 08/28/2012
Date Made Active in Reports: 10/16/2012
Number of Days to Update: 49

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/24/2013
Next Scheduled EDR Contact: 11/11/2013
Data Release Frequency: Quarterly

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: 12/31/2012
Date Data Arrived at EDR: 02/28/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 43

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/24/2013
Next Scheduled EDR Contact: 11/11/2013
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 07/24/2013
Next Scheduled EDR Contact: 11/11/2013
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 08/02/2012
Date Data Arrived at EDR: 08/03/2012
Date Made Active in Reports: 11/05/2012
Number of Days to Update: 94

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 07/24/2013
Next Scheduled EDR Contact: 11/11/2013
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 02/06/2013
Date Data Arrived at EDR: 02/08/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 07/24/2013
Next Scheduled EDR Contact: 11/11/2013
Data Release Frequency: Semi-Annually

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: 09/28/2012
Date Data Arrived at EDR: 11/07/2012
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 156

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 08/02/2013
Next Scheduled EDR Contact: 11/11/2013
Data Release Frequency: Varies

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: 10/17/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

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: 09/05/2013
Date Data Arrived at EDR: 09/05/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/05/2013
Next Scheduled EDR Contact: 11/18/2013
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: 09/28/2012
Date Data Arrived at EDR: 10/02/2012
Date Made Active in Reports: 10/16/2012
Number of Days to Update: 14

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 10/01/2013
Next Scheduled EDR Contact: 01/13/2014
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.

Date of Government Version: 06/24/2013
Date Data Arrived at EDR: 06/25/2013
Date Made Active in Reports: 08/09/2013
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/24/2013
Next Scheduled EDR Contact: 01/08/2014
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/26/2013
Next Scheduled EDR Contact: 11/11/2013
Data Release Frequency: No Update Planned

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: 08/07/2013
Next Scheduled EDR Contact: 11/25/2013
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 09/16/2013
Date Data Arrived at EDR: 09/19/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 28

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/16/2013
Next Scheduled EDR Contact: 12/30/2013
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 04/26/2013
Date Data Arrived at EDR: 04/26/2013
Date Made Active in Reports: 05/16/2013
Number of Days to Update: 20

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 10/01/2013
Next Scheduled EDR Contact: 12/02/2013
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: 07/31/2013
Next Scheduled EDR Contact: 11/18/2013
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

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: 08/06/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 22

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 09/04/2013
Next Scheduled EDR Contact: 12/16/2013
Data Release Frequency: Quarterly

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 09/05/2013
Date Data Arrived at EDR: 09/05/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/05/2013
Next Scheduled EDR Contact: 11/18/2013
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2013
Date Data Arrived at EDR: 09/03/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 37

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 09/03/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Varies

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: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Lists of Registered Storage Tanks

CA FID UST: Facility Inventory Database
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

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: 09/03/2013
Next Scheduled EDR Contact: 12/16/2013
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

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

Local Land Records

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: 02/06/2013
Date Data Arrived at EDR: 04/25/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 07/24/2013
Next Scheduled EDR Contact: 11/11/2013
Data Release Frequency: Varies

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 06/14/2013
Date Data Arrived at EDR: 06/17/2013
Date Made Active in Reports: 08/21/2013
Number of Days to Update: 65

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/23/2013
Next Scheduled EDR Contact: 12/23/2013
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: 09/11/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 33

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/11/2013
Next Scheduled EDR Contact: 12/23/2013
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: 12/31/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 55

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 10/01/2013
Next Scheduled EDR Contact: 01/13/2014
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).

Date of Government Version: 03/12/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 06/25/2013
Number of Days to Update: 55

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 08/02/2013
Next Scheduled EDR Contact: 11/11/2013
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: 09/16/2013
Date Data Arrived at EDR: 09/17/2013
Date Made Active in Reports: 10/16/2013
Number of Days to Update: 29

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 10/17/2013
Next Scheduled EDR Contact: 12/30/2013
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: 09/16/2013
Date Data Arrived at EDR: 09/17/2013
Date Made Active in Reports: 10/16/2013
Number of Days to Update: 29

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 10/17/2013
Next Scheduled EDR Contact: 12/30/2013
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

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: 07/11/2013
Date Data Arrived at EDR: 08/08/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/02/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 08/05/2013
Next Scheduled EDR Contact: 11/18/2013
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/18/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Semi-Annually

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: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 03/13/2013
Number of Days to Update: 15

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 09/10/2013
Next Scheduled EDR Contact: 12/23/2013
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: 06/30/2013
Date Data Arrived at EDR: 08/07/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 57

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 09/30/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/18/2012
Date Data Arrived at EDR: 03/13/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 30

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 09/13/2013
Next Scheduled EDR Contact: 12/23/2013
Data Release Frequency: 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
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Varies

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: 08/01/2013
Date Data Arrived at EDR: 09/05/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 28

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 09/05/2013
Next Scheduled EDR Contact: 12/16/2013
Data Release Frequency: Semi-Annually

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: 12/31/2011
Date Data Arrived at EDR: 07/31/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 44

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/30/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Annually

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: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/24/2013
Next Scheduled EDR Contact: 01/08/2014
Data Release Frequency: Every 4 Years

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
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/22/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/22/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/24/2013
Next Scheduled EDR Contact: 11/11/2013
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: 07/20/2011
Date Data Arrived at EDR: 11/10/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 61

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 10/09/2014
Next Scheduled EDR Contact: 01/27/2014
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: 11/01/2012
Date Data Arrived at EDR: 01/16/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 114

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/18/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/14/2013
Date Data Arrived at EDR: 03/20/2013
Date Made Active in Reports: 07/10/2013
Number of Days to Update: 112

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 09/10/2013
Next Scheduled EDR Contact: 12/23/2013
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 04/09/2013
Date Data Arrived at EDR: 04/11/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 29

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 10/09/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 03/08/2013
Date Data Arrived at EDR: 03/21/2013
Date Made Active in Reports: 07/10/2013
Number of Days to Update: 111

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 09/11/2013
Next Scheduled EDR Contact: 12/23/2013
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 05/08/2012
Date Data Arrived at EDR: 05/25/2012
Date Made Active in Reports: 07/10/2012
Number of Days to Update: 46

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/24/2013
Next Scheduled EDR Contact: 11/11/2013
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: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/19/2013
Number of Days to Update: 52

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 08/26/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Biennially

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 08/19/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 50

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 08/19/2013
Next Scheduled EDR Contact: 12/02/2013
Data Release Frequency: Quarterly

UIC: UIC Listing

A listing of underground control injection wells.

Date of Government Version: 08/21/2013
Date Data Arrived at EDR: 09/17/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 30

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 09/17/2013
Next Scheduled EDR Contact: 12/30/2013
Data Release Frequency: Varies

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 07/05/2013
Date Data Arrived at EDR: 07/05/2013
Date Made Active in Reports: 08/26/2013
Number of Days to Update: 52

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 10/01/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List
The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

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: 10/21/1993
Date Data Arrived at EDR: 11/01/1993
Date Made Active in Reports: 11/19/1993
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 09/23/2013
Next Scheduled EDR Contact: 01/08/2014
Data Release Frequency: No Update Planned

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: 09/10/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/16/2013
Number of Days to Update: 35

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 09/10/2013
Next Scheduled EDR Contact: 12/24/2012
Data Release Frequency: Annually

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: 09/30/2013
Next Scheduled EDR Contact: 01/13/2014
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: 08/09/2013
Date Data Arrived at EDR: 08/13/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 56

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 08/08/2013
Next Scheduled EDR Contact: 11/11/2013
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.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 07/16/2013
Date Made Active in Reports: 08/26/2013
Number of Days to Update: 41

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 10/15/2013
Next Scheduled EDR Contact: 01/27/2014
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: 12/31/2010
Date Data Arrived at EDR: 06/25/2013
Date Made Active in Reports: 08/22/2013
Number of Days to Update: 58

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 09/27/2013
Next Scheduled EDR Contact: 01/08/2014
Data Release Frequency: Varies

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
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/18/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Semi-Annually

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
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 10/21/2013
Next Scheduled EDR Contact: 02/03/2014
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/04/2013
Date Data Arrived at EDR: 03/15/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 56

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/27/2013
Next Scheduled EDR Contact: 12/02/2013
Data Release Frequency: Quarterly

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
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/02/2013
Next Scheduled EDR Contact: 11/11/2013
Data Release Frequency: Varies

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 09/16/2013
Date Data Arrived at EDR: 09/19/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 28

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/16/2013
Next Scheduled EDR Contact: 12/30/2013
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 08/29/2013
Date Data Arrived at EDR: 09/13/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 31

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 09/11/2013
Next Scheduled EDR Contact: 12/23/2013
Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 10/15/2013
Next Scheduled EDR Contact: 01/27/2014
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: 08/17/2010
Date Data Arrived at EDR: 01/03/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 09/13/2013
Next Scheduled EDR Contact: 12/23/2013
Data Release Frequency: Varies

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: 07/15/2013
Date Data Arrived at EDR: 07/16/2013
Date Made Active in Reports: 08/12/2013
Number of Days to Update: 27

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/15/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Quarterly

HWP: EnviroStor Permitted Facilities Listing
Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/28/2013
Date Data Arrived at EDR: 08/27/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 44

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/27/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Quarterly

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: 08/12/2013
Date Data Arrived at EDR: 08/20/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 49

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 08/15/2013
Next Scheduled EDR Contact: 12/02/2013
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 06/30/2013
Date Data Arrived at EDR: 08/08/2013
Date Made Active in Reports: 08/27/2013
Number of Days to Update: 19

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 08/26/2013
Next Scheduled EDR Contact: 11/11/2013
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites
A listing of former lead smelter site locations.

Date of Government Version: 01/29/2013
Date Data Arrived at EDR: 02/14/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 09/24/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites
A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

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: 11/11/2011
Date Data Arrived at EDR: 05/18/2012
Date Made Active in Reports: 05/25/2012
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/16/2013
Next Scheduled EDR Contact: 11/25/2013
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands
Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/18/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: N/A

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 04/15/2013
Date Data Arrived at EDR: 07/03/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 72

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 10/04/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Quarterly

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 08/22/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Quarterly

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: 01/23/2013
Date Data Arrived at EDR: 01/30/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-5962
Last EDR Contact: 09/30/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 01/23/2013
Date Data Arrived at EDR: 01/30/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-5962
Last EDR Contact: 09/30/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Annually

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: 06/30/2013
Date Data Arrived at EDR: 08/13/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 08/07/2013
Next Scheduled EDR Contact: 11/25/2013
Data Release Frequency: Quarterly

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.

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 Proprietary Historic Dry Cleaners - Cole

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: N/A
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Auto Stat: EDR Proprietary Historic Gas Stations - Cole

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: N/A
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 07/25/2013
Date Data Arrived at EDR: 07/26/2013
Date Made Active in Reports: 08/09/2013
Number of Days to Update: 14

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 09/30/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Semi-Annually

Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 07/25/2013
Date Data Arrived at EDR: 07/26/2013
Date Made Active in Reports: 08/20/2013
Number of Days to Update: 25

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 09/30/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List
Cupa Facility List

Date of Government Version: 06/20/2013
Date Data Arrived at EDR: 06/21/2013
Date Made Active in Reports: 08/21/2013
Number of Days to Update: 61

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 09/10/2013
Next Scheduled EDR Contact: 12/23/2013
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing
Cupa facility list.

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/02/2013
Date Made Active in Reports: 08/22/2013
Number of Days to Update: 20

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 10/09/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 06/30/2013
Date Data Arrived at EDR: 07/24/2013
Date Made Active in Reports: 08/09/2013
Number of Days to Update: 16

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/30/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 06/20/2013
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 08/09/2013
Number of Days to Update: 39

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 10/04/2013
Next Scheduled EDR Contact: 11/25/2013
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: 08/20/2013
Date Data Arrived at EDR: 08/23/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 46

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 08/05/2013
Next Scheduled EDR Contact: 11/18/2013
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List
Cupa Facility list

Date of Government Version: 01/09/2013
Date Data Arrived at EDR: 01/10/2013
Date Made Active in Reports: 02/25/2013
Number of Days to Update: 46

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 09/20/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 08/20/2013
Date Data Arrived at EDR: 08/23/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 46

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 08/05/2013
Next Scheduled EDR Contact: 11/18/2013
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: 06/30/2013
Date Data Arrived at EDR: 07/16/2013
Date Made Active in Reports: 07/24/2013
Number of Days to Update: 8

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 10/09/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 08/09/2013
Date Data Arrived at EDR: 08/09/2013
Date Made Active in Reports: 08/22/2013
Number of Days to Update: 13

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 08/09/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Varies

IMPERIAL COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 07/26/2013
Date Data Arrived at EDR: 08/09/2013
Date Made Active in Reports: 08/22/2013
Number of Days to Update: 13

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 08/08/2013
Next Scheduled EDR Contact: 11/11/2013
Data Release Frequency: Varies

INYO COUNTY:

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: 09/10/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010
Date Data Arrived at EDR: 09/01/2010
Date Made Active in Reports: 09/30/2010
Number of Days to Update: 29

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 08/07/2013
Next Scheduled EDR Contact: 11/25/2013
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: 08/22/2013
Date Data Arrived at EDR: 08/27/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 42

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 08/22/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 01/23/2013
Date Data Arrived at EDR: 01/25/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 33

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/21/2013
Next Scheduled EDR Contact: 02/03/2014
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: 09/23/2013
Next Scheduled EDR Contact: 01/08/2014
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/28/2013
Date Data Arrived at EDR: 06/17/2013
Date Made Active in Reports: 08/21/2013
Number of Days to Update: 65

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 10/09/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/22/2013
Date Data Arrived at EDR: 07/22/2013
Date Made Active in Reports: 08/26/2013
Number of Days to Update: 35

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/22/2013
Next Scheduled EDR Contact: 02/03/2014
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009
Date Data Arrived at EDR: 03/10/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 29

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 07/17/2013
Next Scheduled EDR Contact: 11/04/2013
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/30/2013
Date Data Arrived at EDR: 02/21/2013
Date Made Active in Reports: 03/25/2013
Number of Days to Update: 32

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/21/2013
Next Scheduled EDR Contact: 02/03/2014
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 07/31/2013
Date Data Arrived at EDR: 08/01/2013
Date Made Active in Reports: 08/27/2013
Number of Days to Update: 26

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/21/2013
Next Scheduled EDR Contact: 02/03/2014
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: 03/28/2003
Date Data Arrived at EDR: 10/23/2003
Date Made Active in Reports: 11/26/2003
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 07/26/2013
Next Scheduled EDR Contact: 11/11/2013
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 07/15/2013
Date Data Arrived at EDR: 07/18/2013
Date Made Active in Reports: 08/20/2013
Number of Days to Update: 33

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/09/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 09/20/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/18/2013
Number of Days to Update: 24

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 08/22/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 11/26/2012
Date Data Arrived at EDR: 11/28/2012
Date Made Active in Reports: 01/21/2013
Number of Days to Update: 54

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 10/07/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 08/23/2013
Date Data Arrived at EDR: 08/27/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 42

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 08/22/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List
CUPA Facility List

Date of Government Version: 09/04/2013
Date Data Arrived at EDR: 09/05/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 39

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 09/03/2013
Next Scheduled EDR Contact: 12/16/2013
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 09/11/2013
Date Data Arrived at EDR: 09/12/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 32

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 08/22/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011
Date Data Arrived at EDR: 12/06/2011
Date Made Active in Reports: 02/07/2012
Number of Days to Update: 63

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 09/03/2013
Next Scheduled EDR Contact: 12/16/2013
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
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 09/03/2013
Next Scheduled EDR Contact: 12/16/2013
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 05/29/2013
Date Data Arrived at EDR: 05/30/2013
Date Made Active in Reports: 07/15/2013
Number of Days to Update: 46

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 08/15/2013
Next Scheduled EDR Contact: 11/18/2013
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/13/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 56

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/07/2013
Next Scheduled EDR Contact: 11/25/2013
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/13/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 56

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/07/2013
Next Scheduled EDR Contact: 11/25/2013
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/13/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 56

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/07/2013
Next Scheduled EDR Contact: 11/25/2013
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 08/22/2013
Date Data Arrived at EDR: 08/22/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 49

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 08/20/2013
Next Scheduled EDR Contact: 12/23/2013
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: 07/18/2013
Date Data Arrived at EDR: 07/18/2013
Date Made Active in Reports: 07/24/2013
Number of Days to Update: 6

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/23/2013
Next Scheduled EDR Contact: 01/08/2014
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 07/18/2013
Date Data Arrived at EDR: 07/18/2013
Date Made Active in Reports: 08/20/2013
Number of Days to Update: 33

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/23/2013
Next Scheduled EDR Contact: 01/08/2014
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: 05/03/2013
Date Data Arrived at EDR: 07/08/2013
Date Made Active in Reports: 07/24/2013
Number of Days to Update: 16

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/07/2013
Next Scheduled EDR Contact: 01/20/2014
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: 05/03/2013
Date Data Arrived at EDR: 07/08/2013
Date Made Active in Reports: 08/23/2013
Number of Days to Update: 46

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/07/2013
Next Scheduled EDR Contact: 01/20/2014
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.

Date of Government Version: 09/03/2013
Date Data Arrived at EDR: 09/03/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 37

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 08/08/2013
Next Scheduled EDR Contact: 11/25/2013
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: 09/23/2013
Next Scheduled EDR Contact: 12/23/2013
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2012
Date Data Arrived at EDR: 11/06/2012
Date Made Active in Reports: 11/30/2012
Number of Days to Update: 24

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 07/24/2013
Next Scheduled EDR Contact: 11/11/2013
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: 09/10/2013
Next Scheduled EDR Contact: 12/23/2013
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 08/07/2013
Next Scheduled EDR Contact: 11/25/2013
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: 08/07/2013
Next Scheduled EDR Contact: 11/25/2013
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 09/25/2013
Date Data Arrived at EDR: 09/27/2013
Date Made Active in Reports: 10/18/2013
Number of Days to Update: 21

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 09/23/2013
Next Scheduled EDR Contact: 01/08/2014
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 08/26/2013
Date Data Arrived at EDR: 08/27/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 44

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 08/22/2013
Next Scheduled EDR Contact: 12/09/2013
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: 07/02/2013
Date Data Arrived at EDR: 07/05/2013
Date Made Active in Reports: 08/23/2013
Number of Days to Update: 49

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/13/2013
Next Scheduled EDR Contact: 09/30/2013
Data Release Frequency: Annually

Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 09/16/2013
Date Data Arrived at EDR: 09/17/2013
Date Made Active in Reports: 10/16/2013
Number of Days to Update: 29

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/16/2013
Next Scheduled EDR Contact: 12/30/2013
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: 09/23/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List

Cupa facility list

Date of Government Version: 09/03/2013
Date Data Arrived at EDR: 09/04/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 36

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 09/03/2013
Next Scheduled EDR Contact: 12/16/2013
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: 09/03/2013
Date Data Arrived at EDR: 09/06/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 38

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 09/03/2013
Next Scheduled EDR Contact: 12/16/2013
Data Release Frequency: Annually

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 08/14/2013
Date Data Arrived at EDR: 08/16/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 53

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 08/08/2013
Next Scheduled EDR Contact: 11/25/2013
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List
CUPA facility listing.

Date of Government Version: 08/22/2013
Date Data Arrived at EDR: 08/27/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 44

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 08/22/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 09/09/2013
Date Data Arrived at EDR: 09/10/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 34

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 08/22/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 09/18/2013
Date Data Arrived at EDR: 09/20/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 27

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/16/2013
Next Scheduled EDR Contact: 12/30/2013
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/18/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/18/2013
Number of Days to Update: 24

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/16/2013
Next Scheduled EDR Contact: 12/30/2013
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 07/05/2013
Date Data Arrived at EDR: 07/05/2013
Date Made Active in Reports: 08/21/2013
Number of Days to Update: 47

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 09/30/2013
Next Scheduled EDR Contact: 01/13/2014
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: 07/02/2013
Date Data Arrived at EDR: 07/05/2013
Date Made Active in Reports: 08/12/2013
Number of Days to Update: 38

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 09/30/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

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: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 09/10/2013
Next Scheduled EDR Contact: 12/23/2013
Data Release Frequency: Semi-Annually

TUOLUMNE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 01/14/2013
Date Data Arrived at EDR: 01/16/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 42

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 07/26/2013
Next Scheduled EDR Contact: 11/11/2013
Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 08/19/2013
Date Data Arrived at EDR: 08/27/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 44

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/19/2013
Next Scheduled EDR Contact: 12/02/2013
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/07/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/19/2013
Next Scheduled EDR Contact: 12/02/2013
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: 05/28/2013
Date Data Arrived at EDR: 06/24/2013
Date Made Active in Reports: 08/12/2013
Number of Days to Update: 49

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 07/30/2013
Next Scheduled EDR Contact: 11/11/2013
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: 08/29/2013
Date Data Arrived at EDR: 09/18/2013
Date Made Active in Reports: 10/16/2013
Number of Days to Update: 28

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/16/2013
Next Scheduled EDR Contact: 12/30/2013
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 06/24/2013
Date Data Arrived at EDR: 06/26/2013
Date Made Active in Reports: 08/20/2013
Number of Days to Update: 55

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 09/23/2013
Next Scheduled EDR Contact: 01/08/2014
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/05/2013
Date Made Active in Reports: 08/22/2013
Number of Days to Update: 17

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 07/31/2013
Next Scheduled EDR Contact: 11/18/2013
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: 08/19/2013
Next Scheduled EDR Contact: 12/02/2013
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 08/28/2012
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/18/2013
Next Scheduled EDR Contact: 01/27/2014
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: 08/01/2013
Date Data Arrived at EDR: 08/07/2013
Date Made Active in Reports: 09/10/2013
Number of Days to Update: 34

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 08/07/2013
Next Scheduled EDR Contact: 11/18/2013
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 07/24/2013
Date Made Active in Reports: 08/19/2013
Number of Days to Update: 26

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/21/2013
Next Scheduled EDR Contact: 02/03/2014
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 06/21/2013
Date Made Active in Reports: 08/05/2013
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/23/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 08/09/2013
Date Made Active in Reports: 09/27/2013
Number of Days to Update: 49

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/16/2013
Next Scheduled EDR Contact: 12/30/2013
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data
Source: Rextag Strategies Corp.
Telephone: (281) 769-2247
U.S. Electric Transmission and Power Plants Systems Digital GIS Data

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.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

LEWIS - UPLAN
2066 & 2106 W. FOOTHILL BLVD
UPLAND, CA 91786

TARGET PROPERTY COORDINATES

Latitude (North):	34.1054 - 34˚ 6' 19.44''
Longitude (West):	117.6923 - 117˚ 41' 32.28''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	436144.7
UTM Y (Meters):	3773864.2
Elevation:	1325 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	34117-A6 ONTARIO, CA
Most Recent Revision:	1981

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).

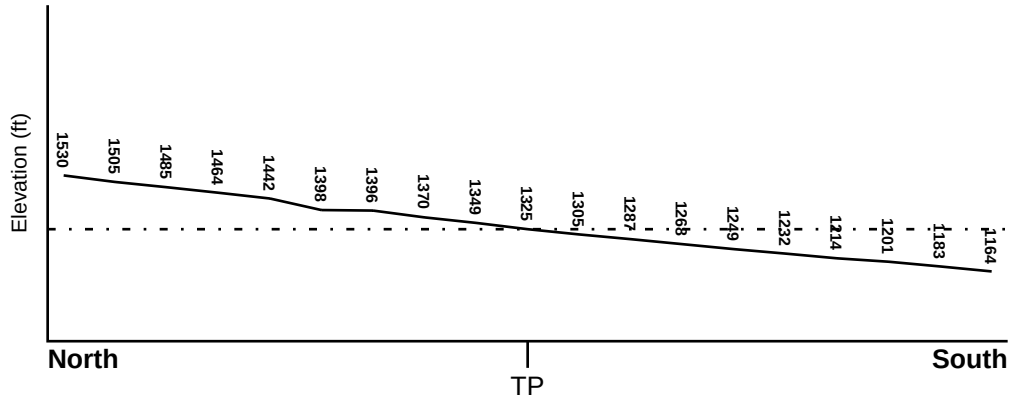
TOPOGRAPHIC INFORMATION

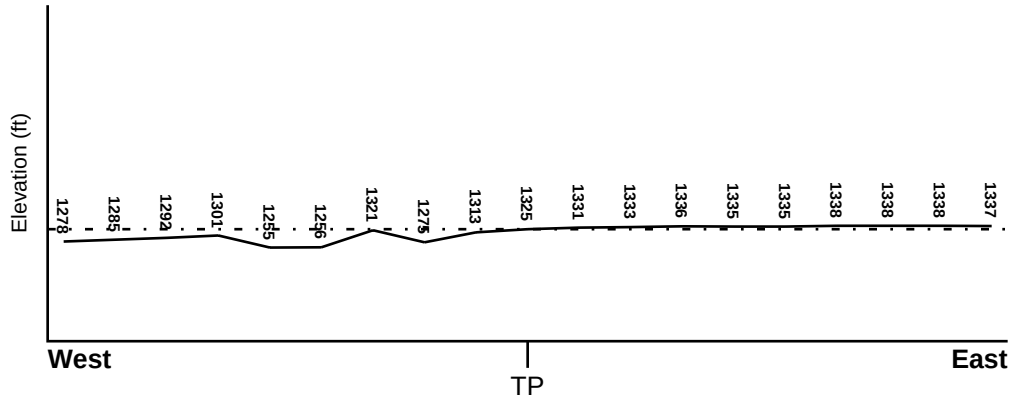
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

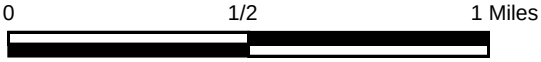
General Topographic Gradient: General SSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 1325 ft.



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

Target Property County	FEMA Flood Electronic Data
SAN BERNARDINO, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property:	06071C - FEMA DFIRM Flood data
Additional Panels in search area:	06037C - FEMA DFIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
ONTARIO	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

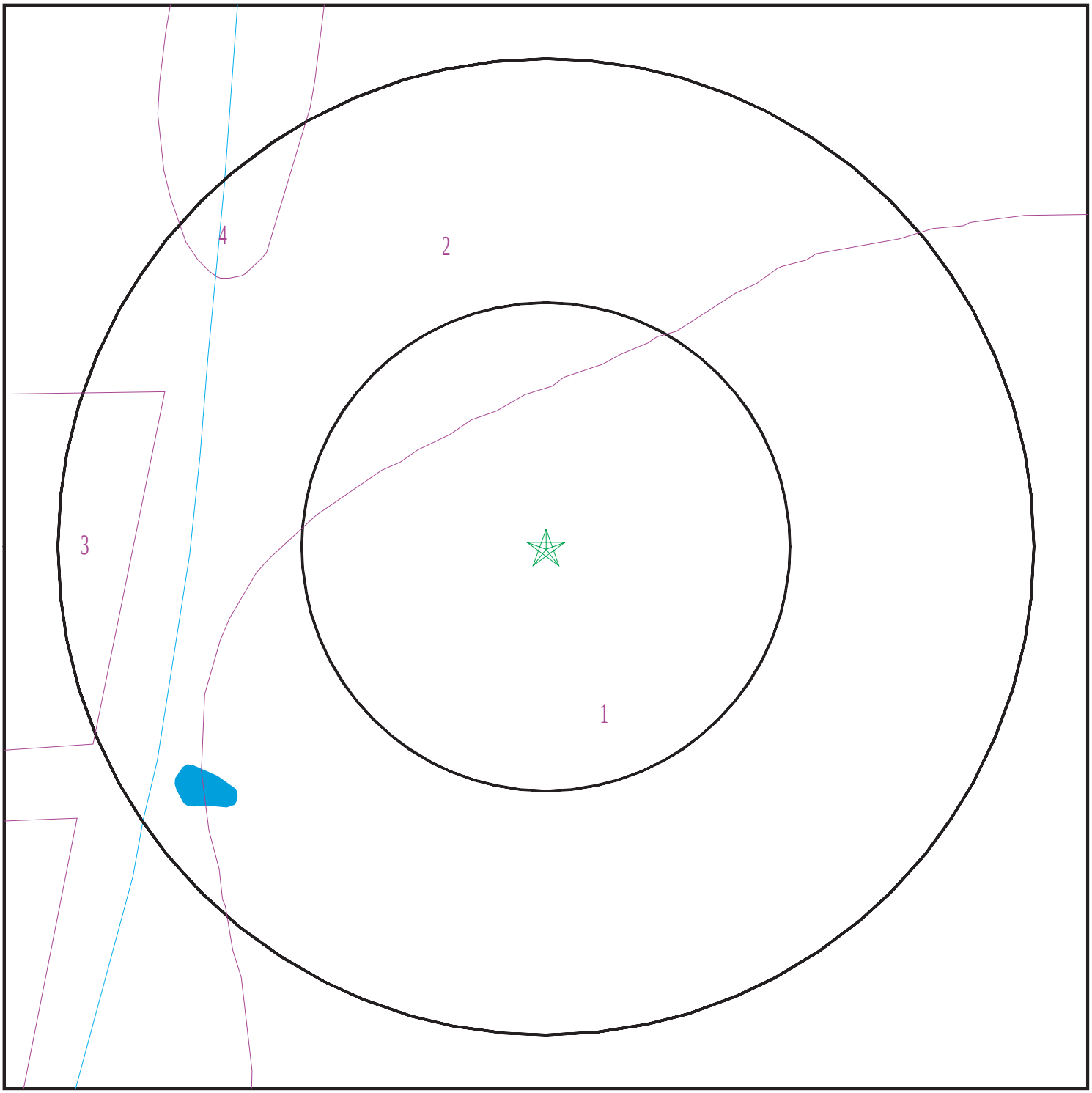
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 3767339.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Lewis - Uplan	CLIENT:	Converse Consult Inland Empire
ADDRESS:	2066 & 2106 W. Foothill Blvd Upland CA 91786	CONTACT:	Alex Fernandez
		INQUIRY #:	3767339.2s
LAT/LONG:	34.1054 / 117.6923	DATE:	October 25, 2013 3:16 pm

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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: SOBOBA

Soil Surface Texture: gravelly loamy sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	gravelly loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6.5 Min: 6.1
2	11 inches	35 inches	very gravelly loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 141 Min: 42	Max: 6.5 Min: 6.1
3	35 inches	59 inches	very stony sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 141	Max: 7.3 Min: 6.6

Soil Map ID: 2

Soil Component Name: Soboba

Soil Surface Texture: very stony loamy sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	very stony loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6.1 Min: 5.6
2	9 inches	59 inches	very stony sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 141	Max: 7.8 Min: 6.6

Soil Map ID: 3

Soil Component Name: PITS

Soil Surface Texture: very 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							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	very gravelly coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 141 Min: 42	Max: Min:
2	5 inches	59 inches	extremely gravelly sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Well-graded sand.	Max: 141 Min: 42	Max: Min:

Soil Map ID: 4

Soil Component Name: FLUVENTS

Soil Surface Texture: gravelly sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	gravelly sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6
2	9 inches	29 inches	stratified gravelly sand to gravelly loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 6.6
3	29 inches	59 inches	stratified gravelly sand to gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 6.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
8	USGS40000141000	1/2 - 1 Mile SE
9	USGS40000141163	1/2 - 1 Mile West

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
10	USGS40000141003	1/2 - 1 Mile ESE
13	USGS40000140905	1/2 - 1 Mile SSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

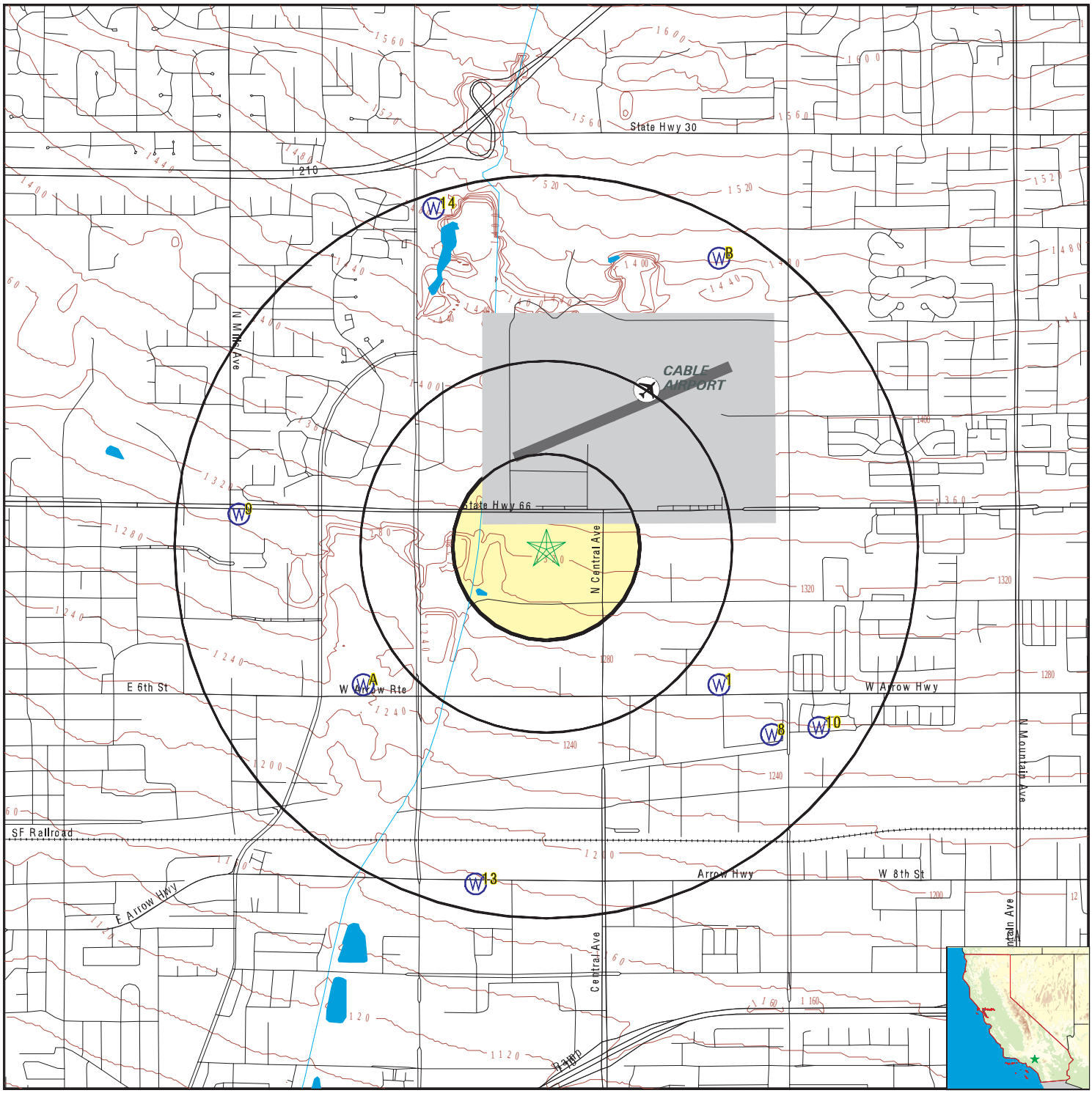
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	1150	1/2 - 1 Mile SE
A2	3162	1/2 - 1 Mile SW
A3	1106	1/2 - 1 Mile SW
A4	1105	1/2 - 1 Mile SW
A5	1109	1/2 - 1 Mile SW
A6	1151	1/2 - 1 Mile SW
A7	1146	1/2 - 1 Mile SW
B11	1102	1/2 - 1 Mile NNE
B12	1103	1/2 - 1 Mile NNE
14	14204	1/2 - 1 Mile NNW

PHYSICAL SETTING SOURCE MAP - 3767339.2s



0 1/4 1/2 1 Miles

- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	Lewis - Uplan	CLIENT:	Converse Consult Inland Empire
ADDRESS:	2066 & 2106 W. Foothill Blvd Upland CA 91786	CONTACT:	Alex Fernandez
LAT/LONG:	34.1054 / 117.6923	INQUIRY #:	3767339.2s
		DATE:	October 25, 2013 3:16 pm

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Map ID Direction Distance Elevation	Database	EDR ID Number
1 **SE** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**1150**

Water System Information:

Prime Station Code:	01S/08W-11B02 S	User ID:	TAN
FRDS Number:	3610050031	County:	San Beernardino
District Number:	13	Station Type:	WELL/AMBNT
Water Type:	Well/Groundwater	Well Status:	Destroyed
Source Lat/Long:	340600.0 1174100.0	Precision:	1 Mile (One Minute)
Source Name:	WELL 14 - DESTROYED		
System Number:	3610050		
System Name:	CITY OF UPLAND		
Organization That Operates System:			
	PO BOX 460		
	UPLAND, CA 91786		
Pop Served:	66383	Connections:	16736
Area Served:	UPLAND VIC		

A2 **SW** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**3162**

Water System Information:

Prime Station Code:	036/029-001	User ID:	TAN
FRDS Number:	3610029016	County:	San Beernardino
District Number:	13	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Inactive Raw
Source Lat/Long:	340600.0 1174200.0	Precision:	Undefined
Source Name:	WELL 22 - INACTIVE		
System Number:	3610029		
System Name:	MONTE VISTA CWD		
Organization That Operates System:			
	PO BOX 71		
	MONTCLAIR, CA 91763		
Pop Served:	38000	Connections:	10837
Area Served:	MONTCLAIR		

A3 **SW** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**1106**

Water System Information:

Prime Station Code:	01S/08W-03F03 S	User ID:	MET
FRDS Number:	1910126032	County:	Los Angeles
District Number:	15	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Active Untreated
Source Lat/Long:	340600.0 1174200.0	Precision:	Undefined
Source Name:	WELL T-03		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

System Number: 1910126
System Name: POMONA-CITY, WATER DEPT.
Organization That Operates System:
P O BOX 660
POMONA, CA 91769

Pop Served: 131723 Connections: 27808
Area Served: POMONA

Sample Collected:	01/26/2011	Findings:	370. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	01/26/2011	Findings:	7.56
Chemical:	PH, LABORATORY		
Sample Collected:	01/26/2011	Findings:	160. MG/L
Chemical:	ALKALINITY (TOTAL) AS CACO3		
Sample Collected:	01/26/2011	Findings:	190. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	01/26/2011	Findings:	160. MG/L
Chemical:	HARDNESS (TOTAL) AS CACO3		
Sample Collected:	01/26/2011	Findings:	50. MG/L
Chemical:	CALCIUM		
Sample Collected:	01/26/2011	Findings:	7.4 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	01/26/2011	Findings:	13. MG/L
Chemical:	SODIUM		
Sample Collected:	01/26/2011	Findings:	1.9 MG/L
Chemical:	POTASSIUM		
Sample Collected:	01/26/2011	Findings:	6.6 MG/L
Chemical:	CHLORIDE		
Sample Collected:	01/26/2011	Findings:	0.32 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	01/26/2011	Findings:	0.75 UG/L
Chemical:	CARBON TETRACHLORIDE		
Sample Collected:	01/26/2011	Findings:	6.6 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	01/26/2011	Findings:	240. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	01/26/2011	Findings:	7.3 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	01/26/2011	Findings:	0.13 NTU
Chemical:	TURBIDITY, LABORATORY		
Sample Collected:	01/26/2011	Findings:	11.9
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	01/26/2011	Findings:	1600. UG/L
Chemical:	NITRATE + NITRITE (AS N)		
Sample Collected:	02/15/2011	Findings:	6.6 UG/L
Chemical:	CHLOROFORM (THM)		

Sample Collected:	07/07/2011	Findings:	6.9 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02/07/2013	Findings:	3. UNITS
Chemical:	COLOR		
Sample Collected:	02/07/2013	Findings:	400. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	02/07/2013	Findings:	7.9
Chemical:	PH, LABORATORY		
Sample Collected:	02/07/2013	Findings:	150. MG/L
Chemical:	ALKALINITY (TOTAL) AS CACO3		
Sample Collected:	02/07/2013	Findings:	190. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	02/07/2013	Findings:	180. MG/L
Chemical:	HARDNESS (TOTAL) AS CACO3		
Sample Collected:	02/07/2013	Findings:	58. MG/L
Chemical:	CALCIUM		
Sample Collected:	02/07/2013	Findings:	8.7 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	02/07/2013	Findings:	13. MG/L
Chemical:	SODIUM		
Sample Collected:	02/07/2013	Findings:	2. MG/L
Chemical:	POTASSIUM		
Sample Collected:	02/07/2013	Findings:	9.6 MG/L
Chemical:	CHLORIDE		
Sample Collected:	02/07/2013	Findings:	0.3 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	02/07/2013	Findings:	1.8 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	02/07/2013	Findings:	240. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	02/07/2013	Findings:	0.89
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	02/07/2013	Findings:	8.8 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02/07/2013	Findings:	0.25 NTU
Chemical:	TURBIDITY, LABORATORY		
Sample Collected:	02/07/2013	Findings:	1.8 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	02/07/2013	Findings:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	02/07/2013	Findings:	2000. UG/L
Chemical:	NITRATE + NITRITE (AS N)		

A4
SW
1/2 - 1 Mile
Lower

CA WELLS 1105

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Water System Information:

Prime Station Code:	01S/08W-03F02 S	User ID:	MET
FRDS Number:	1910126031	County:	Los Angeles
District Number:	15	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Active Untreated
Source Lat/Long:	340600.0 1174200.0	Precision:	Undefined
Source Name:	WELL T-01		
System Number:	1910126		
System Name:	POMONA-CITY, WATER DEPT.		
Organization That Operates System:			
	P O BOX 660		
	POMONA, CA 91769		
Pop Served:	131723	Connections:	27808
Area Served:	POMONA		
Sample Collected:	01/05/2011	Findings:	7.4 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	01/05/2011	Findings:	8.5 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	07/26/2011	Findings:	350. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	07/26/2011	Findings:	7.65
Chemical:	PH, LABORATORY		
Sample Collected:	07/26/2011	Findings:	150. MG/L
Chemical:	ALKALINITY (TOTAL) AS CACO3		
Sample Collected:	07/26/2011	Findings:	180. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	07/26/2011	Findings:	150. MG/L
Chemical:	HARDNESS (TOTAL) AS CACO3		
Sample Collected:	07/26/2011	Findings:	46. MG/L
Chemical:	CALCIUM		
Sample Collected:	07/26/2011	Findings:	9.4 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	07/26/2011	Findings:	7.5 MG/L
Chemical:	SODIUM		
Sample Collected:	07/26/2011	Findings:	2. MG/L
Chemical:	POTASSIUM		
Sample Collected:	07/26/2011	Findings:	5.1 MG/L
Chemical:	CHLORIDE		
Sample Collected:	07/26/2011	Findings:	0.28 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	07/26/2011	Findings:	210. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	07/26/2011	Findings:	4.2 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	07/26/2011	Findings:	11.9
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		

Sample Collected:	07/26/2011	Findings:	940. UG/L
Chemical:	NITRATE + NITRITE (AS N)		
Sample Collected:	01/10/2012	Findings:	6.5 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	01/10/2012	Findings:	9.1 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	07/23/2012	Findings:	400. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	07/23/2012	Findings:	8.1
Chemical:	PH, LABORATORY		
Sample Collected:	07/23/2012	Findings:	150. MG/L
Chemical:	ALKALINITY (TOTAL) AS CACO3		
Sample Collected:	07/23/2012	Findings:	190. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	07/23/2012	Findings:	180. MG/L
Chemical:	HARDNESS (TOTAL) AS CACO3		
Sample Collected:	07/23/2012	Findings:	57. MG/L
Chemical:	CALCIUM		
Sample Collected:	07/23/2012	Findings:	9.2 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	07/23/2012	Findings:	16. MG/L
Chemical:	SODIUM		
Sample Collected:	07/23/2012	Findings:	1.9 MG/L
Chemical:	POTASSIUM		
Sample Collected:	07/23/2012	Findings:	10. MG/L
Chemical:	CHLORIDE		
Sample Collected:	07/23/2012	Findings:	0.41 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	07/23/2012	Findings:	240. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	07/23/2012	Findings:	1.1
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	07/23/2012	Findings:	9.4 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	07/23/2012	Findings:	6.4e-002 NTU
Chemical:	TURBIDITY, LABORATORY		
Sample Collected:	07/23/2012	Findings:	13.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	07/23/2012	Findings:	2100. UG/L
Chemical:	NITRATE + NITRITE (AS N)		
Sample Collected:	01/09/2013	Findings:	3.8 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	01/09/2013	Findings:	9.7 MG/L
Chemical:	NITRATE (AS NO3)		

Sample Collected:	01/09/2013	Findings:	3.8 UG/L
Chemical:	TOTAL TRIHALOMETHANES		

A5
SW **CA WELLS** **1109**
1/2 - 1 Mile
Lower

Water System Information:

Prime Station Code:	01S/08W-03G02 S	User ID:	MET
FRDS Number:	1910024020	County:	Los Angeles
District Number:	15	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	340600.0 1174200.0	Precision:	Undefined
Source Name:	MILL WELL 01		
System Number:	1910024		
System Name:	SCWC - CLAREMONT		
Organization That Operates System:			
	P.O. BOX 9016		
	SAN DIMAS, CA 91773		
Pop Served:	34028	Connections:	10187
Area Served:	CLAREMONT		
Sample Collected:	02/15/2011	Findings:	11. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	08/16/2011	Findings:	20. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	11/16/2011	Findings:	18. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02/22/2012	Findings:	14. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	05/15/2012	Findings:	9.4 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	08/21/2012	Findings:	11. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	11/27/2012	Findings:	10. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02/19/2013	Findings:	13. MG/L
Chemical:	NITRATE (AS NO3)		

A6
SW **CA WELLS** **1151**
1/2 - 1 Mile
Lower

Water System Information:

Prime Station Code:	01S/08W-11D01 S	User ID:	TAN
FRDS Number:	3610029015	County:	San Beernardino
District Number:	13	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Inactive Raw
Source Lat/Long:	340600.0 1174200.0	Precision:	Undefined
Source Name:	WELL 21 - INACTIVE		

System Number: 3610029
System Name: MONTE VISTA CWD
Organization That Operates System:
PO BOX 71
MONTCLAIR, CA 91763
Pop Served: 38000 Connections: 10837
Area Served: MONTCLAIR

A7
SW **CA WELLS** **1146**
1/2 - 1 Mile
Lower

Water System Information:

Prime Station Code: 01S/08W-10B01 S User ID: MET
FRDS Number: 1910024011 County: Los Angeles
District Number: 15 Station Type: WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type: Well/Groundwater Well Status: Active Raw
Source Lat/Long: 340600.0 1174200.0 Precision: Undefined
Source Name: FAIR OAKS WELL 01
System Number: 1910024
System Name: SCWC - CLAREMONT
Organization That Operates System:
P.O. BOX 9016
SAN DIMAS, CA 91773
Pop Served: 34028 Connections: 10187
Area Served: CLAREMONT
Sample Collected: 02/18/2011 Findings: 1.3 UG/L
Chemical: 1,1-DICHLOROETHYLENE

Sample Collected: 02/18/2011 Findings: 2.8 UG/L
Chemical: TRICHLOROETHYLENE

Sample Collected: 02/23/2011 Findings: 3.1 UG/L
Chemical: TRICHLOROETHYLENE

Sample Collected: 03/09/2011 Findings: 3. UG/L
Chemical: 1,1-DICHLOROETHYLENE

Sample Collected: 03/09/2011 Findings: 1.1 UG/L
Chemical: TRICHLOROETHYLENE

Sample Collected: 04/19/2011 Findings: 2.8 UG/L
Chemical: 1,1-DICHLOROETHYLENE

Sample Collected: 04/19/2011 Findings: 0.54 UG/L
Chemical: TRICHLOROETHYLENE

Sample Collected: 10/11/2011 Findings: 1.6 UG/L
Chemical: TRICHLOROETHYLENE

Sample Collected: 10/11/2011 Findings: 29. MG/L
Chemical: NITRATE (AS NO3)

Sample Collected: 02/15/2011 Findings: 4.9 UG/L
Chemical: 1,1-DICHLOROETHYLENE

Sample Collected: 02/15/2011 Findings: 20. MG/L
Chemical: NITRATE (AS NO3)

Map ID Direction Distance Elevation	Database	EDR ID Number
8 **SE** **1/2 - 1 Mile** **Lower**	**FED USGS**	**USGS40000141000**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-340553117405101		
Monloc name:	001S008W11J001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070203	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	34.0980654
Longitude:	-117.6817219	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	Not Reported
Vert measure units:	Not Reported	Vertacc measure val:	Not Reported
Vert accmeasure units:	Not Reported		
Vertcollection method:	Not Reported		
Vert coord refsys:	Not Reported	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	928
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

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9 **West** **1/2 - 1 Mile** **Lower**	**FED USGS**	**USGS40000141163**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-340624117422101		
Monloc name:	001S008W10B001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070203	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	34.1066761
Longitude:	-117.7067226	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	Not Reported
Vert measure units:	Not Reported	Vertacc measure val:	Not Reported
Vert accmeasure units:	Not Reported		
Vertcollection method:	Not Reported		
Vert coord refsys:	Not Reported	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		

Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	800
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

10
ESE **FED USGS** **USGS40000141003**
1/2 - 1 Mile
Lower

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-340554117404301		
Monloc name:	001S008W12M001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070203	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	34.0983431
Longitude:	-117.6794996	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	Not Reported
Vert measure units:	Not Reported	Vertacc measure val:	Not Reported
Vert accmeasure units:	Not Reported		
Vertcollection method:	Not Reported		
Vert coord refsys:	Not Reported	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	904
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

B11
NNE **CA WELLS** **1102**
1/2 - 1 Mile
Higher

Water System Information:

Prime Station Code:	01S/08W-02B01 S	User ID:	TAN
FRDS Number:	3610086005	County:	San Beernardino
District Number:	13	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	340700.0 1174100.0	Precision:	Undefined
Source Name:	WEST END WELL 03		
System Number:	3610086		
System Name:	WEST END CONSOLIDATED WATER COMPANY		
Organization That Operates System:			
	139 N EUCLID AVE		
	UPLAND, CA 91786		
Pop Served:	100	Connections:	1001
Area Served:	Not Reported		

Sample Collected:	09/15/2011	Findings:	420. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	09/15/2011	Findings:	7.7
Chemical:	PH, LABORATORY		
Sample Collected:	09/15/2011	Findings:	180. MG/L
Chemical:	ALKALINITY (TOTAL) AS CACO3		
Sample Collected:	09/15/2011	Findings:	220. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	09/15/2011	Findings:	220. MG/L
Chemical:	HARDNESS (TOTAL) AS CACO3		
Sample Collected:	09/15/2011	Findings:	66. MG/L
Chemical:	CALCIUM		
Sample Collected:	09/15/2011	Findings:	14. MG/L
Chemical:	MAGNESIUM		
Sample Collected:	09/15/2011	Findings:	6.9 MG/L
Chemical:	SODIUM		
Sample Collected:	09/15/2011	Findings:	2.1 MG/L
Chemical:	POTASSIUM		
Sample Collected:	09/15/2011	Findings:	5.1 MG/L
Chemical:	CHLORIDE		
Sample Collected:	09/15/2011	Findings:	0.32 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	09/15/2011	Findings:	260. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	09/15/2011	Findings:	0.85
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	09/15/2011	Findings:	6. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	09/15/2011	Findings:	7400. UG/L
Chemical:	CARBON DIOXIDE		
Sample Collected:	09/15/2011	Findings:	8.7e-002 NTU
Chemical:	TURBIDITY, LABORATORY		
Sample Collected:	09/15/2011	Findings:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	09/15/2011	Findings:	1400. UG/L
Chemical:	NITRATE + NITRITE (AS N)		

B12
NNE
1/2 - 1 Mile
Higher

CA WELLS 1103

Water System Information:

Prime Station Code:	01S/08W-02B02 S	User ID:	TAN
FRDS Number:	3610086006	County:	San Beernardino
District Number:	13	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	340700.0 1174100.0	Precision:	Undefined
Source Name:	WEST END WELL 04		

System Number: 3610086
System Name: WEST END CONSOLIDATED WATER COMPANY
Organization That Operates System:
139 N EUCLID AVE
UPLAND, CA 91786

Pop Served:	100	Connections:	1001
Area Served:	Not Reported		
Sample Collected:	09/15/2011	Findings:	420. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	09/15/2011	Findings:	7.7
Chemical:	PH, LABORATORY		
Sample Collected:	09/15/2011	Findings:	160. MG/L
Chemical:	ALKALINITY (TOTAL) AS CACO3		
Sample Collected:	09/15/2011	Findings:	200. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	09/15/2011	Findings:	230. MG/L
Chemical:	HARDNESS (TOTAL) AS CACO3		
Sample Collected:	09/15/2011	Findings:	67. MG/L
Chemical:	CALCIUM		
Sample Collected:	09/15/2011	Findings:	14. MG/L
Chemical:	MAGNESIUM		
Sample Collected:	09/15/2011	Findings:	6.7 MG/L
Chemical:	SODIUM		
Sample Collected:	09/15/2011	Findings:	2.1 MG/L
Chemical:	POTASSIUM		
Sample Collected:	09/15/2011	Findings:	18. MG/L
Chemical:	CHLORIDE		
Sample Collected:	09/15/2011	Findings:	0.31 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	09/15/2011	Findings:	270. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	09/15/2011	Findings:	0.78
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	09/15/2011	Findings:	4.6 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	09/15/2011	Findings:	7100. UG/L
Chemical:	CARBON DIOXIDE		
Sample Collected:	09/15/2011	Findings:	8.6e-002 NTU
Chemical:	TURBIDITY, LABORATORY		
Sample Collected:	09/15/2011	Findings:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	09/15/2011	Findings:	1000. UG/L
Chemical:	NITRATE + NITRITE (AS N)		

13
SSW
1/2 - 1 Mile
Lower

FED USGS **USGS40000140905**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-340532117414101		
Monloc name:	001S008W14D001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070203	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	34.0922321
Longitude:	-117.6956111	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	Not Reported
Vert measure units:	Not Reported	Vertacc measure val:	Not Reported
Vert accmeasure units:	Not Reported		
Vertcollection method:	Not Reported		
Vert coord refsys:	Not Reported	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	1055
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

14
NNW **CA WELLS** **14204**
1/2 - 1 Mile
Higher

Water System Information:

Prime Station Code:	1910024-030	User ID:	MET
FRDS Number:	1910024030	County:	Los Angeles
District Number:	15	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Active Treated
Source Lat/Long:	340707.0 1174148.0	Precision:	100 Feet (one Second)
Source Name:	MT. VIEW WELL - TREATED		
System Number:	1910024		
System Name:	SCWC - CLAREMONT		
Organization That Operates System:			
	P.O. BOX 9016		
	SAN DIMAS, CA 91773		
Pop Served:	34028	Connections:	10187
Area Served:	CLAREMONT		
Sample Collected:	02/14/2006	Findings:	350. US
Chemical:	SPECIFIC CONDUCTANCE		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
91786	22	2

Federal EPA Radon Zone for SAN BERNARDINO County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 91786

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.900 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.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

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 and 2005 from the U.S. Fish and Wildlife Service.

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 Health Services
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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Limited Phase II Environmental Site Assessment Report

Appendix F

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Limited Phase II Environmental Site Assessment Report

Approximate 18.8-Acre Light Industrial Parcel
2066 and 2106 West Foothill Boulevard
Upland, California
APNs 1007-051-02, -03 & -04; and 1007-041-05 & -06
Converse Project No. 13-16-202-02

November 27, 2013

Prepared For:

Lewis Operating Corporation
1156 North Mountain Avenue
Upland, California 91786

Prepared By:

CONVERSE CONSULTANTS
10391 Corporate Drive
Redlands, California 92374

Converse Consultants
Geotechnical Engineering, Environmental & Groundwater Science, Inspection & Testing Services

November 27, 2013

Ms. Stacey Sassaman
Vice President, Project Management
Lewis Operating Corporation
1156 North Mountain Avenue
Upland, CA 91786

Subject: **LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT**
Approximate 18.8-Acre Light Industrial Parcel
2066 and 2106 West Foothill Boulevard, Upland, California
APNs 1007-051-02, -03 & -04, and 1007-041-05 & -06
Converse Project No. 13-16-202-02

Ms. Sassaman:

Converse Consultants (Converse) has prepared this Limited Phase II Environmental Site Assessment (ESA) Report to document results of a Limited Phase II ESA for the subject property (Property), which consists of Assessors Parcel Numbers (APNs) 1007-051-02, -03 and -04, and 1007-041-05 and -06. Converse was retained by Lewis Operating Corporation to conduct this Limited Phase II ESA. The scope of work for this Limited Phase II ESA has been based on our Proposal dated November 1, 2013.

Converse generally followed the standard practices of the American Society for Testing Materials (ASTM) Designation: E1903-11 *Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process* (ASTM, E 1903-11). The Limited Phase II ESA was conducted in general accordance with ASTM E1903-11 to acquire and evaluate information sufficient to achieve the objectives below which were developed by Lewis Operating Corporation (Client) and Converse. The Limited Phase II ESA was also conducted in general accordance with *Interim Guidance for Sampling Agricultural Fields for School Sites, Third Revision* (Department of Toxic Substances Control (DTSC), August 7, 2008).

Property Description

The Property is an irregular-shaped parcel comprising approximately 18.8 acres which is located along the southern side of West Foothill Boulevard, approximately 600 feet west of its intersection with Central Avenue, in the City of Upland, San Bernardino County, California (Figures 1 and 2). The Property extends south from West Foothill Boulevard to 11th Street. The nearby surrounding area consists of mixed commercial and light industrial land uses, as well as some vacant parcels. Commercial/light-industrial parcels are across the streets to the north and south of the Property. Other commercial/light-industrial parcels adjoin the Property to the east and west. The Property is located approximately 1¼ miles south of State Route 210 (Foothill Freeway) and 1½ miles north of Interstate 10 (San Bernardino Freeway).

The northwestern portion of the Property (APNs 1007-051-02 and -05 and western portion of 1007-051-04) is currently occupied by The RV Spa (recreational vehicle (RV) sales and service) located at 2106 West Foothill Boulevard. The RV Spa uses a converted single-story residence in the north center as its office. Most of the northwestern portion is asphalt-paved, excluding an unpaved area in the southwest.

The northeastern portion (eastern portion of APN 1007-051-04) is currently occupied by Kramer's Masonry (masonry supply retailer) located at 2066 West Foothill Boulevard. Kramer's Masonry uses a converted trailer in the northwest as its office. APN 1007-051-04 is approximately one-half asphalt paved and one-half unpaved.

A rock and stone wholesaler and distributor currently occupies the southern portion of the Property (APNs 1007-041-05 and -06), which fronts on 11th Street and has no address. The southern portion of the Property consists primarily of unpaved areas.

Ground surface elevations on the Property are approximately 1,325 feet above mean sea level with a gentle south-southwesterly topographic slope (Ontario 7.5-Minute Topographic Quadrangle, US Geological Survey, 1967, photorevised 1981).

Background

<u>2006 Phase I ESA and Limited Site Characterization - LOR Geotechnical Group, Inc.</u>

The Client provided Converse with a *Phase I ESA and Limited Site Characterization* report for the Property by LOR Geotechnical Group, Inc. (LOR) dated July 13, 2006.

The Limited Site Characterization consisted of soil sampling and excavation. Two soil samples were collected from the southern portion of the Property (APNs 1007-041-05 and -06) to assess the potential presence of pesticides. Several organochlorine pesticides (OCPs) were reported in the two soil samples, but the OCPs analyses were less than regulatory thresholds. Soil samples were also collected in the northeastern portion of the Property (APN 1007-051-04) in the vicinity of stained asphalt under 55-gallon drums of diesel fuel. No stained soil was reportedly observed beneath the asphalt and soil sample analyses were less than regulatory thresholds. Soil was also excavated near the southwestern corner of APN 1007-051-02 in the vicinity of partially-buried abandoned drums. No stained soil or odors were reported during the excavation, but soil samples were not collected.

In the report, LOR also recommended proper removal of numerous containers of petroleum products, including new and used motor oil, and vehicle batteries from the masonry facility in the northeast. Improvement of housekeeping practices was recommended for the masonry and RV facilities regarding observed improper storage of petroleum containers and used vehicle batteries on unpaved areas and transportation of generated waste oil for offsite recycling. In the report findings, LOR indicated no evidence of remaining recognized environmental conditions (RECs), and recommended no further assessment.

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2013 Phase I ESA - Converse

In November 2013, Converse conducted a Phase I ESA for the Property, the results of which are documented in a *Phase I ESA* report by Converse dated November 27, 2013. The following is a summary of the Property history from the *Phase I ESA* report.

The Property had a rural residence was used for agriculture and at least as early as 1928. By 1964, the northern and southwestern portions of the Property appeared to be vacant land, except for the residence in the northwest. By 1989, the northern portion appeared to be used for vehicle storage. By 1994, the northern portion appeared to be vacant, except for the residence in the northwest and scattered vehicles. The southwestern portion appeared to be vacant land, and the southeastern portion appeared to be orchards. By 2005, the northwestern portion appeared to be used as the current RV sales facility, the northeastern portion was used as the current masonry supply facility and the southern portion was used by a rock and stone wholesale and distributor. The configuration of the Property in 2005 was approximately the same as the current configuration observed during the Phase I ESA reconnaissance in November 2013.

This assessment has revealed no evidence of RECs in connection with the Property except the following:

- The southern portion of the Property (APNs 1007-041-05 and -06) was historical agricultural at least as early as 1928 until at least 1994. In 2006, LOR conducted limited sampling on the southern portion to evaluate for agricultural pesticides, but the sampling did not conform to the DTSC *Interim Guidance*.
- In 2006, LOR conducted excavations in the vicinity of the partially-buried drums near the southwestern corner of APN 1007-051-02 (2106 West Foothill Boulevard), but confirmation sampling was not conducted to evaluate for the potential presence of petroleum chemicals.

Based on this assessment, Converse has the following conclusions and recommendations:

- Further assessment (soil sampling) on the southern portion (APNs 1007-041-05 and -06) to evaluate for agricultural chemical residues consistent with the DTSC *Interim Guidance*.
- Further assessment (soil sampling) near the southwestern corner of APN 1007-051-02 in the vicinity of the former abandoned empty drums.

Physical Setting

Geology

The Property is underlain by quaternary alluvium consisting of unconsolidated and semi-consolidated lake, playa, and terrace deposits (*2010 State Geologic Map of California*,

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California Geological Survey). The soil encountered onsite during this Limited Phase II ESA consisted primarily of silty sands and poorly-graded sands with gravel and cobbles to approximately 10 feet below ground surface (bgs), the maximum boring depth.

Groundwater

In November 2012, the depth to groundwater was measured at 555 feet bgs in the nearest well, which is located approximately ¾ mile southeast of the Property (Western Municipal Water District, Cooperative Well Measuring Program, Fall 2012 Data). No groundwater elevation data was available, and groundwater flow direction was therefore inferred to be south-southwesterly, consistent with the surface topographic slope.

Objectives

Converse generally followed the standard practices of ASTM E1903-11. The purpose of conducting the Limited Phase II ESA in accordance with ASTM E1903-11 was to acquire and evaluate information sufficient to achieve the objectives below, which were developed by the Client and Converse.

The objectives of this Limited Phase II ESA are to:

1. Evaluate the southern portion of the Property (APNs 1007-041-05 & -06) in general accordance with the 2008 DTSC *Interim Guidance* for the potential presence of agricultural chemical residues associated with the Property's historical agricultural use.
2. Evaluate the southwestern corner of APN 1007-051-02 for the potential presence of hazardous chemicals associated with the former abandoned empty drums which were reported to likely have been used for storage of waste oil and petroleum fuel.
3. Identify if potential target analytes are present at concentrations greater than threshold criteria.

Conceptual Site Model

Target Analytes: Data obtained during the Phase I ESA indicated potential for impact from OCPs, total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs) and metals, including arsenic.

Target Analytes First Entered the Environment: The data provided indicates that the target analytes (OCPs, TPH, VOCs and metals) would have first entered the environment by spills or releases to the surface and/or shallow subsurface soil onsite.

Environmental Media and Locations Most Likely to Have the Highest Concentrations of Target Analyses: Soil borings will be located on the Property in the historic agricultural area in the southern portion (APNs 1007-041-05 & -06) and in the former abandoned empty drum area near the southwestern corner of APN 1007-051-02.

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Scope of Work

A Professional Geologist (PG) supervised all work on this project. The Scope of Work consisted of the following.

Project Set-up

Converse prepared a site-specific Health and Safety Plan prior to fieldwork. Converse marked the proposed boring locations and notified Underground Service Alert (USA) at least 48 hours prior to the borings. Prior to advancing each boring, potential locations of nearby UG utilities and other UG structures were also evaluated by field observation.

Borings and Soil Sample Collection

On November 13, 2013, 22 borings (GP1, GP2, and S1 through S20) were each advanced and sampled on the Property at the approximate locations depicted on Figure 2. A Converse geologist oversaw the borings and sample collection.

Borings GP1 and GP2 were located in the former abandoned empty drum area near the southwestern corner of APN 1007-051-02. GP1 was hand augered to refusal in cobbly soil at approximately 2 feet bgs, because tree branches and debris prevented Geoprobe rig access, and only one soil sample was collected at approximately 2 feet bgs. GP2 was advanced to approximately 10 feet bgs using the Geoprobe rig, and three soil samples were collected at approximately 2, 5 and 10 feet bgs.

Borings S1 through S20 were located in the historic agricultural area in the southern portion (APNs 1007-041-05 & -06) and were arrayed in grid-like pattern across the area. Each boring was advanced to approximately 2 feet bgs using the Geoprobe rig, and two soil samples were collected at approximately 0.5 and 2 feet bgs (a total of 40 samples).

The soil samples were either collected in jars from hand auger cuttings or were collected in plastic sleeves using the Geoprobe rig and sampler. The Geoprobe sample sleeves were cut at the appropriate depth intervals. All equipment which came into contact with potentially-contaminated soil was decontaminated prior to each use to prevent cross-contamination of samples. Single-use, disposable equipment was not decontaminated but was properly disposed of as municipal solid waste.

Subsamples of soil for VOCs analysis were collected from each of the four soil samples from GP1 and GP2 in general accordance with EPA Method 5035 using two disposable EnCore samplers per soil sample. The jar lids were then closed and sealed and the ends of the soil sample sleeves were then sealed with Teflon sheets and plastic end caps. The sample jars, sleeves and EnCore samplers were labeled and stored in a chilled ice chest until delivered to the laboratory. Converse observed standard EPA sample collection and handling protocol including chain-of-custody documentation.

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A portion of each soil sample was also transferred into a sealable plastic bag for lithologic evaluation and was screened in the field for VOCs using a photo ionization detector (PID). PID field measurements ranged from 0.0 to 1.1 parts per million volumetric (ppmv).

After completion of soil sampling, each boring was backfilled with bentonite granules which were hydrated in-place, and surface cover was restored to match surrounding areas.

Sample Analytical Methods

All 44 soil samples were submitted to Enviro-Chem, Inc. (Enviro-Chem), a state-certified laboratory in Pomona, California. All soil samples not analyzed, together with the remaining portions of analyzed samples, were archived by Enviro-Chem for potential future analysis.

Enviro-Chem first homogenized each of the 20 0.5-foot soil samples from S1 through S20 and then composited the samples in five groups of four samples each from adjacent borings. The five resulting composite samples were each analyzed for OCPs using EPA Method 8081A. One discrete sample from each composite sample (five discrete samples) was also analyzed for Total Threshold Limit Concentration (TTLC) arsenic using EPA Method 6010B.

Enviro-Chem analyzed three selected soil samples from GP1 and GP2 each for TPH in the gasoline, diesel and motor oil ranges using EPA Method 8015B. Enviro-Chem additionally analyzed the 2-foot soil sample from GP2 (the only sample with detected TPH) for the following:

- VOCs using EPA Method 8260B;
- Title 22 TTLC metals using EPA Methods 6010B and 7471A.

Enviro-Chem performed the soil sample analysis on standard one-week turnaround time, and recommended holding times were therefore met for the soil sample analyses. Enviro-Chem provided data to estimate precision, accuracy, and bias. The laboratory reports indicate that the soil and soil gas sample analyses met quality assurance objectives.

Regulatory and Screening Levels

The following regulatory and screening levels (threshold criteria) are appropriate for the soil sample analytical results for this Limited Phase II ESA.

Title 22, California Code of Regulations contains applicable regulatory levels for TTLCs and Soluble Threshold Limit Concentrations (STLCs) for selected analytes in soil with respect to their waste classification for disposal. Title 40, Code of Federal Regulations contains applicable Maximum Concentrations of Contaminants for the Toxicity Characteristic (TCs) for selected analytes in soil with respect to their waste classification for disposal.

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The California Environmental Protection Agency has established health-risk based California Human Health Screening Levels (CHHSLs) to be used when evaluating analytical results for OCPs and metals (other than arsenic) in soil. The CHHSLs have been established for both Residential and Commercial/Industrial Scenarios (CHHSL-Rs and CHHSL-Is, respectively).

The DTSC established a Soil Screening Level (SSL) for arsenic in soil, which is also the southern California background level for arsenic, based on a study of 19 school sites in Los Angeles County. Arsenic concentrations less than the SSL are considered background levels, a combination of naturally-occurring and anthropogenic (caused or influenced by humans) levels.

The Los Angeles Regional Water Quality Control Board established Maximum Soil Screening Levels (MSSLs) for TPH in soil. MSSLs are intended to prevent impacts to groundwater, and different MSSLs have been established for several separation distances between impacted soil and groundwater. Groundwater beneath the Property is estimated to be approximately 555 feet bgs. Therefore, MSSLs for a separation distance greater than 150 feet are applicable to the Property.

The US Environmental Protection Agency (EPA) has established health-risk based Regional Screening Levels (RSLs) to be used when evaluating the concentrations of VOCs in soil. RSLs have been established for Residential and Industrial Soil (RSL-Rs and RSL-Is, respectively).

CHHSL-Rs are the appropriate screening levels for OCPs and TTLC metals (other than arsenic), based on the proposed residential development of the Property. The SSL is the appropriate screening level for TTLC arsenic. MSSLs are the appropriate screening levels for TPH. RSL-Rs are the appropriate screening levels for VOCs, based on the anticipated residential use of the Property. TTLCs, STLCs and TCs are appropriate for waste classification of the onsite soil.

Enviro-Chem did not report estimated values for soil sample analytical results less than Practical Quantitation Limits (PQLs). The PQLs are all less than or equal to corresponding regulatory and screening levels.

Soil Sample Analytical Results

The soil sample analytical results are summarized in Tables 1 through 3, and the complete laboratory report, together with chain of custody documentation, is attached. Review of the soil sample analytical results indicates the following:

- TTLC arsenic concentrations range from 1.11 to 4.98 milligrams per kilogram (mg/kg) in each of the five discrete samples analyzed from S1 through S20.
- Concentrations of 4,4'-dichlorodiphenyldichloroethylene (DDE) and/or 4,4'-dichlorodiphenyltrichloroethane (DDT) range from 0.008 to 0.227 mg/kg in the five composite samples from S1 through S20. All other OCPs are Not Detected (ND) above PQLs (0.001 to 0.020 mg/kg) in the five composite samples.

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- TPH gasoline range (carbon chains C4 - C10) is ND above the PQL (10 mg/kg) in the three soil samples analyzed from GP1 and GP2.
- The concentration of TPH diesel range (carbon chains C11 - C22) is 13.9 mg/kg in soil sample GP1-2, and TPH diesel range is ND above the PQL (10 mg/kg) in the other two soil samples analyzed from GP2.
- The concentration of TPH motor oil range (carbon chains C23 - C35) is 51.8 mg/kg in soil sample GP1-2, and TPH motor oil range is ND above the PQL (50 mg/kg) in the other two soil samples analyzed from GP2.
- Concentrations of 2-butanone, methylene chloride and toluene range from 0.016 to 0.147 mg/kg in GP1-2, the only soil sample analyzed. All other VOCs are ND above PQLs (0.005 to 0.020 mg/kg) in GP1-2.
- Concentrations of TTLC arsenic, barium, chromium, cobalt, copper, lead, nickel, vanadium and zinc are 1.40 to 113 mg/kg in GP1-2, the only soil sample analyzed. The other TTLC metals are ND above PQLs (0.01 to 5.0 mg/kg) in GP1-2.

Findings

Based on the results of the Limited Phase II ESA, Converse has the following findings:

- TTLC arsenic concentrations (1.11 to 4.98 mg/kg) are less than the SSL (12 mg/kg) in each of the five discrete samples analyzed from S1 through S20 and in GP1-2.
- DDE and/or DDT concentrations (0.008 to 0.227) mg/kg are less than the CHHSL-Rs (both 1.6 mg/kg) in the five composite samples from S1 through S20. All other OCPs are ND above PQLs (0.001 to 0.020 mg/kg), which are less than corresponding CHHSL-Rs (0.033 to 370 mg/kg), in the five composite samples.
- TPH gasoline range is ND above the PQL (10 mg/kg), which is less than the MSSL (1,000 mg/kg), in the three soil samples analyzed from GP1 and GP2.
- The concentration of TPH diesel range is 13.9 mg/kg in soil sample GP1-2, and TPH diesel range is ND above the PQL (10 mg/kg) in the other two soil samples analyzed from GP2. The TPH diesel range analytical results are less than the MSSL (10,000 mg/kg) in the three soil samples analyzed from GP1 and GP2.
- The concentration of TPH motor oil range is 51.8 mg/kg in soil sample GP1-2, and TPH motor oil range is ND above the PQL (50 mg/kg) in the other two soil samples analyzed from GP2. The TPH motor oil range analytical results are less than the MSSL (50,000 mg/kg) in the three soil samples analyzed from GP1 and GP2.
- Concentrations of 2-butanone, methylene chloride and toluene range from 0.016 to 0.147 mg/kg, and all other VOCs are ND above PQLs (0.005 to 0.020 mg/kg) in GP1-2, the only soil sample analyzed. All VOCs analytical results are less than or equal to corresponding RSL-Rs (0.005 to 61,000 mg/kg) in GP1-2.
- Concentrations of TTLC barium, chromium, cobalt, copper, lead, nickel, vanadium and zinc range from 7.05 to 113 mg/kg in GP1-2, and the other eight TTLC metals are ND above PQLs (0.01 to 5.0 mg/kg) in GP1-2, the only soil sample analyzed. All TTLC metals analytical results (other than TTLC arsenic) are less than corresponding CHHSL-Rs (1.7 to 100,000 mg/kg) in GP1-2.

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- All OCPs, VOCs and TTLC metals analytical results are less than corresponding TTLCs in the soil samples analyzed. All OCPs, VOCs and TTLC metals analytical results are also less than ten times corresponding STLCs and 20 times corresponding TCs in the soil samples analyzed.

Conclusions

Converse has performed a Limited Phase II ESA at the Property in general conformance with the scope and limitations of ASTM E1903-11 and the following objectives: 1) to evaluate the two RECs from the Phase I ESA, and 2) to identify whether potential target analytes are present at concentrations greater than threshold criteria. It is our opinion that the objectives of the Limited Phase II ESA were met. It is also our opinion that the field data and sample analytical results validated the Conceptual Site Model.

Based on the results of the Limited Phase II ESA, Converse concludes the following:

- TTLC arsenic concentrations are less than the SSL in the five discrete samples from S1 through S20 and in GP1-2 the only samples analyzed.
- All OCPs analytical results are less than corresponding CHHSL-Rs in all five composite samples.
- All TPH analytical results are less than or equal to the corresponding MSSLs in all three soil samples analyzed.
- All VOCs analytical results are less than or equal to corresponding RSL-Rs in GP1-2, the only soil sample analyzed.
- All analytical results for TTLC metals (other than TTLC arsenic) are less than corresponding CHHSL-Rs in GP1-2, the only soil sample analyzed.
- All OCPs, VOCs and TTLC metals analytical results are less than corresponding TTLCs in all soil samples analyzed. All OCPs, VOCs and TTLC metals analytical results are also less than ten times corresponding STLCs and 20 times corresponding TCs in all soil samples analyzed.

Recommendations

Based on the above information, Converse does not recommend additional assessment of the Property.

Reliance

This Report is for the sole benefit and exclusive use of Lewis Operating Corporation in accordance with the terms and conditions that are presented in our Proposal under which these services have been provided. The preparation of this Report has been in accordance with generally accepted environmental practices. No other warranty, either expressed or implied, is made.

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This Report should not be regarded as a guarantee that no further contamination, beyond that which could be detected within the scope of this assessment, is present at the Property. Converse makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others. It is possible that information exists beyond the scope of this assessment. It is not possible to absolutely confirm the presence or absence of hazardous materials and/or substances at the Property. If none are identified as part of a limited scope of work, such a conclusion should not be construed as a guaranteed absence of such hazardous materials and/or substances, but merely as the results of the evaluation of the Property at the time of the assessment. Also, events may occur after the site visits, which may result in contamination of the Property. Additional information, which was not found or available to Converse at the time this Report was prepared, may result in a modification of the conclusions and recommendations presented herein.

Any reliance on this Report by Third Parties shall be at the Third Party's sole risk. Should Lewis Operating Corporation wish to identify any additional relying parties not previously identified, a completed Application of Authorization to Use (attached) must be submitted to Converse.

If you have any questions or comments regarding the contents of this Report, please contact Norman Eke at (626) 930-1260.

CONVERSE CONSULTANTS

Duncan Walker, PG
Senior Geologist

Norman S. Eke
Managing Officer

Attachments:
Figure 1 Vicinity Map
Figure 2 Boring Location Map
Table 1 Soil Sample Analytical Results for Organochlorine Pesticides
Table 2 Soil Sample Analytical Results for Metals
Table 3 Soil Sample Analytical Results for Total Petroleum Hydrocarbons and Volatile Organic Compounds
Soil Sample Laboratory Report and Chain of Custody Documentation
Application for Authorization to Use

Dist: PDF Via Email to Addressee

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FIGURES 1 AND 2

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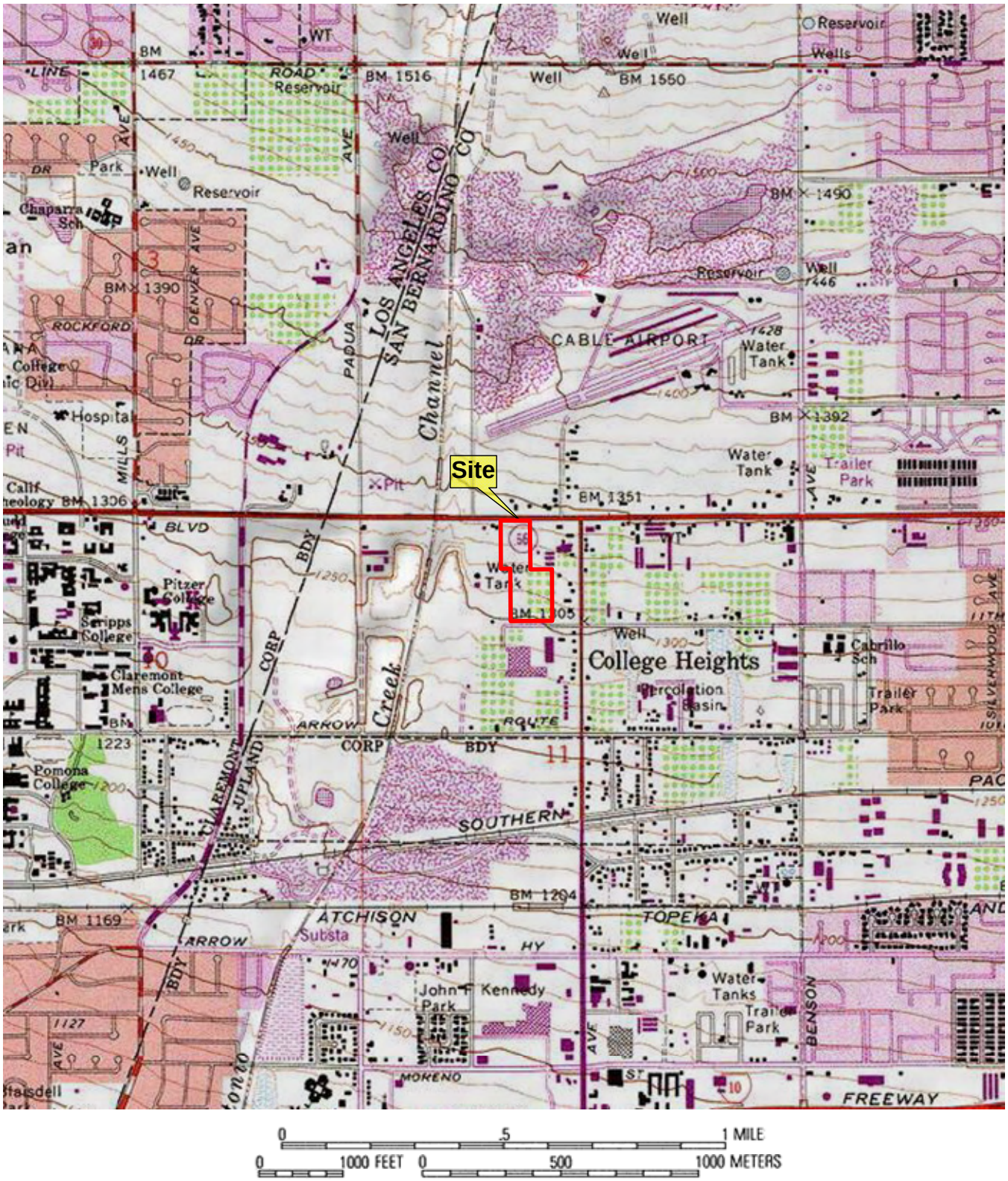

Vicinity Map

Client: Lewis Operation Corporation
2066 and 2106 West Foothill Boulevard, Upland, California

Project No:
13-16-202-02

Converse Consultants

FIGURE
1

Legend

- Approximate Site Boundary
- Approximate APN Boundary
- Approximate Tenant Boundary
- Approximate Boring Location

0 ft. 100 ft. 200 ft. 400 ft.

Map distances are approximate

Boring Location Map

Client: Lewis Operation Corporation
2066 and 2106 West Foothill Boulevard, Upland, California

Project No:
13-16-202-02

Converse Consultants

FIGURE
2

TABLES 1 THROUGH 3

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Table 1
Soil Sample Analytical Results for Organochlorine Pesticides
2066 and 2106 West Foothill Boulevard
Upland, California

Composite Sample ID	Discrete Sample IDs	Sample Date	Sample Depth (feet, bgs)	OrganochlorinePesticides (OCPs) EPA 8081A		
				DDE (mg/kg)	DDT (mg/kg)	All Other OCPs (mg/kg)
Composite 1	**S1/2/3/4-0.5**	11/13/2013	0.5	**0.044**	**0.008**	ND
Composite 2	**S5/6/7/8-0.5**	11/13/2013	0.5	**0.040**	ND	ND
Composite 3	**S9/10/11/12-0.5**	11/13/2013	0.5	**0.022**	ND	ND
Composite 4	**S13/14/15/16-0.5**	11/13/2013	0.5	**0.033**	ND	ND
Composite 5	**S17/18/19/20-0.5**	10/16/2012	0.5	**0.227**	ND	ND
Practical Quantitation Limit (PQL)				0.001	0.001	0.001 - 0.020
CA Human Health Screening Level-Residential Scenario (CHHSL-R)				1.6	1.6	0.033 - 370
Total Threshold Limit Concentration (TTLC)				1.0	1.0	0.2 - 100
Soluble Threshold Limit Concentration (STLC, mg/L)				0.1	0.1	0.02 - 10
Maximum Concentration of Contaminants for Toxicity Characteristic (TC, mg/L)				-----	-----	0.008 - 10.0

ND - Not Detected above the PQL.
mg/kg - milligrams per kilogram
mg/L - milligrams per liter
bgs - below ground surface
DDE - 4,4'-Dichlorodiphenyldichloroethylene
DDT - 4,4'-Dichlorodiphenyltrichloroethane

Table 2
Soil Sample Analytical Results for Metals
2066 and 2106 West Foothill Boulevard
Upland, California

Sample ID	Sample Date	Sample Depth (feet, bgs)	Total Threshold Limit Concentration (TTLC) Metals - EPA Methods 6010B/7471A																
			TTLC Antimony (mg/kg)	TTLC Arsenic (mg/kg)	TTLC Barium (mg/kg)	TTLC Beryllium (mg/kg)	TTLC Cadmium (mg/kg)	TTLC Chromium (mg/kg)	TTLC Cobalt (mg/kg)	TTLC Copper (mg/kg)	TTLC Lead (mg/kg)	TTLC Mercury (mg/kg)	TTLC Molybdenum (mg/kg)	TTLC Nickel (mg/kg)	TTLC Selenium (mg/kg)	TTLC Silver (mg/kg)	TTLC Thallium (mg/kg)	TTLC Vanadium (mg/kg)	TTLC Zinc (mg/kg)
GP1-2	11/13/2013	2	ND	**1.40**	**69.3**	ND	ND	**38.3**	**8.64**	**15.0**	**11.8**	ND	ND	**7.05**	ND	ND	ND	**65.2**	**113**
S2-0.5	11/13/2013	0.5	*na*	**1.54**	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
S7-0.5	11/13/2013	0.5	*na*	**1.17**	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
S9-0.5	11/13/2013	0.5	*na*	**4.98**	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
S15-0.5	11/13/2013	0.5	*na*	**1.11**	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
S19-0.5	11/13/2013	0.5	*na*	**1.45**	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Practical Quantitation Limit (PQL)			1.0	0.3	5.0	0.5	0.5	0.5	1.0	1.0	0.5	0.01	5.0	2.5	1.0	1.0	1.0	5.0	0.5
CHHSL-R			30	12 [1]	5,200	150	1.7	100,000	660	3,000	80	18	380	1,600	380	380	5.0	530	23,000
TTLC			500	500	10,000	75	100	2,500	8,000	2,500	1,000	20	3,500	2,000	100	500	700	2,400	5,000
STLC (mg/L)			15	5.0	100	0.75	1.0	5(560)	80	25	5.0	0.2	350	20	1.0	5	7.0	24	250
TC (mg/L)			-----	5.0	100	-----	1.0	5	-----	-----	5.0	0.2	-----	-----	1.0	5	-----	-----	-----

ND - Not Detected above the PQL
na - Not Analyzed
mg/kg - milligrams per kilogram
mg/L - milligrams per liter
bgs - below ground surface
CHHSL-R - California Human Health Screening Level-Residential Scenario
STLC - Soluble Threshold Limit Concentration
TC - Maximum Concentration of Contaminants for the Toxicity Characteristic
1 - Department of Toxic Substances Control Soil Screening Level (southern California background level).

Table 3
Soil Sample Analytical Results for Total Petroleum Hydrocarbons and Volatile Organic Compounds
2066 and 2106 West Foothill Boulevard
Upland, California

Sample ID	Sample Date	Sample Depth (feet, bgs)	Total Petroleum Hydrocarbons (TPH) EPA 8015B			Volatile Organic Compounds (VOCs) EPA 8260B			
			C4-C10 (Gasoline Range) (mg/kg)	C11-C22 (Diesel Range) (mg/kg)	C23-C35 (Motor Oil Range) (mg/kg)	2-Butanone (MEK) (mg/kg)	Methylene Chloride (mg/kg)	Toluene (mg/kg)	All Other VOCs (mg/kg)
GP1-2	11/13/2013	2	ND	**13.9** [1]	**51.8**	**0.147**	**0.068**	**0.016**	ND
GP2-2	11/13/2013	2	ND	ND	ND	*na*	*na*	*na*	*na*
GP3-5	11/13/2013	5	ND	ND	ND	*na*	*na*	*na*	*na*
Practical Quantitation Limit (PQL)			10	10	50	0.020	0.005	0.005	0.005 - 0.020
MSSL			1,000	10,000	50,000	-----	-----	-----	-----
RSL-R			-----	-----	-----	28,000	56	5,000	0.005 - 61,000
TTLC			-----	-----	-----	-----	-----	-----	2,040
STLC (mg/L)			-----	-----	-----	-----	-----	-----	204
TC (mg/L)			-----	-----	-----	200.0	-----	-----	0.2 - 100.0

ND - Not Detected above the PQL.
na - Not Analyzed
mg/kg - milligrams per kilogram
mg/L - milligrams per liter
bgs - below ground surface
MSSL - Maximum Soil Screening Level
RSL-R - Regional Screening Level-Residential Soil

TTLC - Total Threshold Limit Concentration
STLC - Soluble Threshold Limit Concentration
TC - Maximum Concentration of Contaminants for the Toxicity Characteristic
1 - Laboratory reported: "Peaks in diesel range but chromatogram does not match that of diesel standard."

MSSLs based on distance above groundwater greater than 150 feet.

SOIL SAMPLE LABORATORY REPORT
AND
CHAIN OF CUSTODY DOCUMENTATION

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Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Date: November 18, 2013

Mr. Alex Fernandez
Converse Consultants
10391 Corporate Drive
Redlands, CA 92734
Tel(909)796-0544 Fax(909)796-7675

Project: **Lewis - Upland**
Project No.: **13-16-202-02**
Lab I.D.: **131113-19 through -62**

Dear Mr. Fernandez:

The **analytical results** for the soil samples, received by our laboratory on November 13, 2013, are attached. The samples were received chilled, intact, and accompanying chain of custody.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call us if you have any questions.

Sincerely,

Curtis Desilets
Vice President/Program Manager

Andy Wang
Laboratory Manager

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Converse Consultants**
10391 Corporate Drive, Redlands, CA 92734
Tel(909)796-0544 Fax(909)796-7675

PROJECT NAME: **Lewis - Upland**
PROJECT NO.: **13-16-202-02**
MATRIX: SOIL
DATE SAMPLED: 11/13/13
REPORT TO: Mr. ALEX FERNANDEZ

DATE RECEIVED: 11/13/13
DATE EXTRACTED: 11/14/13
DATE ANALYZED: 11/14/13
DATE REPORTED: 11/18/13

TOTAL PETROLEUM HYDROCARBONS(TPH) - CARBON CHAIN ANALYSIS
METHOD: EPA 8015B
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

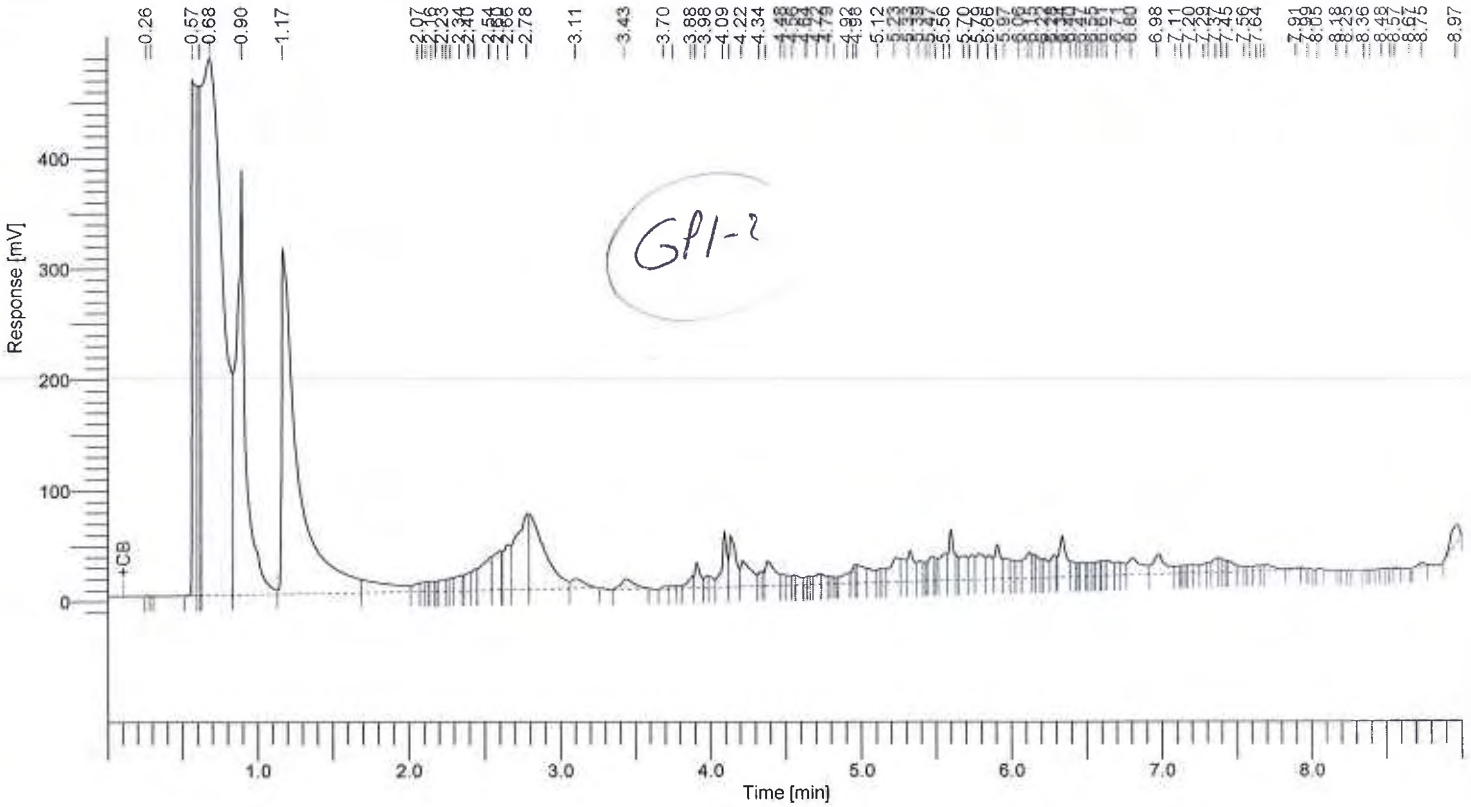
SAMPLE I.D.	LAB I.D.	C4-C10	C11-C22	C23-C35	DF
GP1-2	131113-59	ND	13.9*	51.8	1
GP2-2	131113-60	ND	ND	ND	1
GP2-5	131113-61	ND	ND	ND	1
METHOD BLANK		ND	ND	ND	1
	PQL	10	10	50	

COMMENTS
C4-C10 = GASOLINE RANGE
C11-C22 = DIESEL RANGE
C23-C35 = MOTOR OIL RANGE
DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = DF X PQL
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT
* = PEAKS IN DIESEL RANGE BUT CHROMATOGRAM DOES NOT MATCH THAT OF DIESEL STANDARD

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Software Version	: 6.3.2.0646	Date	: 11/15/2013 10:09:50 AM
Sample Name	: 131113-59 20/2	Data Acquisition Time	: 11/14/2013 12:45:47 PM
Instrument Name	: GC-I	Channel	: A
Rack/Vial	: 0/9	Operator	: Manager
Sample Amount	: 1.000000	Dilution Factor	: 1.000000
Cycle	: 10		

Result File : D:\GC DATA\GC-I\I02013\I1311\I131114\A010.rst
Sequence File : D:\GC DATA\GC-I\I02013\I1311\I131114\I131114.seq



8015 Results

Component Name	Area [uV*sec]	Adjusted Amount
C4-C10	1125031	434.0
C11-C22	1035003	138.5
C23-C35	1879557	518.0
	4039591	1090.5

Enviro Chem, Inc

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8015B QA/QC Report

Date Analyzed: 11/14/2013 **Units:** mg/Kg (ppm)

Matrix: **Soil/Solid/Sludge/Liquid**

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: **131113-60 MS/MSD**

Analyte	SR	spk conc	MS	%MS	MSD	%MSD	%RPD	ACP %MS	ACP RPD
C11~C22 Range	0	200	236	**118%**	216	**108%**	**9%**	**75-125**	**0-20%**

LCS STD RECOVERY:

Analyte	spk conc	LCS	% REC	ACP
C11~C22 Range	200	219	**110%**	**75-125**

Analyzed and Reviewed By: B

Final Reviewer: C

Enviro – Chem, Inc.
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LABORATORY REPORT

CUSTOMER: **Converse Consultants**
10391 Corporate Drive, Redlands, CA 92734
Tel(909)796-0544 Fax(909)796-7675

PROJECT NAME: **Lewis - Upland**
PROJECT NO.: **13-16-202-02**
MATRIX: SOIL
DATE SAMPLED: 11/13/13
REPORT TO: Mr. ALEX FERNANDEZ

DATE RECEIVED: 11/13/13
DATE ANALYZED: 11/15/13
DATE REPORTED: 11/18/13

EPA 6010B FOR TTLC-ARSENIC
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	ARSENIC RESULT	DF
S2-0.5	131113-20	1.54	1
S7-0.5	131113-25	1.17	1
S9-0.5	131113-27	4.98	1
S15-0.5	131113-33	1.11	1
S19-0.5	131113-37	1.45	1
Method Blank	---	ND	1
	PQL	0.30	

COMMENTS:
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = DF X PQL
ND = Non-Detected or below the Actual Detection Limit
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
STLC Limit for Arsenic = 5 PPM
* = STLC analysis is recommended (if marked)
*** = The concentration exceeds the TTLC Limit @ 500 PPM, therefore the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

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LABORATORY REPORT

CUSTOMER: **Converse Consultants**
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Tel(909)796-0544 Fax(909)796-7675

PROJECT NAME: **Lewis - Upland**
PROJECT NO.: **13-16-202-02**
MATRIX: SOIL
DATE SAMPLED: 11/13/13
REPORT TO: Mr. ALEX FERNANDEZ

DATE RECEIVED: 11/13/13
DATE ANALYZED: 11/15/13
DATE REPORTED: 11/18/13

SAMPLE I.D.: **GP1-2**
LAB I.D.: 131113-59

TOTAL THRESHOLD LIMIT CONCENTRATION ANALYSIS
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

ELEMENT ANALYZED	SAMPLE RESULT	PQL	DF	TTLC LIMIT	STLC LIMIT	EPA METHOD
Antimony(Sb)	ND	1.0	1	500	15	6010B
Arsenic(As)	1.40	0.3	1	500	5.0	6010B
Barium(Ba)	69.3	5.0	1	10,000	100	6010B
Beryllium(Be)	ND	0.5	1	75	0.75	6010B
Cadmium(Cd)	ND	0.5	1	100	1.0	6010B
Chromium Total(Cr)	38.3	0.5	1	2,500	560/5@	6010B
Chromium VI (Cr6)	--	0.1	1	500	5.0	7196A
Cobalt(Co)	8.64	1.0	1	8,000	80	6010B
Copper(Cu)	15.0	1.0	1	2,500	25	6010B
Lead(Pb)	11.8	0.5	1	1,000	5.0	6010B
Mercury(Hg)	ND	0.01	1	20	0.2	7471A
Molybdenum(Mo)	ND	5.0	1	3,500	350	6010B
Nickel(Ni)	7.05	2.5	1	2,000	20	6010B
Selenium(Se)	ND	1.0	1	100	1.0	6010B
Silver(Ag)	ND	1.0	1	500	5.0	6010B
Thallium(Tl)	ND	1.0	1	700	7.0	6010B
Vanadium(V)	65.2	5.0	1	2,400	24	6010B
Zinc(Zn)	113	0.5	1	5,000	250	6010B

COMMENTS
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
ND = Below the Actual Detection Limit or non-detected
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
@ = Must meet both the STLC Limit at 560 and EPA-TCLP Limit at 5
* = STLC analysis for the metal is recommended (if marked)
** = Additional Analysis required, please call to discuss (if marked)
*** = The concentration exceeds the TTLC Limit, and the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)
-- = Not analyzed/not requested

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: **Converse Consultants**
10391 Corporate Drive, Redlands, CA 92734
Tel(909)796-0544 Fax(909)796-7675

PROJECT NAME: **Lewis - Upland**
PROJECT NO.: **13-16-202-02**
MATRIX: SOIL
DATE SAMPLED: 11/13/13
REPORT TO: Mr. ALEX FERNANDEZ

DATE RECEIVED: 11/13/13
DATE ANALYZED: 11/15/13
DATE REPORTED: 11/18/13

METHOD BLANK FOR LAB I.D.: 131113-59

TOTAL THRESHOLD LIMIT CONCENTRATION ANALYSIS
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

ELEMENT ANALYZED	SAMPLE RESULT	PQL	DF	TTLC LIMIT	STLC LIMIT	EPA METHOD
Antimony(Sb)	ND	1.0	1	500	15	6010B
Arsenic(As)	ND	0.3	1	500	5.0	6010B
Barium(Ba)	ND	5.0	1	10,000	100	6010B
Beryllium(Be)	ND	0.5	1	75	0.75	6010B
Cadmium(Cd)	ND	0.5	1	100	1.0	6010B
Chromium Total(Cr)	ND	0.5	1	2,500	560/5@	6010B
Chromium VI (Cr6)	--	0.1	1	500	5.0	7196A
Cobalt(Co)	ND	1.0	1	8,000	80	6010B
Copper(Cu)	ND	1.0	1	2,500	25	6010B
Lead(Pb)	ND	0.5	1	1,000	5.0	6010B
Mercury(Hg)	ND	0.01	1	20	0.2	7471A
Molybdenum(Mo)	ND	5.0	1	3,500	350	6010B
Nickel(Ni)	ND	2.5	1	2,000	20	6010B
Selenium(Se)	ND	1.0	1	100	1.0	6010B
Silver(Ag)	ND	1.0	1	500	5.0	6010B
Thallium(Tl)	ND	1.0	1	700	7.0	6010B
Vanadium(V)	ND	5.0	1	2,400	24	6010B
Zinc(Zn)	ND	0.5	1	5,000	250	6010B

COMMENTS
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
ND = Below the Actual Detection Limit or non-detected
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
@ = Must meet both the STLC Limit at 560 and EPA-TCLP Limit at 5
* = STLC analysis for the metal is recommended (if marked)
** = Additional Analysis required, please call to discuss (if marked)
*** = The concentration exceeds the TTLC Limit, and the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)
-- = Not analyzed/not requested

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

QA/QC for Metals Analysis --TTLC--SOLID/SOIL *MATRIX*

Matrix Spike/ Matrix Spike Duplicate/ LCS :

ANALYSIS DATE: 11/15/2013

Unit : *mg/Kg(ppm)*

Analysis	Spk.Sample ID	CONC.	LCS %Rec.	LCS STATUS	*Sample Result*	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Arsenic(As)	131114-25	50.0	99	*PASS*	0	50.0	53.9	108%	53.7	107%	0%
Cadmium(Cd)	131114-25	50.0	101	*PASS*	0	50.0	54.1	108%	53.8	108%	1%
Lead(Pb)	131114-25	50.0	101	*PASS*	0	50.0	53.0	106%	52.9	106%	0%

ANALYSIS DATE. : 11/14/2013

Analysis	Spk.Sample ID	LCS CONC.	LCS %Rec.	LCS STATUS	*Sample Result*	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Mercury (Hg)	131114-5	0.125	93	*PASS*	0	0.125	0.112	89%	0.108	86%	4%

MS/MSD Status:

Analysis	%MS	%MSD	%LCS	%RPD
Arsenic(As)	*PASS*	*PASS*	*PASS*	*PASS*
Cadmium(Cd)	*PASS*	*PASS*	*PASS*	*PASS*
Lead(Pb)	*PASS*	*PASS*	*PASS*	*PASS*
Mercury (Hg)	*PASS*	*PASS*	*PASS*	*PASS*
Accepted Range	**75 ~ 125**	**75 ~ 125**	**85 ~ 115**	**0 ~ 20**

ANALYST: _____

FINAL REVIEWER: _____

QA/QC for Metals Analysis --TTLC--SOLID/SOIL *MATRIX*

Matrix Spike/ Matrix Spike Duplicate/ LCS :

ANALYSIS DATE: 11/18/2013

Unit : *mg/Kg(ppm)*

Analysis	Spk.Sample ID	CONC.	LCS %Rec.	LCS STATUS	*Sample Result*	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Arsenic(As)	131113-59	50.0	100	*PASS*	1.40	50.0	52.8	103%	52.8	103%	0%
Cadmium(Cd)	131113-59	50.0	100	*PASS*	0	50.0	45.3	91%	45.5	91%	0%
Lead(Pb)	131113-59	50.0	100	*PASS*	11.8	50.0	53.0	82%	53.4	83%	1%

ANALYSIS DATE. : 11/18/2013

Analysis	Spk.Sample ID	LCS CONC.	LCS %Rec.	LCS STATUS	*Sample Result*	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Mercury (Hg)	131118-4	0.125	93	*PASS*	0	0.125	0.113	90%	0.114	91%	1%

MS/MSD Status:

Analysis	%MS	%MSD	%LCS	%RPD
Arsenic(As)	*PASS*	*PASS*	*PASS*	*PASS*
Cadmium(Cd)	*PASS*	*PASS*	*PASS*	*PASS*
Lead(Pb)	*PASS*	*PASS*	*PASS*	*PASS*
Mercury (Hg)	*PASS*	*PASS*	*PASS*	*PASS*
Accepted Range	**75 ~ 125**	**75 ~ 125**	**85 ~ 115**	**0 ~ 20**

ANALYST: _____

FINAL REVIEWER: _____

Enviro – Chem, Inc.
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LABORATORY REPORT

CUSTOMER: **Converse Consultants**
10391 Corporate Drive, Redlands, CA 92734
Tel(909)796-0544 Fax(909)796-7675

PROJECT NAME: **Lewis - Upland**
PROJECT NO.: **13-16-202-02**
MATRIX: SOIL
DATE SAMPLED: 11/13/13
REPORT TO: Mr. ALEX FERNANDEZ

DATE RECEIVED: 11/13/13
DATE EXTRACTED: 11/14/13
DATE ANALYZED: 11/14/13
DATE REPORTED: 11/18/13

SAMPLE I.D.: **S1/2/3/4-0.5(COMPOSITE 1)**
LAB I.D.: 131113-19/-20/-21/-22(COMPOSITE)

Organochlorine Pesticides Analysis
Method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Aldrin	ND	0.001	10
alpha-BHC	ND	0.001	10
beta-BHC	ND	0.001	10
gamma-BHC (Lindane)	ND	0.001	10
delta-BHC	ND	0.001	10
alpha-Chlordane	ND	0.001	10
gamma-Chlordane	ND	0.001	10
Total Chlordane (Technical)	ND	0.005	10
4,4'-DDD	ND	0.001	10
4,4'-DDE	0.044	0.001	10
4,4'-DDT	0.008	0.001	10
Dieldrin	ND	0.001	10
Endosulfan I	ND	0.001	10
Endosulfan II	ND	0.001	10
Endosulfan Sulfate	ND	0.001	10
Endrin	ND	0.001	10
Endrin Aldehyde	ND	0.001	10
Endrin Ketone	ND	0.001	10
Heptachlor Epoxide	ND	0.001	10
Heptachlor	ND	0.001	10
Methoxyclor	ND	0.001	10
Toxaphene	ND	0.020	10

COMMENTS:
DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Converse Consultants**
10391 Corporate Drive, Redlands, CA 92734
Tel(909)796-0544 Fax(909)796-7675

PROJECT NAME: **Lewis - Upland**
PROJECT NO.: **13-16-202-02**
MATRIX: SOIL
DATE SAMPLED: 11/13/13
REPORT TO: Mr. ALEX FERNANDEZ

DATE RECEIVED: 11/13/13
DATE EXTRACTED: 11/14/13
DATE ANALYZED: 11/14/13
DATE REPORTED: 11/18/13

SAMPLE I.D.: **S5/6/7/8-0.5(COMPOSITE 2)**
LAB I.D.: 131113-23/-24/-25/-26(COMPOSITE)

Organochlorine Pesticides Analysis
Method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Aldrin	ND	0.001	10
alpha-BHC	ND	0.001	10
beta-BHC	ND	0.001	10
gamma-BHC (Lindane)	ND	0.001	10
delta-BHC	ND	0.001	10
alpha-Chlordane	ND	0.001	10
gamma-Chlordane	ND	0.001	10
Total Chlordane (Technical)	ND	0.005	10
4,4'-DDD	ND	0.001	10
4,4'-DDE	0.040	0.001	10
4,4'-DDT	ND	0.001	10
Dieldrin	ND	0.001	10
Endosulfan I	ND	0.001	10
Endosulfan II	ND	0.001	10
Endosulfan Sulfate	ND	0.001	10
Endrin	ND	0.001	10
Endrin Aldehyde	ND	0.001	10
Endrin Ketone	ND	0.001	10
Heptachlor Epoxide	ND	0.001	10
Heptachlor	ND	0.001	10
Methoxyclor	ND	0.001	10
Toxaphene	ND	0.020	10

COMMENTS:
DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

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LABORATORY REPORT

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PROJECT NAME: **Lewis - Upland**
PROJECT NO.: **13-16-202-02**
MATRIX: SOIL
DATE SAMPLED: 11/13/13
REPORT TO: Mr. ALEX FERNANDEZ

DATE RECEIVED: 11/13/13
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DATE ANALYZED: 11/14/13
DATE REPORTED: 11/18/13

SAMPLE I.D.: **S9/10/11/12-0.5(COMPOSITE 3)**
LAB I.D.: 131113-27/-28/-29/-30(COMPOSITE)

Organochlorine Pesticides Analysis
Method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Aldrin	ND	0.001	10
alpha-BHC	ND	0.001	10
beta-BHC	ND	0.001	10
gamma-BHC (Lindane)	ND	0.001	10
delta-BHC	ND	0.001	10
alpha-Chlordane	ND	0.001	10
gamma-Chlordane	ND	0.001	10
Total Chlordane (Technical)	ND	0.005	10
4,4'-DDD	ND	0.001	10
4,4'-DDE	0.022	0.001	10
4,4'-DDT	ND	0.001	10
Dieldrin	ND	0.001	10
Endosulfan I	ND	0.001	10
Endosulfan II	ND	0.001	10
Endosulfan Sulfate	ND	0.001	10
Endrin	ND	0.001	10
Endrin Aldehyde	ND	0.001	10
Endrin Ketone	ND	0.001	10
Heptachlor Epoxide	ND	0.001	10
Heptachlor	ND	0.001	10
Methoxyclor	ND	0.001	10
Toxaphene	ND	0.020	10

COMMENTS:
DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

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LABORATORY REPORT

CUSTOMER: **Converse Consultants**
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Tel(909)796-0544 Fax(909)796-7675

PROJECT NAME: **Lewis - Upland**
PROJECT NO.: **13-16-202-02**
MATRIX: SOIL
DATE SAMPLED: 11/13/13
REPORT TO: Mr. ALEX FERNANDEZ

DATE RECEIVED: 11/13/13
DATE EXTRACTED: 11/14/13
DATE ANALYZED: 11/14/13
DATE REPORTED: 11/18/13

SAMPLE I.D.: **S13/14/15/16-0.5(COMPOSITE 4)**
LAB I.D.: 131113-31/-32/-33/-34(COMPOSITE)

Organochlorine Pesticides Analysis
Method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Aldrin	ND	0.001	10
alpha-BHC	ND	0.001	10
beta-BHC	ND	0.001	10
gamma-BHC (Lindane)	ND	0.001	10
delta-BHC	ND	0.001	10
alpha-Chlordane	ND	0.001	10
gamma-Chlordane	ND	0.001	10
Total Chlordane (Technical)	ND	0.005	10
4,4'-DDD	ND	0.001	10
4,4'-DDE	0.033	0.001	10
4,4'-DDT	ND	0.001	10
Dieldrin	ND	0.001	10
Endosulfan I	ND	0.001	10
Endosulfan II	ND	0.001	10
Endosulfan Sulfate	ND	0.001	10
Endrin	ND	0.001	10
Endrin Aldehyde	ND	0.001	10
Endrin Ketone	ND	0.001	10
Heptachlor Epoxide	ND	0.001	10
Heptachlor	ND	0.001	10
Methoxyclor	ND	0.001	10
Toxaphene	ND	0.020	10

COMMENTS:
DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

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LABORATORY REPORT

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PROJECT NAME: **Lewis - Upland**
PROJECT NO.: **13-16-202-02**
MATRIX: SOIL
DATE SAMPLED: 11/13/13
REPORT TO: Mr. ALEX FERNANDEZ

DATE RECEIVED: 11/13/13
DATE EXTRACTED: 11/14/13
DATE ANALYZED: 11/15/13
DATE REPORTED: 11/18/13

SAMPLE I.D.: **S17/18/19/20-0.5(COMPOSITE 5)**
LAB I.D.: 131113-35/-36/-37/-38(COMPOSITE)

Organochlorine Pesticides Analysis
Method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Aldrin	ND	0.001	100
alpha-BHC	ND	0.001	100
beta-BHC	ND	0.001	100
gamma-BHC (Lindane)	ND	0.001	100
delta-BHC	ND	0.001	100
alpha-Chlordane	ND	0.001	100
gamma-Chlordane	ND	0.001	100
Total Chlordane (Technical)	ND	0.005	100
4,4'-DDD	ND	0.001	100
4,4'-DDE	0.227	0.001	100
4,4'-DDT	ND	0.001	100
Dieldrin	ND	0.001	100
Endosulfan I	ND	0.001	100
Endosulfan II	ND	0.001	100
Endosulfan Sulfate	ND	0.001	100
Endrin	ND	0.001	100
Endrin Aldehyde	ND	0.001	100
Endrin Ketone	ND	0.001	100
Heptachlor Epoxide	ND	0.001	100
Heptachlor	ND	0.001	100
Methoxyclor	ND	0.001	100
Toxaphene	ND	0.020	100

COMMENTS:
DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

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METHOD BLANK REPORT

CUSTOMER: **Converse Consultants**
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Tel(909)796-0544 Fax(909)796-7675

PROJECT NAME: **Lewis - Upland**
PROJECT NO.: **13-16-202-02**
MATRIX: SOIL
DATE SAMPLED: 11/13/13
REPORT TO: Mr. ALEX FERNANDEZ

DATE RECEIVED: 11/13/13
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DATE ANALYZED: 11/14/13
DATE REPORTED: 11/18/13

METHOD BLANK FOR LAB I.D.: 131113-19/-20/-21/-22(COMPOSITE 1), 131113-23/-24/-25/-26(COMPOSITE 2), 131113-27/-28/-29/-30(COMPOSITE 3), 131113-31/-32/-33/-34(COMPOSITE 4), 131113-35/-36/-34/-38(COMPOSITE 5)

Organochlorine Pesticides Analysis
Method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Aldrin	ND	0.001	1
alpha-BHC	ND	0.001	1
beta-BHC	ND	0.001	1
gamma-BHC (Lindane)	ND	0.001	1
delta-BHC	ND	0.001	1
alpha-Chlordane	ND	0.001	1
gamma-Chlordane	ND	0.001	1
Total Chlordane (Technical)	ND	0.005	1
4,4'-DDD	ND	0.001	1
4,4'-DDE	ND	0.001	1
4,4'-DDT	ND	0.001	1
Dieldrin	ND	0.001	1
Endosulfan I	ND	0.001	1
Endosulfan II	ND	0.001	1
Endosulfan Sulfate	ND	0.001	1
Endrin	ND	0.001	1
Endrin Aldehyde	ND	0.001	1
Endrin Ketone	ND	0.001	1
Heptachlor Epoxide	ND	0.001	1
Heptachlor	ND	0.001	1
Methoxyclor	ND	0.001	1
Toxaphene	ND	0.020	1

COMMENTS:
DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro-Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

EPA 8081 QA/QC Report

Matrix: **Soil/Solid/Liquid(Oil)** Date Analyzed: **11/14-15/2013**

Unit: **mg/Kg (ppm)**

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: 131114-LCS1/2

Analyte	S.R.	spk conc	MS	%REC	MSD	%REC	%RPD	ACP %RPD	ACP %REC
Gamma-BHC	0.000	0.00500	0.00421	**84%**	0.00430	**86%**	**2%**	**0-20%**	**70-130**
Aldrin	0.000	0.00500	0.00412	**82%**	0.00412	**82%**	**0%**	**0-20%**	**70-130**
4,4-DDE	0.000	0.00500	0.00455	**91%**	0.00471	**94%**	**3%**	**0-20%**	**70-130**

Lab Control Spike (LCS) Recovery:

Analyte	spk conc	LCS	% REC	ACP %REC
Gamma-BHC	0.00500	0.00405	**81%**	**75-125**
Aldrin	0.00500	0.00492	**98%**	**75-125**
4,4-DDE	0.00500	0.00543	**109%**	**75-125**
Dieldrin	0.00500	0.00511	**102%**	**75-125**

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		MB	131113-19~22	131113-23~26	131113-27~30	131113-31~34	131113-35~38	131114-03
Tetra-chloro-meta-xylene	50-150	140%	89%	102%	97%	95%	96%	98%
Decachlorobiphenyl	50-150	96%	81%	101%	81%	78%	91%	82%

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.								
Tetra-chloro-meta-xylene	50-150							
Decachlorobiphenyl	50-150							

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.								
Tetra-chloro-meta-xylene	50-150							
Decachlorobiphenyl	50-150							

S.R. = Sample Result

spk conc = Spike Concentration

%REC = Percent Recovery

ACP %RPD = Acceptable Percent RPD Range

ACP %REC = Acceptable Percent Recovery Range

* = *Surrogate fail due to matrix interference (If Marked)*

Note: ***LCS, MS, MSD are in control therefore results are in control.***

Analyzed and Reviewed By: _____

Final Reviewer: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Converse Consultants**
10391 Corporate Drive, Redlands, CA 92734
Tel(909)796-0544 Fax(909)796-7675

PROJECT NAME: **Lewis - Upland**
PROJECT NO.: **13-16-202-02**
MATRIX: SOIL
DATE SAMPLED: 11/13/13
REPORT TO: Mr. ALEX FERNANDEZ

DATE RECEIVED: 11/13/13
DATE ANALYZED: 11/18/13
DATE REPORTED: 11/18/13

SAMPLE I.D.: **GP1-2**
LAB I.D.: 131113-59

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5035/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	0.147	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

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SAMPLE I.D.: **GP1-2**

LAB I.D.: 131113-59

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5035/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	0.068	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	0.016	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

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METHOD BLANK REPORT

CUSTOMER: **Converse Consultants**
10391 Corporate Drive, Redlands, CA 92734
Tel(909)796-0544 Fax(909)796-7675

PROJECT NAME: **Lewis - Upland**
PROJECT NO.: **13-16-202-02**
MATRIX: SOIL
DATE SAMPLED: 11/13/13
REPORT TO: Mr. ALEX FERNANDEZ

DATE RECEIVED: 11/13/13
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DATE REPORTED: 11/18/13

METHOD BLANK FOR LAB I.D.: 131113-59

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5035/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

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METHOD BLANK FOR LAB I.D.: 131113-59

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5035/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro-Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

8260B QA/QC Report

Date Analyzed: 11/18-19/2013 **Matrix:** Solid/Soil/Liquid
Machine: C **Unit:** mg/Kg (PPM)

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)
Spiked Sample Lab I.D.: 131118-4 MS/MSD

Analyte	S.R.	spk conc	MS	%RC	MSD	%RC	%RPD	ACP %RC	ACP RPD
Benzene	0	0.050	0.050	100%	0.048	96%	4%	75-125	0-20
Chlorobenzene	0	0.050	0.058	116%	0.055	110%	6%	75-125	0-20
1,1-Dichloroethene	0	0.050	0.049	98%	0.046	92%	6%	75-125	0-20
Toluene	0	0.050	0.053	106%	0.051	102%	4%	75-125	0-20
Trichloroethene (TCE)	0	0.050	0.054	108%	0.051	102%	6%	75-125	0-20

Lab Control Spike (LCS):

Analyte	spk conc	LCS	%RC	ACP %RC
Benzene	0.050	0.045	90%	75-125
Chlorobenzene	0.050	0.055	110%	75-125
Chloroform	0.050	0.041	82%	75-125
1,1-Dichlorothene	0.050	0.041	82%	75-125
Ethylbenzene	0.050	0.050	100%	75-125
o-Xylene	0.050	0.046	92%	75-125
m,p-Xylene	0.100	0.099	99%	75-125
Toluene	0.050	0.048	96%	75-125
1,1,1-Trichloroethane	0.050	0.039	78%	75-125
Trichloroethene (TCE)	0.050	0.049	99%	75-125

Surrogate Recovery	spk conc	ACP %RC	MB %RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			**M-BLK**	**131113-59**					
Dibromofluoromethane	50.0	70-130	91%	123%					
Toluene-d8	50.0	70-130	90%	88%					
4-Bromofluorobenzene	50.0	70-130	99%	79%					

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.									
Dibromofluoromethane	50.0	70-130							
Toluene-d8	50.0	70-130							
4-Bromofluorobenzene	50.0	70-130							

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.									
Dibromofluoromethane	50.0	70-130							
Toluene-d8	50.0	70-130							
4-Bromofluorobenzene	50.0	70-130							

** = Surrogate fail due to matrix interference; LCS, MS, MSD are in control therefore the analysis is in control.*
S.R. = Sample Results *%RC = Percent Recovery*
spk conc = Spike Concentration *ACP %RC = Accepted Percent Recovery*
MS = Matrix Spike *MSD = Matrix Spike Duplicate*

Analyzed/Reviewed By: _____

Final Reviewer: _____

Enviro-Chem, Inc. Laboratories
1214 E. Lexington Avenue,
Pomona, CA 91766
Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
0 Same Day
0 24 Hours
0 48 Hours
0 72 Hours
0 1 Week (Standard)
Other:

RUSH

Misc.
*Analyze composites only for OCPs. All others discrete as indicated.

SAMPLE ID	LAB ID	SAMPLING DATE	SAMPLING TIME	MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	EPA 8081 - OCPs	EPA 6010B - Arsenic only	HOLD							COMMENTS
S1-0.5	13113-19	11/13/13	1050	SOIL	1		ICE										
S2-0.5	-20		1055		1				X								Composite 1
S3-0.5	-21		1105		1												
S4-0.5	-22		1115		1												
Composite 1		–	–		–	–	–	X									
S5-0.5	-23		1125		1												
S6-0.5	-24		1135		1												Composite 2
S7-0.5	-25		1145		1				X								
S8-0.5	-26		1150		1												
Composite 2		–	–		–	–	–	X									
S9-0.5	-27		1205		1				X								
S10-0.5	-28		1210		1												Composite 3
S11-0.5	-29		1215		1												
S12-0.5	-30		1220		1												
Composite 3			–		–	–	–	X									

Analysis Required

Company Name:	Converse Consultants	Project Contact:	Alex Fernandez
Address:	10391 Corporate Drive	Tel:	909-796-0544
City/State/Zip:	Redlands, CA 92374	Fax:	909-796-7675
Sampler's Signature:		Project Name/ID:	Lewis-Upland 13-16-2020 2

Relinquished by:	Received by:	Date & Time: 11/13/13 1425	Instructions for Sample Storage After Analysis:
Relinquished by:	Received by:	Date & Time:	O Dispose of O Return to Client O Store (30 Days)
Relinquished by:	Received by:	Date & Time:	O Other:

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Date: _____

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Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
0 Same Day
0 24 Hours
0 48 Hours
0 72 Hours
0 1 Week (Standard)
Other:

RUSH

SAMPLE ID	LAB ID	SAMPLING DATE	SAMPLING TIME	MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	EPA 8081 - OCPs	EPA 6010B - Arsenic only	HOLD									COMMENTS
S13-0.5	13/113-31	11/13/13	1225	SOIL	1		ICE												
S14-0.5	-32		1235		1														Composite 4
S15-0.5	-33		1240		1				X										
S16-0.5	-34		1245		1														
Composite 4			-		-			X											
S17-0.5	-35		1250		1														Composite 5
S18-0.5	-36		1255		1														
S19-0.5	-37		1300		1				X										
S20-0.5	-38		1305		1														
Composite 5			-		-			X											
S1-2	-39		1053		1						X								
S2-2	-40		1100		1						X								
S3-2	-41		1110		1						X								
S4-2	-42		1120		1						X								
S5-2	-43		1130		1						X								

Misc.
*Analyze Composites only for OCPs. All others discrete as indicated

Analysis Required

Company Name:	Converse Consultants	Project Contact:	Alex Fernandez
Address:	10391 Corporate Drive	Tel:	909-796-0544
City/State/Zip:	Redlands, CA 92374	Fax:	909-796-7675
Sampler's Signature:		Project Name/ID:	Lewis - Upland 13-16-202-02

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Relinquished by:	Received by:	Date & Time:

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Pomona, CA 91766
Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
0 Same Day
0 24 Hours
0 48 Hours
0 72 Hours
0 1 Week (Standard)
Other:

RUSH

Misc.

SAMPLE ID	LAB ID	SAMPLING DATE	SAMPLING TIME	MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	HOLD								COMMENTS
								Analysis Required								
S6-2	131113-44	11/13/13	1140	Soil	1		ICE	X								
S7-2	-45		1150													
S8-2	-46		1200													
S9-2	-47		1207													
S10-2	-48		1212													
S11-2	-49		1217													
S12-2	-50		1222													
S13-2	-51		1227													
S14-2	-52		1237													
S15-2	-53		1242													
S16-2	-54		1247													
S17-2	-55		1252													
S18-2	-56		1257													
S19-2	-57		1302													
S20-2	-58		1307													

Company Name: Converse Consultants
Address: 10391 Corporate Drive
City/State/Zip: Redlands, CA 92374

Project Contact: Alex Fernandez
Tel: 909-796-0544
Fax: 909-796-7675

Sampler's Signature:
Project Name/ID: Lewis-Upland
13-16-202-02

Relinquished by:	Received by:	Date & Time: 11/13/13 1425
Relinquished by:	Received by:	Date & Time:
Relinquished by:	Received by:	Date & Time:

Instructions for Sample Storage After Analysis:
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O Other:

CHAIN OF CUSTODY RECORD

Date: _____

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Enviro-Chem, Inc. Laboratories
1214 E. Lexington Avenue,
Pomona, CA 91766
Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
0 Same Day
0 24 Hours
0 48 Hours
0 72 Hours
0 1 Week (Standard)
Other:

RUSH

SAMPLE ID	LAB ID	SAMPLING DATE	SAMPLING TIME	MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	EPA 8015B - TPH-GC	EPA 8260B - VOCs	EPA 6010B/7471A Total Metals	HOLD							Misc.
								Analysis Required										COMMENTS
GP1-2	13113-59	11/13/13	1025	SOIL	2		ICE	X										Analyze One(1) sample w/ highest TPH-GC conc. for VOCs & metals
-5								X										
-10											X							
* GP2-2	-60	11/13/13	0945	SOIL	2		ICE	X										
-5	-61		0955					X										
-10	-62		1000								X							

* Analyze 1 sample only for VOCs & metals from sample w/ highest TPH-GC conc.

Company Name:	Converse Consultants	Project Contact: Alex Fernandez	Sampler's Signature:
Address:	10391 Corporate Drive	Tel: 909-796-0544	Project Name/ID: Lewis-Upland 013-16-20202
City/State/Zip:	Redlands, CA 92374	Fax: 909-796-7675	

Relinquished by:	Received by:	Date & Time: 11/13/13 1425	Instructions for Sample Storage After Analysis:
Relinquished by:	Received by:	Date & Time:	O Dispose of O Return to Client O Store (30 Days)
Relinquished by:	Received by:	Date & Time:	O Other:

CHAIN OF CUSTODY RECORD

Date: _____

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APPLICATION FOR AUTHORIZATION TO USE

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Geotechnical Engineering, Environmental & Groundwater Science, Inspection & Testing Services

Application for Authorization to Use

TO: Converse Consultants
10391 Corporate Drive
Redlands, California 92374

Report Title & Date: _____

Project Address: _____

FROM: (Please identify name & address of person/entity applying for permission to use the referenced report.)

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_____

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Applicant _____ hereby applies for permission to use the referenced report in order to:

_____

_____

_____

Applicant wishes or needs to use the referenced report because:

_____

_____

_____

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The Enclave at Upland
West Foothill Boulevard, Upland, CA
DRAFT Noise Impact Analysis Report

DRAFT

October 21, 2020

Reviewing Agency:

City of Upland
460 N. Euclid Avenue
Upland, California 91786

Project Applicant:

Lewis Land Developers LLC
1156 North Mountain Avenue
P.O. Box 670
Upland, California 91785

Prepared by:

MIG

1650 Spruce Street, Suite 102
Riverside, California 92507

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List of Acronyms, Abbreviations, and Symbols	
Acronym / Abbreviation	Full Phrase or Description
§	Section
ALUC	Airport Land Use Committee
APN	Assessor's Parcel Number
Caltrans	California Department of Transportation
CACLUCP	Cable Airport Comprehensive Land Use Compatibility Plan (1981)
CALUCP	Cable Airport Land Use Compatibility Plan (2015)
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CI-MU	Commercial/Industrial Mixed Use
CNEL	Community Noise Equivalent Level
dB	Decibel (unweighted)
dBA	Decibels, A-Weighted
DNL / Ldn	Day-Night Noise Level
EUSP	Enclave at Upland Specific Plan
FHWA	Federal Highway Works Administration
HUD	U.S. Department of Housing and Urban Development
Hz	Hertz
IS/MND	Initial Study / Mitigated Negative Declaration
kH	Kilohertz
L_{eq}	Average / Equivalent Noise Level
L_{max}	Maximum Noise Level
L_{min}	Minimum Noise Level
LUCP	Land Use Compatibility Plan
OITC	Outside-Indoor Transmission Class
Pa	Pascals
PRC	Public Resources Code
PPV	Peak Particle Velocity (inches/second)
ROW	Right-of-Way
Report	Noise and Vibration Impact Analysis Report
STC	Sound Transmission Class
TIA	Traffic Impact Assessment

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EXECUTIVE SUMMARY

This Noise Impact Analysis Report (Report) evaluates and documents noise and vibration levels associated with the construction and operation of a Development Site Plan supporting 192 dwelling units and associated recreation and outdoor amenities (proposed Project) within the approved Enclave at Upland Specific Plan (EUSP) in Upland, California.

This Report is intended for use by the City of Upland to assess the potential noise and vibration impacts of the proposed Project in compliance with the California Environmental Quality Act (CEQA; PRC §21000 et seq.) and the State CEQA Guidelines (14 CCR §15000 et seq.), particularly with respect to the noise and vibration issues identified in Appendix G of the State CEQA Guidelines.

S.1 PROPOSED PROJECT DESCRIPTION

Lewis Land Developer has submitted a Development Site Plan application to the City of Upland Planning Division for the initial, partial development of the approved EUSP. The approved EUSP allows for the development of up to 350 dwelling units and associated recreation and outdoor amenities on approximately 19.04 acres of land located on the south side of Foothill Boulevard, between Central Avenue and Dewey Avenue, in the southwest part of the City. The City approved the EUSP and an associated Initial Study/Mitigated Negative Declaration (IS/MND, State Clearinghouse No. 2015061026) in July 2015. The proposed Project would consist of the development of 192 dwelling units and associated recreation and outdoor amenities on approximately 15.65 acres of the 19.04-acre EUSP area. The proposed Project would modify and reduce the total number of dwelling units that could be developed within the EUSP by 93 units.

The EUSP area consists of a mix of developed and undeveloped lands mostly used for recreational vehicle maintenance and sales or comprised of dirt, cobble, and ruderal vegetation. The EUSP is surrounded by commercial and industrial lands to the north (across West Foothill Boulevard), light industrial/business park lands to the south (across West 11th Street), industrial, auto repair, and commercial lands to the east (along West Foothill Boulevard and South Central Avenue), and commercial and residential lands to the west (along and across Dewey Way). Cable Airport is located approximately 1,080 feet (0.2 miles) north of the EUSP.

The proposed Project will include demolition, site preparation, grading, building construction, utility trenching, paving, and architectural coating phases. Earthwork and grading will be balanced on-site. Construction of the proposed Project is anticipated to begin as soon as the fourth quarter of 2020 and take approximately twelve months to complete.

S.2 POTENTIAL CONSTRUCTION NOISE AND VIBRATION IMPACTS

The proposed Project will result in 93 less dwelling units and, therefore, less intensive construction activities than evaluated in the 2015 IS/MND. The proposed Project would not generate construction noise levels that exceed the City's Municipal Code standards. The proposed Project also would not generate excessive groundborne vibration levels during construction. These findings are the same as identified in the City's 2015 IS/MND for the approved EUSP. The proposed Project, therefore, would not result in a substantial increase in the severity of these previously identified impacts.

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S.3 POTENTIAL OPERATIONAL NOISE IMPACTS

Once constructed, the proposed Project would generate noise from on-site and off-site activities. On-site activities would include vehicle travel, use of outdoor recreation and amenity spaces, landscaping activities, and mechanical equipment such as pool pumps and heating, ventilation, and air conditioning (HVAC) equipment. Off-site activities would include vehicle travel on roadways used to access the Project.

Residential developments are not considered to be a substantial noise generating land use. Both the proposed Project area and the larger EUSP boundary are surrounded by commercial/industrial lands that are not noise-sensitive or have the potential to be impacted by the Project. The traffic impact assessment (TIA) prepared for the proposed Project indicates the proposed Project would result a net decrease in 142 AM peak hour vehicle trips, 192 PM peak hour vehicle trips, and 1,681 total daily vehicle trips compared to the approved EUSP. Since the proposed Project would result in less trips than evaluated in the 2015 IS/MND, it would result in less traffic noise increases than identified in the 2015 IS/MND (0.2 dBA increase at maximum).

The proposed Project would not generate on-site or off-site noise levels that have the potential to exceed applicable City standards at adjacent land uses. This finding is consistent with conclusions in the City's 2015 IS/MND for the approved EUSP. The proposed Project, therefore, would not result in a substantial increase in the severity of this previously identified impact.

S.4 AIRPORT NOISE-RELATED IMPACTS

The EUSP and proposed Project continue to be located outside the 65 CNEL contour associated with Cable Airport operations as well as LA/Ontario International Airport. Accordingly, the proposed Project would not expose people residing within the EUSP to excessive airport-related noise levels. This finding is the same as that identified in the City's 2015 IS/MND for the approved EUSP. The proposed Project, therefore, would not result in a substantial increase in the severity of this previously identified impact.

S.5 OTHER NOISE AND VIBRATION EFFECTS

The California Supreme Court in *California Building Industry Association v. Bay Area Air Quality Management District*, 62 Cal.4th 369 (2015) ruled that CEQA review is focused on a project's impact on the environment "and not the environment's impact on the project." Per this ruling, a Lead Agency is not required to analyze how existing conditions might impact a project's future users or residents; however, a Lead Agency may elect to disclose information relevant to a project even if it not is considered an impact under CEQA. Furthermore, the City's Municipal Code and General Plan Safety Element set noise standards for receiving land uses which require evaluation for consistency and compliance even if such evaluation is not required by CEQA.

The existing exterior noise environment is generally compatible and consistent with City goals, policies, and standards for the proposed Project. While daily noise exposure levels are within acceptable ranges, ambient noise monitoring conducted for this Report indicates adjacent commercial/industrial activities could generate noise levels that would exceed Municipal Code standards for residential lands. To reduce the potential for exterior and interior noise and land use compatibility issues with City goals, policies, and standards that may occur as a result of the existing ambient noise environment at and in the vicinity of the proposed Project, MIG recommends constructing combination retaining/concrete block walls that meet specific finished grade, wall height, and transmission loss requirements. With standard construction techniques, exterior to interior noise attenuation will be sufficient to meet State and local interior noise standards.

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S.6 LAND USE AND NOISE COMPATIBILITY RECOMMEDNATIONS

To reduce the potential for exterior and interior noise and land use compatibility issues with City goals, policies, and standards that may occur as a result of the existing ambient noise environment at and in the vicinity of the proposed Project, MIG recommends the following existing noise environment reduction measures for the proposed Project:

- Existing Noise Environment Reduction Measure 1: Except as noted in Existing Noise Environment Reduction Measure 2, the proposed Project's combination retaining/perimeter walls shall:
  - Be constructed in a manner consistent with the finished grade and top of wall heights listed on the conceptual grading plan dated August 10, 2020 (as contained in Appendix A); and
  - Non-retaining perimeter wall segments shall be constructed concrete block or similar material with a transmission loss (dBA) value of at least 20 (for the wall fronting West Foothill Boulevard) and 25 (for all other segments).
- Existing Noise Environment Reduction Measure 2: Beginning in the northwest corner of Planning Area 2 (as shown in Figure 2-3) and extending 300 feet south, the combination retaining/perimeter wall shall extend to height of 12 feet above the finished grade shown on the conceptual grading pan dated August 10, 2020 (as contained in Appendix A). This wall height extension shall not be required if:
  - Documented evidence is provided that maximum noise levels associated with GT Performance, Inc. marine engine servicing and testing do not exceed 81 dBA L_{max} at the facility's property line. Such evidence may include updated source-oriented noise monitoring and schematics or other materials demonstrating the location and effectiveness of noise control measures installed at the GT Performance, Inc. facility.

The above recommendations would ensure the proposed Project's is designed and constructed in a manner that is compatible with the existing ambient noise environment and consistent with City goals, policies, and standards for residential noise exposure.

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1 INTRODUCTION

Lewis Land Developers, LLC has submitted a Development Site Plan application to the City of Upland Planning Division for the development of 257 dwelling units and associated recreation and outdoor amenities (proposed Project) on an approximately 15.65-acre site on the south side of Foothill Boulevard, between Central Avenue and Dewey Way, in Upland, California. The proposed Project constitutes the initial partial development of the approved Enclave at Upland Specific Plan (approved EUSP).

MIG, Inc. (MIG) has prepared this Noise Impact Analysis Report (Report) to evaluate the potential construction and operations-related noise impacts of the proposed Project. MIG has prepared this Report using project-specific information contained in the Development Site Plan application, as well as additional information provided by Lewis Land Developers. Where necessary, MIG has supplemented available information with standardized sources of information, such as model assumptions pertaining to construction equipment activity levels. In general, this Report evaluates the potential "worst-case" conditions associated with the proposed Project's construction and operational noise levels to ensure a conservative (i.e., likely to overestimate) assessment of potential noise impacts is presented.

This Report is intended for use by the City of Upland to assess the potential noise and vibration impacts of the proposed Project in compliance with the California Environmental Quality Act (CEQA; PRC §21000 et seq.) and the State CEQA Guidelines (14 CCR §15000 et seq.), particularly with respect to the noise and vibration issues identified in Appendix G of the State CEQA Guidelines; however, this Report does not make determinations of significance pursuant to CEQA because such determinations are solely the purview of the Lead Agency.

1.1 REPORT ORGANIZATION

This Report is organized as follows:

- Chapter 1, Introduction, explains the contents of this Report and its intended use.
- Chapter 2, Project Description, provides an overview of construction and operational activities associated with the proposed Project.
- Chapter 3, Noise Fundamentals, provides pertinent background information on the measurement, propagation, and characterization of noise levels.
- Chapter 4, Environmental Setting and Regulatory Framework, describes the existing noise and setting of the proposed Project and provides information on the federal, state, and local regulations that govern the kennel's setting and potential noise impacts.
- Chapter 5, CEQA Noise and Vibration Impact Analysis, identifies the potential noise impacts of the proposed Project and evaluates these effects in accordance with Appendix G of the State CEQA Guidelines.
- Chapter 6, Other Noise and Vibration Effects, discloses other potential noise and vibration issues, such as incompatible or otherwise adverse existing environmental conditions that may effect the proposed Project and/or the proposed Project's ability to comply with applicable noise or vibration standards.
- Chapter 6, Report Preparers and References, list the individuals involved, and the references used, in the preparation of this Report.

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2 PROJECT DESCRIPTION

Lewis Land Developer has submitted a Development Site Plan application to the City of Upland Planning Division for the initial, partial development of the approved EUSP. The approved EUSP allows for the development of up to 350 dwelling units and associated recreation and outdoor amenities on approximately 19.04 acres of land located on the south side of Foothill Boulevard, between Central Avenue and Dewey Avenue, in the southwest part of the City. The City approved the EUSP in July 2015.

The proposed Project would consist of the development of 257 dwelling units and associated recreation and outdoor amenities on approximately 15.65 acres of the 19.04-acre EUSP area.

2.1 PROJECT LOCATION

The approved EUSP consists of six parcels of developed and vacant land totaling approximately 19.04 acres (see Table 2-1). The approved EUSP identifies six different planning areas bound by West Foothill Boulevard (Route 66) to the north, West 11th Street to the south, commercial/industrial mixed-use (C/I-MU) lands to the east, and C/I-MU and residential lands (Harvest at Upland Specific Plan) to the west (see Figure 2-1: EUSP Location, Figure 2-2: EUSP Aerial, and Figure 2-3: EUSP Planning Areas).

Table 2-1: EUSP Parcels and Planning Areas

Parcel Number	Area (Acres)	Planning Areas	Current (2020) Development	Included in Current Proposal?
1007-41-05	4.75	3, 4, 5	Vacant	Yes
1007-41-06	4.74	3, 4, 5	Vacant	Yes
1007-41-07	3.39	2	GT Performance (Commercial)	No
1007-51-02	1.46	1, 2, 6	RV Spa (Commercial)	Yes
1007-51-03	0.32	1, 6	RV Spa (Commercial)	Yes
1007-51-04	4.38	1, 5, 6	RV Spa (Commercial) / Vacant	Yes
Total	19.04 Acres (gross)			

2.1.1 SURROUNDING LAND USES

The EUSP is surrounded by commercial and industrial lands to the north (across West Foothill Boulevard), light industrial/business park lands to the south (across West 11th Street), industrial, auto repair, and commercial lands to the east (along West Foothill Boulevard and South Central Avenue), and commercial and residential lands to the west (along and across Dewey Way).

There are no schools or parks located within 1,000 feet of the EUSP. Interstate 210 (I-210) and I-10 are located approximately 1 mile to the northwest and 1.15 miles to the southeast, respectively, and Cable Airport is located approximately 1,080 feet (0.2 miles) north of the EUSP.[1]

[1] Unless otherwise specifically noted, all measurements are based on the closest point between the EUSP boundary and the referenced land use property line, road right-of-way (ROW), or airport runway centerline.

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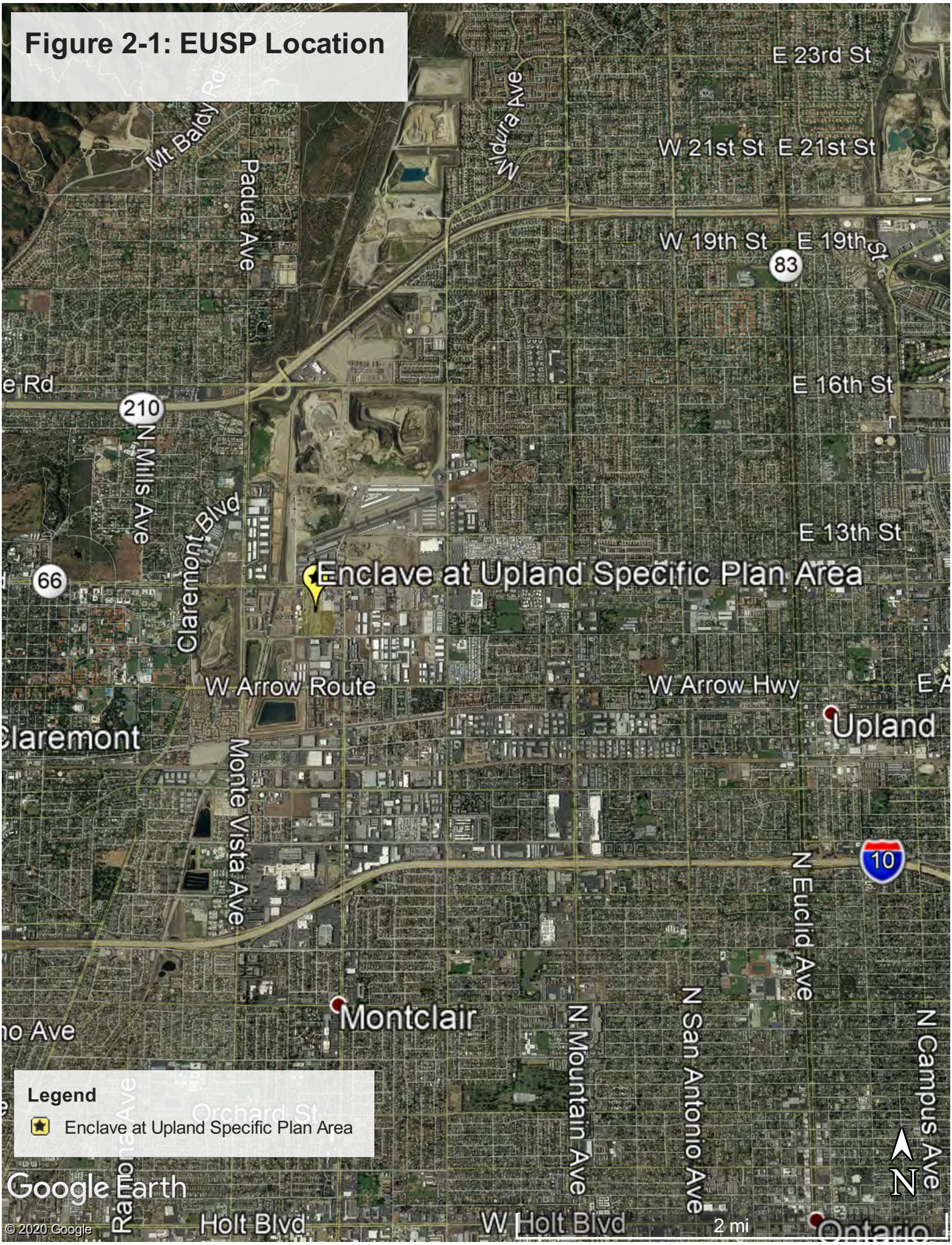


Figure 2-1: EUSP Location
E 23rd St
W 21st St
E 21st St
W 19th St
E 19th St
83
Mt Baldy Rd
Padua Ave
Nidura Ave
e Rd
E 16th St
210
N Mills Ave
Claremont Blvd
E 13th St
66
Enclave at Upland Specific Plan Area
W Arrow Route
W Arrow Hwy
Claremont
Upland
Monte Vista Ave
10
N Euclid Ave
Montclair
N Mountain Ave
N San Antonio Ave
N Campus Ave
no Ave
Orchard St
Legend
Enclave at Upland Specific Plan Area
Google Earth
© 2020 Google
Holt Blvd
W Holt Blvd
2 mi
Ontario
N

Figure 2-2: EUSP Aerial

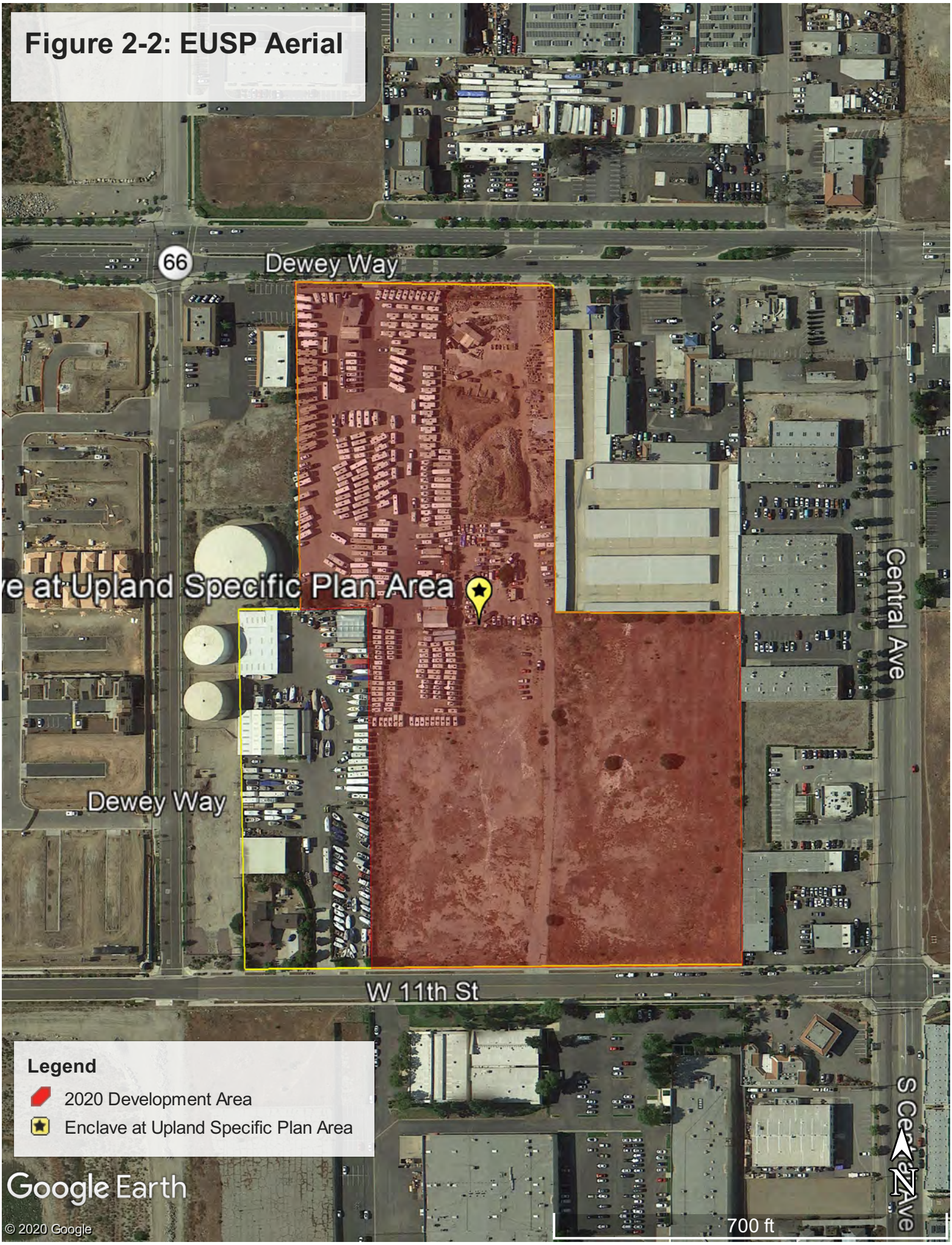
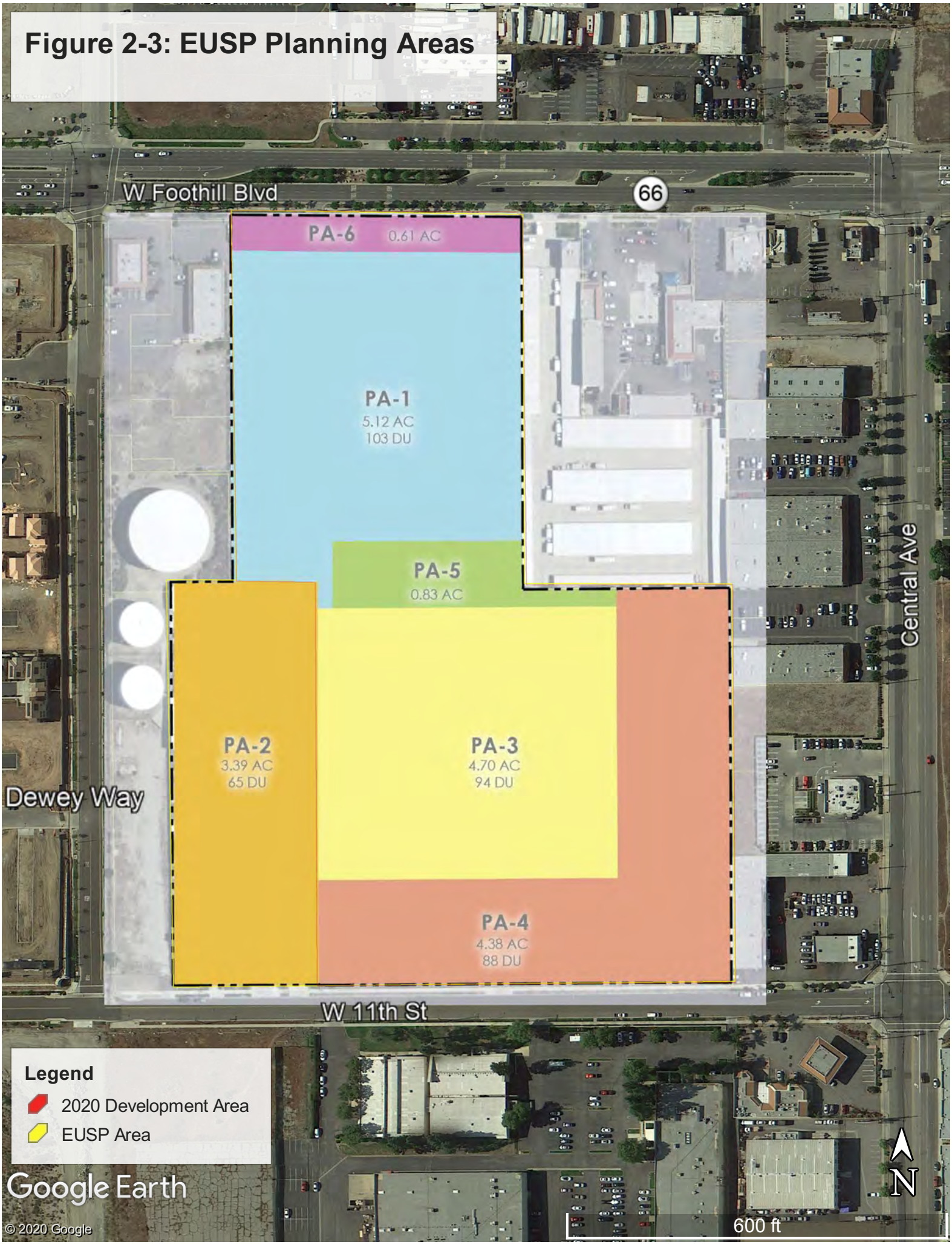


Figure 2-3: EUSP Planning Areas



2.2 EXISTING SITE DESCRIPTION

The EUSP area consists of a mix of developed and undeveloped lands (see Figure 2-2). Most of the EUSP (Planning Areas 1, 3, 4, 5, and 6) is either used for recreational vehicle maintenance and sales (the RV Spa) or is comprised of dirt, cobble, and ruderal vegetation. Structures within these planning areas are limited to a small sales office building and some overhead canopies. Planning Area 2 is occupied by GT Performance Engineering, Inc., a marine industry service facility that services and tests marine engines; however, Planning Area 2 is not part of the current Development Site Plan that constitutes the proposed Project.

There are two existing curb cuts with driveways along the EUSP's northern boundary (West Foothill Boulevard) and one curb cut with driveway along the EUSP's southern boundary (West 11th Street). Several chain link fences are present along the EUSP property lines.

In general, the EUSP area slopes from north to south, with elevations ranging from approximately 1,344 feet above mean sea level (AMSL) on the north side of the EUSP area to approximately 1,299 feet AMSL on the south side of the EUSP area.

2.3 PROPOSED SITE DEVELOPMENT AND OPERATIONS

The approved EUSP allows for the development of up to 350 dwelling units spread across the EUSP's six Planning Areas. When the City approved the EUSP in July 2015, it was anticipated that all Planning Areas would be developed at the same time in 2017; however, this has not occurred. The proposed Project would modify and reduce the total number of dwelling units that could be developed within the EUSP by 93 units (see Table 2-2).

Table 2-2: Comparison of 2015 Approved EUSP and 2020 EUSP Development Site Plan

Planning Area / Land Use	Approved 2015 EUSP		2020 EUSP Site Plan		Net Change	
	Acres	Development	Acres	Development	Acres	Development
1 – Residential	5.12	103 DUs	5.12	76 DUs(A)	0	-27 DUs
2 – Residential	3.39	65 DUs	Not Included		0	0 DUs
3 – Residential	4.70	94 DUs	4.70	63 DUs	0	-31 DUs
4 – Residential	4.38	88 DUs	4.38	53 DUs	0	-35 DUs
5 – Park	0.83	-	0.83	-	0	-
6 – Buffer	0.61	-	0.61	-	0	-
TOTALs	19.03	350 DUs	15.65	192 DUs(B)	0 Acres	-93 DUs(B)

(A) Some of the 76 DUs would be constructed in Planning Area 1 and Planning Area 5; however, acreage values for Planning Areas 1, 5, and 6 have not been changed.

(B) This estimate does not include the 65 DUs that could be developed in Planning Area 2 in the future. With the 65 DUs in Planning Area 2, the total development that could occur in the EUSP would be 192 + 65 = 257 DUs. Accordingly, the EUSp would result in 350 – 257 = 93 DUs less than approved in 2015.

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2.3.1 SITE LAYOUT AND FACILITY DESCRIPTIONS

The proposed Project site plan is shown in Figure 2-4: EUSP 2020 Site Plan. From north (adjacent to West Foothill Boulevard) to south (adjacent to West 11th Street), the EUSP Planning Areas are:

- *Planning Area 6*: This area is a vegetated/landscaped area providing a buffer from West Foothill Boulevard. The approved 2015 EUSP provided a 57-foot buffer from West Foothill Boulevard. The proposed Project provides a narrower buffer than originally proposed because the initial buffer was intended to accommodate a right-of-way easement that is no longer requested by the City. The proposed Project is required to provide a 10-foot-wide buffer; however, according to the Development Site Plan, the proposed Project would provide an approximately 21-foot buffer between the EUSP property line and the closest building façade (in Planning Area 1).
- *Planning Area 1*: This area (including small amounts of Planning Areas 5 and 6) will be developed with 76 attached townhomes in three building types ("A", "B", and "C"). Each building type will have two stories; there will be six (6) three-plex buildings, 12 four-plex buildings, and two (2) five-plex buildings. The six three-plex buildings will be located closest to West Foothill Boulevard. These buildings would be oriented in a north-south direction, meaning only three of the 18 total units in these buildings would have an outdoor use area and exterior building façade that directly front West Foothill Boulevard. The four- and five-plex buildings will be oriented in an east-west direction.
- *Planning Area 5:* This area includes recreation and outdoor amenities including an open turf area, a children's play area, a Zen courtyard area, and a pool/recreation center. The turf area is intended for informal use whereas the children's play area is intended for more active use and will include a terraced "Tot-Lot", tower element, crawlers, and elevated bench seating. The Zen courtyard area will include round table seating and "Festoon" light strings under shade canopy trees. The recreation center includes a recreation center building, a community-sized swimming pool, a spa, overhead shade structures on the north and south side of the swimming pool, and an outdoor countertop barbeque area. The 931-square foot recreation center building includes a 489-square foot community gathering room, a pool equipment storage room, and men's and women's restrooms separated by a breezeway/vestibule entrance.
- *Planning Areas 3 and 4:* These areas will be developed with 116, two-story, single-family detached homes. These units would generally be oriented in a north-south direction, except for some homes along the eastern boundary of Planning Area 4, which would be oriented in an east-west direction. Each home would include a small exterior yard area but would not include any elevated exterior deck areas.
- *Planning Area 2:* This area is occupied by GT Performance Engineering, Inc., a marine industry service facility that services and tests marine engines. Planning Area 2 is not part of the current Development Site Plan that constitutes the proposed Project. The future development of this area could potentially result in up to 65 additional dwelling units in accordance with the EUSP.

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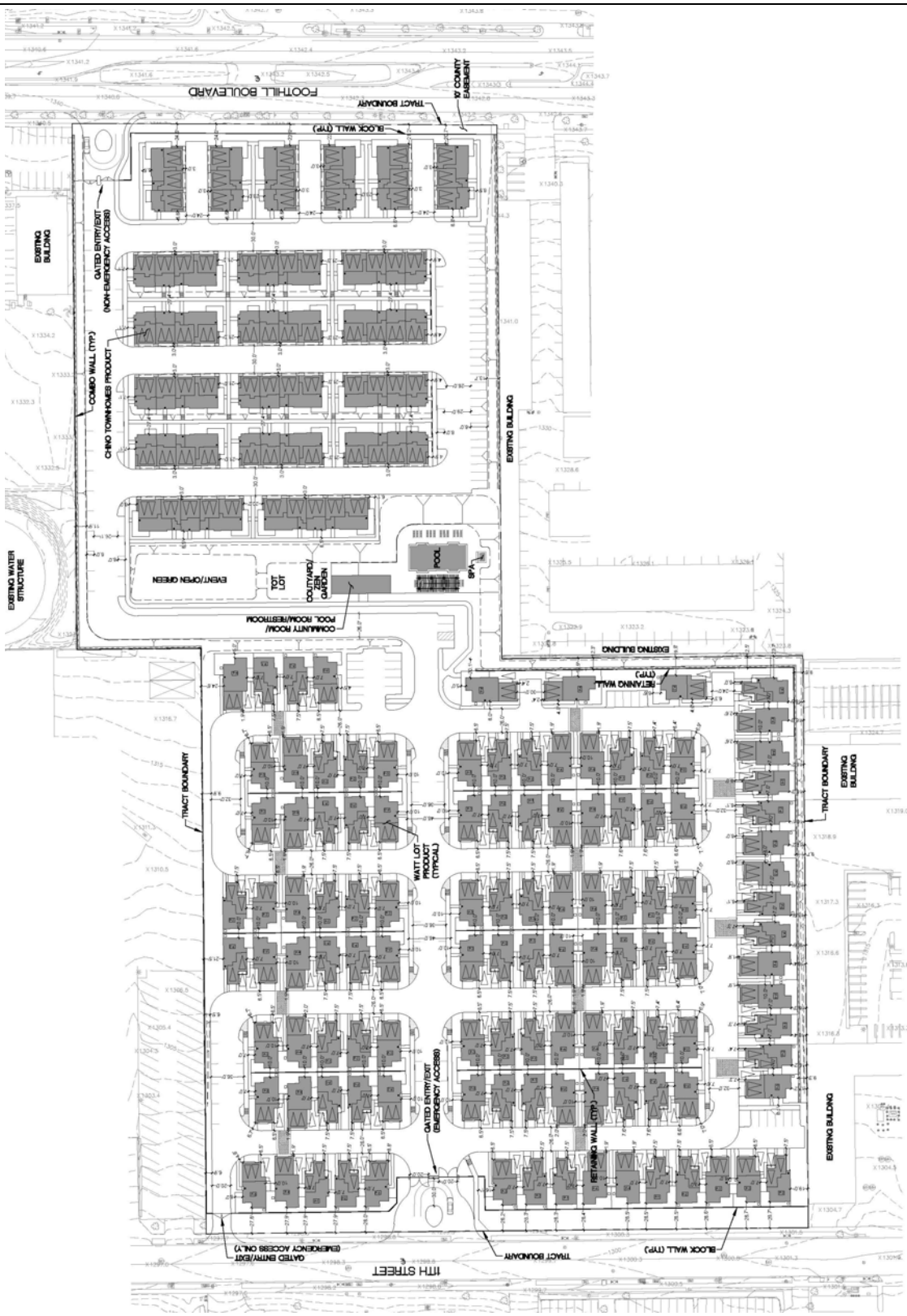
Figure 2-4: EUSP 2020 Site Plan



Source: Lewis Management Corp 2020

2.3.2 SITE ACCESS, CIRCULATION, AND PARKING

The proposed Project includes two primary and one emergency vehicle access points. One primary access driveway will be on West Foothill Boulevard, in the northwest corner of the EUSP area. This access will be constrained to right turn in and right turn out movements only due to a raised median on West Foothill Boulevard. The second primary access driveway will be on West 11th Street, near the center of the EUSP area. Each of the two primary entrances provide a turn-around for emergency vehicles and non-access guests. In addition, one secondary, emergency access driveway will be on West 11th Street, along the western boundary of the current Development Site Plan (i.e., along the western boundary of Planning Areas 3 and 4). All three of the access points will be gated.

Once on-site, internal circulation will be provided through a series of private roads. Each dwelling unit would include a garage and driveway for owner/occupant and guest parking. Three additional guest parking areas are provided in Planning Area 1 and 4.

2.3.3 OTHER SITE IMPROVEMENTS

The proposed Project would include other site improvements, including landscaping and utility connections and improvements.

2.3.3.1 Perimeter Walls

The proposed Project includes a combination retaining/perimeter block wall along the Development Site Plan's northern, southern, and eastern boundaries. This combination wall ranges between approximately 6 to 9 feet above finished grade; however, the top of wall elevation varies with site topography. The finished grade and top of wall heights are shown on the conceptual grading plan dated August 10, 2020 and contained in Appendix A to this Report.

2.3.4 PROJECT CONSTRUCTION

The proposed Project will include demolition, site preparation, grading, building construction, utility trenching, paving, and architectural coating phases. Earthwork and grading will be balanced on-site. Construction of the proposed Project is anticipated to begin as soon as the fourth quarter of 2020 and take approximately twelve months to complete.

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3 NOISE FUNDAMENTALS

3.1 DEFINING NOISE

"Sound" is a vibratory disturbance created by a moving or vibrating source and is capable of being detected. For example, airborne sound is the rapid fluctuation of air pressure above and below atmospheric pressure. "Noise" may be defined as unwanted sound that is typically construed as loud, unpleasant, unexpected, or undesired by a specific person or for a specific area.

3.1.1 SOUND PRODUCTION

Sound has three properties: frequency (or pitch), amplitude (or intensity or loudness), and duration. Pitch is the height or depth of a tone or sound and depends on the frequency of the vibrations by which it is produced. Sound frequency is expressed in terms of cycles per second, or Hertz (Hz). Humans generally hear sounds with frequencies between 20 and 20,000 Hz and perceive higher frequency sounds, or high pitch noise, as louder than low-frequency sound or sounds low in pitch. Sound intensity or loudness is a function of the amplitude of the pressure wave generated by a noise source combined with the reception characteristics of the human ear. Atmospheric factors and obstructions between the noise source and receptor also affect the loudness perceived by the receptor.

The frequency, amplitude, and duration of a sound all contribute to the effect on a listener, or receptor, and whether or not the receptor perceives the sound as "noisy" or annoying. Despite the ability to measure sound, human perceptibility is subjective, and the physical response to sound complicates the analysis of its impact on people. People judge the relative magnitude of sound sensation in subjective terms such as "noisiness" or "loudness."

3.1.2 MEASURING SOUND

Sound pressure levels are typically expressed on a logarithmic scale in terms of decibels (dB). A dB is a unit of measurement that indicates the relative amplitude (i.e., intensity or loudness) of a sound, with 0 dB corresponding roughly to the threshold of hearing for the healthy, unimpaired human ear. Since decibels are logarithmic units, an increase of 10 dBs represents a ten-fold increase in acoustic energy, while 20 dBs is 100 times more intense, 30 dBs is 1,000 times more intense, etc. In general, there is a relationship between the subjective noisiness or loudness of a sound and its intensity, with each 10 dB increase in sound level perceived as approximately a doubling of loudness. Due to the logarithmic basis, decibels cannot be directly added or subtracted together using common arithmetic operations:

$$50\ decibels + 50\ decibels\ \neq 100\ decibels$$

Instead, the combined sound level from two or more sources must be combined logarithmically. For example, if one noise source produces a sound power level of 50 dBA, two of the same sources would combine to produce 53 dB as shown below.

$$10 *\ 10\,log\left(10^{\left(\frac{50}{10}\right)} +\ 10^{\left(\frac{50}{10}\right)}\right) = 53\ decibels$$

In general, when one source is 10 dB higher than another source, the quieter source does not add to the sound levels produced by the louder source because the louder source contains ten times more sound energy than the quieter source.

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3.1.3 CHARACTERIZING SOUND

Although humans generally can hear sounds with frequencies between 20 and 20,000 Hz most of the sound humans are normally exposed to do not consist of a single frequency, but rather a broad range of frequencies perceived differently by the human ear. In general, humans are most sensitive to the frequency range of 1,000–8,000 Hz and perceive sounds within that range better than sounds of the same amplitude in higher or lower frequencies. Instruments used to measure sound, therefore, include an electrical filter that enables the instrument's detectors to replicate human hearing. This filter known as the "A-weighting" or "A-weighted sound level" filters low and very high frequencies, giving greater weight to the frequencies of sound to which the human ear is typically most sensitive. Most environmental measurements are reported in dBA, meaning decibels on the A-scale. Most environmental measurements are reported in dBA, meaning decibels on the A-scale. A list of common noise sources and their associated A-weighted noise level is provided in Table 3-1. Other weightings include the B-, C-, and D-weighting, but these scales are not commonly used for environmental noise because human annoyance correlates well with the A-weighting and these weighting scales are not incorporated in typical environmental noise descriptors

Sound levels are usually not steady and vary over time. Therefore, a method for describing either the average character of the sound or the statistical behavior of the variations over a period of time is necessary. The continuous equivalent noise level (L_{eq}) descriptor is used to represent the average character of the sound over a period of time. The L_{eq} represents the level of steady-state noise that would have the same acoustical energy as the sum of the time-varying noise measured over a given time period. L_{eq} is useful for evaluating shorter time periods over the course of a day. The most common L_{eq} averaging period is hourly ($L_{eq(h)}$), but L_{eq} can describe any series of noise events over a given time period.

Variable noise levels are the values that are exceeded for a portion of the measured time period. Thus, the L_{01}, L_{05}, L_{25}, L_{50}, and L_{90} descriptors represent the sound levels exceeded 1%, 5%, 25%, 50%, and 90% of the time the measurement was performed. The L_{90} value usually corresponds to the background sound level at the measurement location.

When considering environmental noise, it is important to account for the different responses people have to daytime and nighttime noise. In general, during the nighttime, background noise levels are generally quieter than during the daytime but also more noticeable due to the fact that household noise has decreased as people begin to retire and sleep. Accordingly, a variety of methods for measuring noise have been developed. The California General Plan Guidelines for Noise Elements identifies the following common metrics for measuring noise (OPR, 2017):

- DNL or L_{dn} (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, divided into a 15-hour daytime period (7 AM to 10 PM) and a 9-hour nighttime period (10 PM to 7 AM). A 10 dB "penalty" is added to measure nighttime noise levels when calculating the 24-hour average noise level. For example, a 45-dBA nighttime sound level (e.g., at 2 AM) would contribute as much to the overall day-night average as a 55-dBA daytime sound level (e.g., at 7 AM).
- CNEL (Community Noise Equivalent Level): The CNEL descriptor is similar to DNL, except that it includes an additional 5 dBA penalty for noise events that occur during the evening time period (7 PM to 10 PM). For example, a 45-dBA evening sound level (e.g., at 8 PM) would contribute as much to the overall day-night average as a 50-dBA daytime sound level (e.g. at 8 AM).

Table 3-1: Typical Noise Levels		
Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	110	Rock Band
Jet flyover at 1,000 feet	105	
	100	
Gas lawn mower at 3 feet	95	
	90	
Diesel truck at 50 feet at 50 mph	85	Food blender at 3 feet
	80	Garbage disposal at 3 feet
Noise urban area, daytime	75	
Gas lawnmower, 100 feet	70	Vacuum cleaner at 10 feet
Commercial area	65	Normal speech at 3 feet
Heavy traffic at 300 feet	60	
	55	Large business office
Quiet urban daytime	50	Dishwasher next room
	45	
Quiet urban nighttime	40	Theater, large conference room
Quiet suburban nighttime	35	
	30	Library
Quite rural nighttime	25	Bedroom at night
	20	
	15	Broadcast/recording studio
	10	
	5	
Typical threshold of human hearing	0	Typical threshold of human hearing
Source: Caltrans, 2013		

The artificial penalties imposed during DNL and CNEL calculations are intended to account for a receptor's increased sensitivity to noise levels during quieter nighttime periods. As such, the DNL and CNEL metrics are usually applied when describing longer-term ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. In contrast, the L_{eq} metric is usually applied to shorter reference periods where sensitivity is presumed to remain generally the same.

Federal and State agencies have established noise and land use compatibility guidelines that use averaging approaches to noise measurement. The State Department of Aeronautics and the California Commission on Housing and Community Development have adopted the CNEL for evaluating community noise exposure levels.

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3.1.4 SOUND PROPAGATION

The energy contained in a sound pressure wave dissipates and is absorbed by the surrounding environment as the sound wave spreads out and travels away from the noise generating source. The strength of the source is often characterized by its "sound power level." Sound power level is independent of the distance a receiver is from the source and is a property of the source alone. Knowing the sound power level of an idealized source and its distance from a receiver, sound pressure level at the receiver point can be calculated based on geometrical spreading and attenuation (noise reduction) as a result of distance and environmental factors, such as ground cover (asphalt vs. grass or trees), atmospheric absorption, and shielding by terrain or barriers.

For an ideal "point" source of sound, such as mechanical equipment, the energy contained in a sound pressure wave dissipates and is absorbed by the surrounding environment as the sound wave spreads out in a spherical pattern and travels away from the point source. Theoretically, the sound level attenuates, or decreases, by 6 dB with each doubling of distance from the point source. In contrast, a "line" source of sound, such as roadway traffic or a rail line, spreads out in a cylindrical pattern and theoretically attenuates by 3 dB with each doubling of distance from the line source; however, the sound level at a receptor location can be modified further by additional factors. The first is the presence of a reflecting plane such as the ground. For hard ground, a reflecting plane typically increases A-weighted sound pressure levels by 3 dB. If some of the reflected sound is absorbed by the surface, this increase will be less than 3 dB. Other factors affecting the predicted sound pressure level are often lumped together into a term called "excess attenuation." Excess attenuation is the amount of additional attenuation that occurs beyond simple spherical or cylindrical spreading. For sound propagation outdoors, there is almost always excess attenuation, producing lower levels than what would be predicted by spherical or cylindrical spreading. Some examples include attenuation by sound absorption in air; attenuation by barriers; attenuation by rain, sleet, snow, or fog; attenuation by grass, shrubbery, and trees; and attenuation from shadow zones created by wind and temperature gradients. Under certain meteorological conditions, like fog and low-level clouds, some of these excess attenuation mechanisms are reduced or eliminated due to noise reflection.

3.1.5 NOISE EFFECTS ON HUMANS

Noise effects on human beings are generally categorized as:

- Subjective effects of annoyance, nuisance, and/or dissatisfaction
- Interference with activities such as speech, sleep, learning, or relaxing
- Physiological effects such as startling and hearing loss

Most environmental noise levels produce subjective or interference effects; physiological effects are usually limited to high noise environments such as industrial manufacturing facilities or airports.

Predicting the subjective and interference effects of noise is difficult due to the wide variation in individual thresholds of annoyance and past experiences with noise; however, an accepted method to determine a person's subjective reaction to a new noise source is to compare it the existing environment without the noise source, or the "ambient" noise environment. In general, the more a new noise source exceeds the ambient noise level, the more likely it is to be considered annoying and to disturb normal activities.

Under controlled conditions in an acoustical laboratory, the trained, healthy human ear is able to discern 1-dB changes in sound levels when exposed to steady, single-frequency ("pure-tone") signals in the mid-frequency (1,000–8,000 Hz) range. In typical noisy environments, changes in noise of 1 to 2 dB are

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generally not perceptible. However, it is widely accepted that people are able to begin to detect sound level increases of 3 dB in typical noisy environments. Further, a 5-dB increase is generally perceived as a distinctly noticeable increase, and a 10-dB increase is generally perceived as a doubling of loudness that would almost certainly cause an adverse response from community noise receptors.

When exposed to high noise levels, humans may suffer hearing damage. Sustained exposure to high noise levels (e.g., 90 dBs for hours at a time) can cause gradual hearing loss, which is usually temporary, whereas sudden exposure to a very high noise level (e.g., 130 to 140 dBs) can cause sudden and permanent hearing loss. In addition to hearing loss, noise can cause stress in humans and may contribute to stress-related diseases, such as hypertension, anxiety, and heart disease (Caltrans, 2013).

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4 ENVIRONMENTAL SETTING AND REGULATORY FRAMEWORK

This chapter provides information on the environmental and regulatory noise setting of the proposed Project.

4.1 PROJECT LOCATION AND SITE DESCRIPTION

The EUSP is located between West Foothill Boulevard and West 11th Street in the southwest part of the City of Upland. Refer to Section 2.1 for a description of the EUSP, the current Development Site Plan, and surroundings.

4.2 EXISTING NOISE ENVIRONMENT

The EUSP is in southwest Upland, in an area of mixed residential, commercial, and light industrial land uses. The City's General Plan Circulation Element identifies West Foothill Boulevard as a major arterial (City of Upland, 2012, Figure CIR-1). According to the City's General Plan EIR, measured ambient noise levels on West Foothill Boulevard (approximately 0.9 miles east of the Project site) were 67.6 dBA in 2009 (City of Upland, 2015, Table 5.7-5). Traffic noise modeling conducted for the General Plan indicates that the 2012 average daily traffic (ADT) volume on the segment of West Foothill Boulevard between Monte Vista Avenue and Central Avenue was 21,500. This traffic volume was estimated to generate noise levels of 67.6 CNEL at a distance of 100 feet from the center of West Foothill Boulevard (City of Upland, 2015, Table 5.7-4). Under 2035 conditions, the traffic noise modeling conducted for the General Plan showed ADT volumes on West Foothill Boulevard would increase to 26,600, resulting in a noise level of traffic volumes would generate noise levels of 68.5 CNEL at a distance of 100 feet from the center of West Foothill Boulevard.

In addition to traffic noise, the EUSP is located approximately 0.2 miles south of Cable Airport, the largest privately-owned public use airport in the U.S.A, but is not located within the 65 CNEL contour associated with airport operations.

4.2.1 AMBIENT NOISE LEVELS AT PROJECT SITE

MIG, Inc. conducted ambient noise level monitoring at the proposed Project site from approximately 11:30 AM on Monday, August 10 to approximately 11:30 AM on Thursday, August 13, 2020 (see Appendix B).[2] The ambient noise levels were digitally measured and stored using three (3) Larson Davis SoundTrack LxT sound level meters that meet American National Standards Institute requirements for a Type 1 integrating sound level meter. Each sound meter was calibrated immediately before and after the monitoring period using a reference one-kilohertz (1kH) check frequency and 114 dB sound pressure level and found to be operating within normal parameters for sensitivity. Measurements were continuously collected over the sample periods in 1-minute intervals. This interval was selected to capture short-term noise events and increases in noise levels above typical background conditions. Weather conditions during the monitoring were generally clear and sunny during the daytime. Temperatures ranged from the low 60's (overnight) to

[2] State-wide shelter in place orders due to the COVID-19 pandemic have generally reduced commercial activities and vehicle traffic on major roadways; however, as documented in this Report, the ambient noise environment at the Project site are primarily influenced by adjacent commercial facilities operating under normal conditions and Cable Airport operations. Therefore, the ambient noise monitoring conducted for this Report is considered representative of actual ambient noise levels at the Project site.

the high 90's (in the later afternoon). Winds were generally light and variable and ranged from calm conditions during the nighttime and morning to approximately 5 to 15-miles per hour during later afternoon periods.

The ambient noise monitoring conducted for this Report included two (2) long-term (LT) measurements and three (3) short-term (ST) measurement at locations selected to:

- Provide direct observations and measurements of existing noise sources at and in the vicinity of the proposed Project;
- Determine typical ambient noise levels at and in the vicinity of the proposed Project; and
- Evaluate potential Project noise levels at nearby sensitive receptors (see Section 4.2.2).

The ambient noise monitoring locations are described below and shown on Figure 4-1: Ambient Noise Monitoring Locations.

- Location LT-1 was near the southeast corner of Planning Area 1, approximately 200 feet from the GT Performance, Inc marine engine service and testing area. Ambient noise levels at this location were measured from 11:35 AM on Monday, August 10th to 11:30 AM on Thursday, August 13th. The ambient noise levels measured at location LT-1 are considered representative of the noise levels associated with the existing site and surroundings operations and activities, including the adjacent marine engine services business, water storage facilities, and Cable Airport operations.
- Location LT-2 was along the western boundary of Planning Area 3, approximately 165 feet from the GT Performance, Inc marine engine service and testing area. This location was monitored from 11:30 AM on Monday, August 10th to 11:30 AM on Thursday, August 13th. The ambient noise levels measured at location LT-2 are also considered representative of the noise levels associated with the existing site and surroundings operations and activities, including the adjacent marine engine services business, water storage facilities, and Cable Airport operations.
- Location ST-1 was in Planning Area 6, approximately 90 feet from the center of West Foothill Boulevard. Ambient noise levels at this location were measured from 12:00PM to 1:00 PM on Monday, August 10th. The ambient noise levels measured at location ST-1 are considered representative of the noise levels associated with vehicle traffic on West Foothill Boulevard.
- Location ST-2 was in Planning Area 4, approximately 95 feet from the center of West 11th Street. Ambient noise levels at this location were measured from 1:20 PM to 3:00 PM on Monday, August 10th. The ambient noise levels measured at location ST-2 are considered representative of the noise levels associated with vehicle traffic on West 11th Street and the commercial operations located south of West 11th Street.
- Location ST-3 was in Planning Area 4, approximately 160 feet from the center of West 11th Street. Ambient noise levels at this location were measured from 3:20 PM to 5:30 PM on Monday, August 10th. The ambient noise levels measured at location ST-3 are considered representative of the noise levels associated with vehicle traffic on West 11th Street and the operations located south of West 11th Street.

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Figure 4-1: Ambient Noise Monitoring Locations

Based on observations made during the ambient noise monitoring, the existing noise environment in the project vicinity consists primarily of marine engine servicing and testing, other commercial operations, vehicle traffic on West Foothill Boulevard and West 11th Street, and aircraft flyovers from Cable Airport. Table 4-1 summarizes the results of the ambient noise monitoring conducted for this Report. Refer to Appendix B for detailed ambient noise monitoring results.

Table 4-1: Summary of Measured Ambient Noise Levels at Project Site (dBA)

Day / Site	Duration	L_{min}	L_{max}	Measured Range (dBA)(A)				L_{eq} Day(B)	L_{eq} Night(B)	DNL(C)
				$L_{1.6}$	$L_{8.3}$	L_{25}	L_{50}			
Monday, August 10, 2020										
LT-1	12 hours	37.9	81.4	50.3 - 68.8	49.5 - 66.7	47.2 – 62.2	45.4 - 57.5	56.2	49.5	--
LT-2	12 hours	37.6	82.0	53.4 - 70.9	51.4 – 68.7	47.9 - 61.8	45.4 - 59.8	57.1	47.9	--
ST-1	60 minutes	48.1	77.7	68.4 - 72.7	65.8 - 70.5	63.2 - 67.2	58.8 - 63.7	63.5	--	--
ST-2	110 minutes	42.3	71.6	56.8 - 64.9	55.1 - 62.7	52.9 - 60.7	49.5 - 59.1	55.3	--	--
ST-3	140 minutes	40.9	72.8	52.6 - 63.0	51.1 - 64.4	48.3 - 59.7	46.1 - 55.0	53.7	--	--
Tuesday, August 11, 2020										
LT-1	24 hours	34.0	83.3	43.8 - 67.9	42.5 - 65.2	41.3 - 59.2	40.1 - 55.4	55.2	46.5	55.7
LT-2	24 hours	35.3	83.8	44.7 - 67.7	43.7 - 64.7	42.5 - 61.6	41.1 - 61.3	55.6	47.1	56.2
Wednesday, August 12, 2020										
LT-1	24 hours	34.0	81.2	43.2 - 65.4	42.1 - 61.3	41.0 - 57.8	40.2 - 56.4	54.1	46.3	55.1
LT-2	24 hours	33.7	79.6	45.0 - 65.1	43.4 - 60.9	41.4 - 61.7	39.8 - 60.0	53.1	46.9	54.9
Thursday, August 13, 2020										
LT-1	12 hours	34.4	81.2	42.8 - 68.8	41.9 - 66.4	41.2 – 62.4	40.7 - 58.7	58.2	47.5	--
LT-2	12 hours	33.9	76.1	44.4 - 61.5	42.9 - 59.5	40.9 - 56.4	38.6 - 52.9	52.8	47.1	--

Source: MIG (See Appendix B)
(A) Values are the range measured each hour of the listed day.
(B) Values are the resulting average noise levels for the daytime (7 AM to 10 PM) and nighttime (10PM to 7 AM) period.
(C) DNL values are only estimated for 24-hour time periods.

As shown in Table 4-1, the measured ambient noise levels at the Project site are generally moderate in nature and do not fluctuate substantially. Daytime average noise (7 AM to 10 PM) levels at LT-1 and LT-2 ranged from approximately 55 dBA L_{eq} to approximately 58 dBA L_{eq}, while nighttime average noise levels (10 PM to 7 AM) ranged from approximately 46 dBA L_{eq} to 50 dBA L_{eq}. Daily noise exposure at LT-1 and LT-2 was approximately 55 DNL to 56 DNL. Short-term measurements indicate site noise levels are higher on the north side of EUSP, adjacent to West Foothill Boulevard (ST-1, 63.5 dBA L_{eq}) than the south side of the EUSP, adjacent to West 11th Street (ST-2 and ST-3, 53.7 dBA L_{eq} to 55.3 dBA L_{eq}).

4.2.1.1 Short-Term Fluctuations in Ambient Noise Levels

Although measured ambient noise levels at the Project site were generally moderate when averaged over an hour, daytime, nighttime, or full day, the ambient noise monitoring indicates there were short periods of time when ambient noise levels exceeded the City's standards for residential lands

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contained in Chapter 9.40 of the Municipal Code (see Section 4.3.4.1). At LT-1 and LT-2, these time periods generally coincided with commercial activities at GT Performance, Inc. This issue is further discussed in Chapter 6.

4.2.1.2 Discussion on the Influence of Shelter in Place Orders on Ambient Noise Monitoring

As shown in Table 4-1, the ambient noise level measured 90 feet from the center of West Foothill Boulevard (ST-1) from noon to 1 PM on Monday, August 10, 2020 was 63.5 dBA L_{eq}. This noise level is approximately 4 dB less than noise levels measured and modeled along West Foothill Boulevard in 2009 and 2015, respectively (see Section 4.2.1). The reduction in measured traffic noise levels between 2009 and 2020 conditions is likely due to reduced traffic volumes associated with State public health orders limiting gatherings, school openings, non-essential travel, and other activities intended to control the spread of COVID-19. For the purposes of this Report, ambient noise levels along West Foothill Boulevard are assumed to be closer to that measured and modeled for the City's General Plan EIR (prepared in 2015). The State's public health orders are not assumed to have had an effect on other ambient noise monitoring data collected for this Report (LT-1, LT-2, ST-2, and ST-3) because these other sites are located away from West Foothill Boulevard and ambient noise levels are primarily the result of nearby commercial and industrial business operations and not vehicle traffic.

4.2.2 NOISE SENSITIVE RECEPTORS

Noise sensitive receptors are buildings or areas where unwanted sound or increases in sound may have an adverse effect on people or land uses. The City's General Plan defines sensitive receptors to include residences, schools, senior centers, and medical centers and hospitals (see Section 4.3.4.2). The noise sensitive receptors near the proposed Project site are limited to the Harvest at Upland Specific Plan residences located approximately 290 to 400 feet east of the proposed Project boundary (across Dewey Way).

4.3 FEDERAL, STATE, AND LOCAL NOISE REGULATIONS

4.3.1 FEDERAL NOISE AND VIBRATION REGULATIONS

There are no federal noise and vibration regulations that directly apply to the proposed Project.

4.3.2 STATE NOISE AND VIBRATION REGULATIONS

4.3.2.1 California Building Standards Code

The California Building Standards Code is contained in Title 24 of the California Code of Regulations and consists of 11 different parts that set various construction and building requirements. Part 2, California Building Code, Section 1207, Sound Transmission, establishes sound transmission standards for interior walls, partitions, and floor/ceiling assemblies. Specifically, Section 1207.4 establishes that interior noise levels attributable to exterior noise sources shall not exceed 45 dBA DNL or CNEL (as set by the local General Plan) in any habitable room.

The California Green Building Standards Code is Part 11 to the California Building Standards Code. Chapter 5, Nonresidential Mandatory Standards, Section, establishes additional standards for interior noise levels:

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- 5.507.4.1.1 sets forth that buildings exposed to a noise level of 65 dB L_{eq} (1-hour) during any hour of operation shall have exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composting sound transmission class (STC) rating of at least 45 (or an outdoor indoor transmission class (OITC) of 35, with exterior windows of a minimum STC of 40.
- Section 5.507.4.2 sets forth that wall and roof assemblies for buildings exposed to a 65 dBA L_{eq} pursuant to Section 5.507.4.1.1, shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed 50 dBA L_{eq} in occupied areas during any hour of operation. This requirement shall be documented by preparing an acoustical analysis documenting interior sound levels prepared by personnel approved by the architect or engineer of record.

4.3.3 CALIFORNIA DEPARTMENT OF TRANSPORTATION

The California Department of Transportation' (Caltrans) Transportation and Construction Vibration Guidance Manual provides a summary of vibration human responses and structural damage criteria that have been reported by researchers, organizations, and governmental agencies (Caltrans, 2020). These thresholds are summarized in Table 4-2 and Table 4-3.

Table 4-2: Vibration Threshold Criteria for Building Damage

Structural Integrity	Maximum PPV (in/sec)	
	Transient	Continuous
Historic and some older buildings	0.50	0.12 to 0.2
Older residential structures	0.50	0.30
New residential structures	1.00	0.50
Modern industrial and commercial structures	2.00	0.50

Source: Caltrans,2020

Table 4-3: Vibration Threshold Criteria for Human Response

Human Response	Maximum PPV (in/sec)	
	Transient	Continuous
Slightly perceptible	0.035	0.012
Distinctly perceptible	0.24	0.035
Strongly perceptible	0.90	0.10
Severe/Disturbing	2.0	0.7 (at 2 Hz) to 0.17 (at 20 Hz)
Very disturbing	--	3.6 (at 2 Hz) to 0.4 (at 20 Hz)

Source: Caltrans, 2020

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4.3.4 LOCAL NOISE REGULATIONS

4.3.4.1 City of Upland Municipal Code

Title 9 of the Upland Municipal Code, Public Peace and Welfare, Chapter 9.40, Unnecessary Noise, establishes criteria and standards for the regulation of noise levels in the City, including:

- Section 9.40.030, Noise Level Measurement Criteria, sets forth that the following factors shall be considered in determining whether a violation of the City's Municipal Code exists: the sound level of the objectionable noise; the sound level of the ambient noise; the proximity of the noise to residential sleeping facilities; the nature and zoning of the area within which the noise emanates; the number of persons affected by the noise source; the time of day or night the noise occurs; the duration of the noise and its tonal, information, or musical content; whether the noise is continuous, recurrent, or intermittent; and, whether the noise is produced by a commercial or noncommercial activity.
- Section 9.40.040, Base Ambient Noise Level, sets forth the following base ambient noise levels for residential and non-residential zones:
    - Residential: 55 dBA daytime (7 AM to 10 PM) and 45 dBA nighttime (10 PM to 7 AM)
    - Industrial and Commercial: 75 dBA (anytime)
    - Use not specified: 65 dBA (anytime)

  This section also specifies that actual decibel measurements exceeding the above levels at the times and within the zones corresponding thereto shall be employed as the base ambient noise level referred to in this chapter.
- Section 9.40.060, Excessive Noise Unlawful, sets forth that it is unlawful for any person at any location to create any noise, or to allow the creation of any noise, that exceeds the standards set forth in Municipal Code Section 9.40.070 and 9.40.080. Furthermore, notwithstanding any specified noise level, it is also unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary, or unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person residing in the area, and it is unlawful for any person in ownership or control of any premises to knowingly permit a violation of this section upon the premises.
- Section 9.40.070, Maximum Residential Noise Levels, sets forth the exterior noise shall be measured on the exterior of any residential property, and no noise level shall exceed:
    - The base ambient noise level identified in Municipal Code Section 9.40.040 for 30 minutes in any hour (L_{50});
    - 5 dBA above the base ambient noise level for 15 minutes in any hour (L_{25});
    - 10 dBA above the base ambient noise level for 5 minutes in any hour ($L_{8.3}$);
    - 15 dBA above the base ambient noise level for 1 minute in any hour ($L_{1.6}$);
    - 20 dBA above the base ambient noise level is not permitted (L_{max});
- Section 9.40.080, Maximum Nonresidential Noise Levels, sets forth that no noise level shall exceed the base ambient noise level for nonresidential land uses as determined by

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development standards established by the regulatory agency, as measured on the exterior of nonresidential properties.

- Section 9.40.100, Noises Prohibited – Unnecessary Noise Standard, declares the following acts are loud, disturbing, and unnecessary:
  - Impact, repetitive, and tone noises shall be subject to a 5 dBA reduction in the maximum permitted noise levels established by Municipal Code Section 9.40.070;
  - Radios, televisions, stereos and other similar devices used for producing, reproducing, or amplifying sound when audible at a distance of 50 feet or more from the source of the sound and/or when audible within any residence or establishment;
  - The operation of any machinery, equipment, device, pump, dan, compressor, air conditioning apparatus, or similar mechanical device in any manner so as to create any noise which could cause the noise level at the property line of any property to exceed the ambient noise level by 5 dBA;
  - Exhaust from any steam engine, stationary internal combustion engine, motorboat, or motor driven vehicle except through a muffler or other device which will effectively prevent loud or explosive noise therefrom;
  - Construction or repairing of buildings, including the erection (including excavation), demolition, alteration, or repair of any building other than between the hours of 7 AM and 6 PM on weekdays, unless permission is granted for work outside of these hours by the City building inspector.
  - The transport of rails, pillars, or columns of iron, steel, or other material over and along streets and other public places in any manner so loaded as to cause loud noises or as to disturb the peace and quiet of streets and public places;
  - The use or operation of any steam shovel, pneumatic hammer, derrick, steam or electric hoist or other appliance, the use of which is attended by loud or unusual noise, between the hours of 10 PM and 7 AM;
  - The operation of any noise-creating blower or power fan or any internal combustion engine, the operation of which causes noise due to the explosion of operating gases or fluids, unless the noise from such blower or fan is muffled and such engine is equipped with a muffler device sufficient to deaden such noise.

4.3.4.2 City of Upland General Plan

The City's General Plan Safety Element describes the City's existing and future noise environment and sets forth the steps the City will take to protect its residents, labor force, and visitors from the harmful effects of noise. The Safety Element contains the following goals and policies that are relevant to the proposed Project (City of Upland, 2015).

- Goal SAF-1: Upland is protected from interior and exterior noise levels that cause harm to safety, health and well-being.
  - Policy SAF-1.1: Exterior Noise Standards. Require noise mitigation for all development where the projected exterior noise levels exceed those shown in Table SAF-1, to the extent feasible.

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- Policy SAF-1.2: Exterior Incremental Noise Standards. Require noise mitigation for all development that increases existing noise levels by more than the allowable increment shown in Table SAF-4, to the extent feasible.
- Policy SAF-1.3: Interior Noise Standards. Require new development to include noise mitigation to assure acceptable interior noise levels appropriate to the land use type: 45 dBA DNL for residential, transient lodging, hospitals, nursing homes, and other uses where people normally sleep; and 45 dBA DNL (peak hour) for office buildings and similar uses.
- Policy SAF-1.4: Location of Noise Sensitive Land Uses. Prevent noise-sensitive land uses (schools, medical centers and hospitals, senior centers, and residences) from locating in areas with noise levels that exceed those considered normally acceptable for each land use unless measures can be implemented to reduce noise to acceptable levels.
- Policy SAF-1.5: Noise Impact Study. Require a noise impact study to evaluate impacts of projects that may exceed 65 DNL as part of the design review process.
- Policy SAF-1.6: Acoustical Study: Require an acoustical study for all new residential developments that lie within the 65 DNL noise contour on the Future Noise Contour Map, to ensure indoor levels will not exceed City standards. In addition, the City shall continue to enforce the California Building Code for indoor noise levels.
- Policy SAF-1.7: Noise Reduction in Site Design. Require measures that attenuate exterior and/or interior noise levels to acceptable levels to be incorporated into all development projects where current and/or future outdoor noise levels may be unacceptable. Require noise reduction features, the focus of which shall be on site design techniques, so long as they do not conflict with the goals of the Community Character Element. Techniques include: designing landscaped building setbacks to serve as a buffer between the noise source and receptor; placing noise-tolerant land uses such as parking lots, maintenance facilities, and utility areas between the noise source and receptor; orienting buildings to shield noise-sensitive outdoor spaces from a noise source; locating bedroom or balconies on the sides of buildings facing away from noise sources; utilizing noise barriers, such as landscaped berms, to reduce adverse noise levels in noise-sensitive outdoor activity areas, avoiding sound walls wherever possible.
- Policy SAF-1.8: Vibration Screening Distances. Require new residential and commercial projects located adjacent to major freeways, rail lines, or other vibration sources to follow the Federal Transit Administration screening distance criteria.
- Policy SAF-1.9: Alternative to Sound Walls. Encourage the use of design strategies and other noise reduction methods along transportation corridors in lieu of sound walls to mitigated noise impacts and enhance aesthetics.
- Policy SAF-1.10: Motor Vehicle Code. Enforce California Motor Vehicle Code that prohibits amplified sound that can be heard 50 feet or more from a vehicle, and that addresses excessive exhaust noise.
- Policy SAF-1.11: Construction Noise. Require construction projects to adhere to the City's construction hours and incorporate measures to minimize impacts.
- Policy SAF-1.13 Airport Compatibility. Prohibit new residential development within the 60 dBA CNEL airport noise contour, and only approve noise-compatible land uses consistent with the ALUCP.
- Policy SAF-1.14 Noise Level Reduction Near Airport. Require new structures within any Airport Land Use Compatibility Zone except D or E to incorporate exterior-to-interior noise level reduction design features sufficient to meet the interior noise level criteria specified in the ALUCP.

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  - Policy SAF-1.15 Coordination with Cable Airport. Work with Cable Airport to monitor aircraft noise, implement noise-reducing operation measures (i.e., Fly Quiet, Fly Neighborly programs), and promote pilot awareness of noise sensitive land uses.
- Goal SAF-6: Risks associated with aircraft operations at Cable Airport and Ontario International Airport are minimized.
  - Policy SAF-6.1 Land Use Compatibility. Evaluate the compatibility of proposed land uses within the influence area of Cable Airport and the Ontario International Airport in accordance with the policies set forth in the respective Airport Land Use Plans.
  - Policy SAF-6.2 Development Restrictions. Require all development in Upland to be consistent with the required setbacks and height restrictions for Cable Airport and the Ontario International Airport as determined by the Federal Aviation Administration and the respective Airport Land Use Plans.

Table SAF-1 referenced in General Plan Policy SAF-1.1 sets forth that the normally acceptable noise limit for single-family, duplex, and mobile home land uses is 60 dBA DNL; the normally acceptable noise limit for multi-family residential land uses is 65 dNA DNL. Table SAF-4 referenced in General Plan Policy SAF-1.2 establishes an allowable incremental noise increases for residences and buildings where people normally sleep, as well as institutional land uses with primarily daytime and evening uses. The allowable increases for residences and buildings where people normally sleep is contingent on the existing DNL levels. For existing DNL levels of 45, 50, 55, 60, 65, 70, and 75 DNL, the allowable noise increase is 8, 5, 3, 2, 1, 1, and 0 DNL, respectively.

4.3.4.3 Enclave at Upland Specific Plan

The EUSP provides land uses and development standards that revitalize the west end of Upland and create a new community attracting new residents and shoppers (City of Upland, 2015). Chapter 2, Development Plan, includes development regulations and standards that govern construction in the EUSP. The standards and guidelines related to the control of noise include:

- Residential Development Standards: Attached and detached residential development shall have 100 square feet and 175 square feet of private open space per dwelling unit.
- Other Development Standards: The maximum height of block walls and the perimeter combination retaining/garden wall shall be 6 and 12 feet, respectively, for both attached and detached residential development.

Chapter 3, Design Guidelines, provides the framework for the physical design of the EUSP. Relevant guidelines related to the control of noise include:

- Architectural Elements and Details: Mechanical equipment such as gas meters and air conditions units should be screened from public view by landscaping, fences, or walls, or a combination thereof.
- Ancillary Structures and Equipment: Exposed machinery, air conditioning units, and utility meters must be incorporated into the building design or screened from public view on all sides. In addition, window or rooftop mounted air conditioning units visible from neighboring properties are prohibited.

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General Plan Consistency

EUSP Appendix A, General Plan Consistency, evaluated the relationship between the City's then-applicable General Plan policies and the EUSP, concluding the EUSP was consistent with and supportive of the goals and policies of the City's General Plan Noise and Safety Elements as follows:

- Noise Element: The covenants, codes, and restrictions of the EUSP will establish acceptable noise standards and the Home Owner's Association will be responsible for enforcement of these standards to ensure a quiet environment is maintained for all residents of Upland.
- Safety Element: The EUSP will comply with the established review procedures and regulatory actions to ensure maximum safety on-site and in the vicinity of Cable Airport by ensuring all buildings must be attenuated to an interior noise level of 55 dBA. The EUSP is located outside the 65 dBA noise contour associated with Cable Airport and is compatible with airport noise policies.

2015 IS/MND Noise Analysis

The City prepared and adopted an Initial Study (IS) and Mitigated Negative Declaration (MND) for the EUSP in July 2015 (State Clearinghouse No. 2015061026). The IS prepared for the EUSP concluded the EUSP would not result in any significant noise or vibration impacts from construction or operational activities. The IS also concluded the EUSP would not expose people living or working in the EUSP to excessive airport-related noise levels; however, the IS did incorporate Mitigation Measure HM-1 to ensure that information regarding impacts from Cable Airport and Ontario Airport are disclosed as a normal part of real estate transactions associated with the EUSP, as required by State law and the Ontario International Airport Land Use Compatibility Plan (see Section 4.3.4.5).

4.3.4.4 Cable Airport Land Use Compatibility Plan

The West Valley Planning Agency Airport Land Use Commission adopted the Cable Airport Comprehensive Airport Land Use Plan (1981 CACALUP) in December 1981. In September 2015, the City adopted the Cable Airport Land Use Compatibility Plan (2015 CALUCP). Although the 2015 CALUCP is more recent and is used by the City to determine the compatibility of new development in the Cable Airport influence area, it does not apply to existing land uses. The 2015 CALUCP defines the term "existing land use" to mean "a land use that either physically exists or for which local agency commitments to the proposal have been obtained and entitle the project to move forward (City of Upland, 2015, Section 2.2.14). The 2015 CALUCP further explains (Policy 2.4.2):

> "2.4.2 Existing Land Uses: The policies of this Compatibility Plan do not apply to existing land uses. A land use is considered to be "existing" when one or more of the qualifying conditions
>
> below has been met prior to the adoption date of the Compatibility Plan by the City of Upland.
>
> In effect, a project that qualifies as an existing land use in accordance with this policy
>
> is "grandfathered" even if it has not yet been constructed and will be inconsistent with the compatibility criteria.
>
> (a) Qualifying Criteria: An existing land use is one that either physically exists or for which local agency commitments to the proposal have been obtained in one or more of the following manners:
>
> (1) A parcel or tentative subdivision map has been approved and not expired;

(2) A vesting parcel or tentative subdivision map has been approved and not yet expired;

(3) A development agreement has been approved and remains in effect;

(4) A final subdivision map has been recorded;

(5) A use permit or other discretionary entitlement has been approved and not yet expired; or

(6) A valid building permit has been issued and not yet expired.

(b) Revisions to Approved Development: Filing of a new version of any of the approval documents listed in Paragraph (a) of this policy means that the use no longer qualifies as existing land use and, therefore, is subject to review under the policies of this Compatibility Plan in accordance with the policies of Section 2.5.

(c) Expiration of Local Agency Commitment: If a local agency's commitment to a development proposal, as set forth in Paragraph (a) of this policy, expires, the proposal will no longer qualify as an existing land use. As such, the proposal shall be subject to the policies and criteria of this Compatibility Plan."

The City adopted the EUSP in July 2015 (see Section 4.3.4.3), before the 2015 CALUCP was adopted in September 2015, and therefore meets the qualifying criteria outlined in 2015 CALUCP Policy 2.4.2(a) to be considered an existing land use. In addition, none of the revisions or expirations identified in 2015 CALUCP Policy 2.4.2(b) or (c) have been triggered by the EUSP. Accordingly, the 1981 CACLUCP policies govern EUSP airport compatibility.

1981 CACLUCP

The 1981 CACLUCP safeguards the general welfare of the inhabitants within the vicinity of Cable Airport and assures the safety of air navigation at the airport. Specifically, the 1981 CACLUCP protects the public from the adverse effects of aircraft noise, ensures people and facilities are not concentrated in areas susceptible to aircraft accidents, and ensures structures do not affect navigable airspace. Section 4 of the 1981 CACLUCP sets for the land use policies intended to guide land use decisions within the airport's planning boundaries, including Safety Zone 2 and Noise Impact Zone B in which the proposed Project is located. These policies are summarized below.

- 4.1 Noise Element: The objective of the 1981 CACLUCP is to plan for the appropriate range of land uses within areas impacted by noise emanating from airport operations which uses would not be substantially adversely affected by such nuisances and/or disturbances. The Noise Element found that California State Airport Noise Law establishes limitations on airport noise within residential neighborhoods, sets 65 dBA CNEL as the maximum acceptable noise level for residential neighborhoods, and requires residential development to be acoustically insulated to reduce interior noise levels to no greater than 45 dBA CNEL in any habitable room if the residential development is within the 60 to 65 CNEL noise level. The Noise Element also found that single noise events can create significant disturbances, depending on the time of day or night the event occurs.
    - Policy 2: Establish the 65 dBA CNEL noise contour as the maximum acceptable noise level for residential neighborhoods.
    - Policy 3: Recognize the significance of single noise events as they affect sensitive land uses such as hospitals and schools.

- Policy 4: Plan in such a manner that new residential and certain institutional uses which are sensitive to noise are located outside high noise areas.
- Policy 5: Seek remedial solutions to any existing noise problems. (Remedial solutions can be accomplished as part of an overall noise abatement program. Typically, noise abatement programs consider location of run-up activities, hours of operations, aircraft mix, and flight practices.)

Section 6 of the 1981 CACLUCP identifies high noise zones associated with Cable Airport operations. The 1981 CACLUCP defines two airport noise impact zones, which are summarized below:

- Noise Impact Zone A - High Noise Impact (greater than 65 CNEL): Noise impact in this zone is sufficient to warrant restrictions on residential uses and require sound attenuation on some other uses. All residential units are unacceptable in this area.
- Noise Impact Zone B – Moderate Noise Impact (greater than 60 CNEL): Noise impact in this area is sufficient to require sound attenuation or sound insulation. Additionally, single noise events in this area may create serious disturbances to many inhabitants, particularly given the suburban residential character of the area. Residential units are unacceptable in this area unless it can be conclusively shown that such units are sufficiently sound attenuated to limit interior noise levels to 45 dBA CNEL.

Refer to Appendix C for the safety zone and noise zone maps included in the 1981 CACLUCP.

2015 CALUCP

The 2015 CALUCP promotes compatibility between Cable Airport and the land uses that surround it. The City of Upland Airport Land Use Committee (ALUC) reviews land use compatibility issues for development surrounding Cable Airport, including noise, safety, noise, airspace protection, and overflights. Chapter 3 of the CALUCP sets forth the basic compatibility factors and criteria for the Cable Airport influence areas, including Zones C3 and D in which the proposed Project located. Although 2015 CALUCP does not apply to the project, the basic noise compatibility factors that are relevant to the proposed Project are summarized below (City of Upland, 2015). These policies are provided for information purposes only and do not apply to the EUSP.

- Criterion 3.2.1: Maximum Acceptable Exterior Noise Exposure*.* The 2015 CALUCP establishes that new residential development is incompatible within the projected 60 dBA CNEL contour depicted on Map 3e, Future Noise Impacts. The plan also prohibits new dwellings within Compatibility Zones, A, B1, B2, C1, and C2 except as allowed by right in accordance with Policy 2.4.3. New residential development should be avoided in Compatibility Zones B3 and C3. To be acceptable, the development must incorporate sound attenuation as necessary to comply with the interior noise level standard in Criterion 3.2.2 (40 dBA CNEL), comply with the infill and density criteria set forth in Criterion 3.6.2 and Criterion 3.3.1, respectively, and dedicate an avigation easement to the City of Upland in accordance with Criterion 3.6.1.
- Criterion 3.2.2: Maximum Acceptable Interior Noise Levels. Th 2015 CALCUP requires the following new structures within any Compatibility Zone except D or E to incorporate sound attenuation design features sufficient to meet an interior noise standard of 40 dBA CNEL: Any habitable room of single- or multi-family residences (including family day care homes with 14 or fewer children); Hotels, motels, and other lodging; Hospitals, nursing homes, and other

congregate care facilities; Places of worship, meeting halls, theaters, and mortuaries; and Schools, libraries, and museums. When structures are part of a proposed land use action, evidence that proposed structures will be designed to comply with the CNEL 40 dB criteria above shall be submitted to the City of Upland as part of the building permit process. The calculations should assume that windows are closed. Exceptions to the interior noise level criteria above may be allowed where evidence is provided that the indoor noise generated by the use itself exceeds the listed criteria.

- Criterion 3.2.3. Noise-Sensitive Land Uses. Single-event noise levels should be considered when evaluating the compatibility of highly noise-sensitive land uses such as residences, schools, libraries, and outdoor theaters. Susceptibility to speech interference and sleep disturbance are among the factors that make certain land uses noise sensitive. The City of Upland may require acoustical studies or on-site noise measurements to assist in determining the compatibility of sensitive uses. Single-event noise levels are especially important in areas that are regularly overflown by aircraft, but that do not produce significant CNEL contours (helicopter overflight areas are a particular example). Flight patterns for Cable Airport should be considered in the review process including in locations beyond the mapped noise contours.
- Criterion 3.6.1. Avigation Easement Dedication. The 2015 CALUCP requires projects subject to airport compatibility review and which are located within Compatibility Zone A, B1, B2, B3, C1, or C2, or within the Critical Airspace Projection Zone shown on Map 3B, Existing Airspace Protection Surfaces, or Map 3C, Future Airspace Protection Surfaces, to dedicate an avigation easement to Cable Airport. The easement shall provide the right of flight in the airspace above the property, allow the generation of noise and other impacts associated with aircraft overflight, restrict the height of structures, trees, and other objects in accordance 2015 CALUCP policies, permit access to the property line for the removal or aeronautical marking of objects exceeding established height limits, and prohibit electrical interference, glare, and other potential hazards to flight from being created on the property.

Refer to Appendix C for the maps and tables referenced in the CALUCP policies identified above.

4.3.4.5 LA/Ontario International Airport Land Use Compatibility Plan

The LA/Ontario Airport Land Use Compatibility Plan promotes compatibility between the airport and the land uses that surround it (City of Ontario, 2011). The central component of the plan is the set of procedural and compatibility policies outlined in Chapter 2, which set limits on future land uses and development near the airport. The proposed Project is located within the LA/Ontario Airport influence area, but is not located within any safety, noise impact, or airspace protection zones identified for the airport.

The LA/Ontario Airport Land Use Compatibility Plan includes overflight policies that establish the language and recommended geographic coverage for notification about airport proximity and aircraft overflights to be given in conjunction with local agency approval of new development and with certain real estate transactions involving existing development.

- O2 Real Estate Transaction Disclosure: Airport proximity disclosure information should be provided in accordance with state law (Business and Professions Code Section 11010 and Civil Code Sections 1102.6, 1103.4, and 1353. See Section 6.4.4 (b) and Appendix A for information on these laws.

- Disclosure Language: State Law provides the following disclosure language: NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.
- Airport Influence Area: Consistent with state law, as the entity authorized to prepare the Compatibility Plan for ONT, the City of Ontario in coordination with other affected jurisdictions deems airport proximity disclosure to be appropriate within the AIA identified on Maps 2-1 through 2-5. The AIA boundary is identical on each map.
- Responsibility of Local Jurisdictions: Local jurisdictions should make available to property owners and the public a copy of Map 2-5: Overflight Zones depicting the AIA boundary in which the airport proximity disclosure is required.

Refer to Appendix C for the maps and tables referenced in the LA/Ontario Airport Land Use Compatibility Plan policies identified above.

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5 CEQA NOISE AND VIBRATION IMPACT ANALYSIS

This chapter evaluates the potential for the proposed Project to result in direct and indirect changes to the existing noise and vibration environment at and near the proposed Project area. Refer to Chapter 6 for information and disclosures about the existing noise and vibration environment's effect and overall compatibility on the proposed Project.

5.1 THRESHOLDS OF SIGNIFICANCE

In accordance with Appendix G of the State CEQA Guidelines, the proposed Project could result in potentially significant impacts related to noise and vibration if it would:

- Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of the standards established in:
  - The City of Upland Municipal Code Section 9.40.040 (Base Ambient Noise Level), 9.40.060 (Excessive Noise Unlawful), 9.40.070 (Maximum Residential Noise Levels), 9.40.080 (Maximum Nonresidential Noise Levels), and/or Section 9.40.100 (Noises-Prohibited – Unnecessary Noise Standard); or
  - The City of Upland General Plan Safety Element Table SAF-1 (Exterior Noise Compatibility Standards) and/or Table SAF-4 (Exterior Incremental Noise Impact Standards for Noise-Sensitive Uses (dBA)); or
- Generate excessive groundborne vibration or groundborne noise levels; or
- Expose people residing or working in the Project area to excessive airport-related noise levels.

5.2 TEMPORARY CONSTRUCTION NOISE AND VIBRATION IMPACTS

As described in Section 2.3.5, the proposed Project would generate construction noise and vibration from heavy equipment operations throughout the Project area. Some heavy equipment would consist of mobile equipment such as a loader, excavator, etc. that would move around work areas; other equipment would consist of stationary equipment (e.g., generators, air compressors) that would generally operate in a fixed location until work activities are complete. Heavy equipment generates noise from engine operation, mechanical systems and components (e.g., fans, gears, propulsion of wheels or tracks), and other sources such as back-up alarms. Mobile equipment generally operates at different loads, or power outputs, and produce higher or lower noise levels depending on the operating load. Stationary equipment generally operates at a steady power output that produces a constant noise level. During site preparation, grading, and paving activities construction equipment would operate throughout the site, moving closer to one property line and farther away from another; building construction and architectural coating activities would be concentrated in the interior of the site where buildings are located.

5.2.1 TEMPORARY CONSTRUCTION NOISE LEVELS

The 2015 IS/MND for the approved EUSP evaluated potential construction noise levels associated with EUSP development activities using the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM). The RCNM is a computer program that uses empirical data and sound propagation principles to predict noise levels associated with a variety of construction equipment and operations. The 2015 IS/MND modeled potential construction noise levels for each project construction phase (e.g., demolition, site preparation, grading, etc.) at nine discrete commercial/industrial receptor

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locations surrounding the EUSP boundary. The modeling indicated maximum construction noise levels (73.2 $L_{max)}$ would occur near the northwest corner of the EUSP, approximately 330 feet from the center of Planning Area 1, but would not exceed the base ambient noise level (75 dBA) established by the City's municipal code for this land use type (City of Upland, 2015, Appendix E). The 2015 IS/MND concluded this impact was less than significant and no mitigation was required for potential EUSP construction noise levels.

5.2.1.1 Updated Construction Noise Impact Analysis

The proposed 2020 Development Site Plan will generally involve similar demolition, site preparation, grading, and building construction activities as modeled for the 2015 IS/MND; however, as shown in Table 2-2, the proposed 2020 Development Site Plan does not include development in Planning Area 2 and will result in 93 less dwelling units in Planning Areas 1, 3, and 4 than evaluated in the 2015 IS/MND. Since the proposed 2020 Development Site Plan will result in less intensive construction activities than evaluated in the 2015 IS/MND, it will not exceed the modeled construction noise levels identified in the 2015 IS/MND (73.2 dBA $_{Lmax}$) and continue to result in less than significant impacts at the commercial/industrial properties that border the EUSP.

The proposed Project could result in new impacts to the commercial/industrial property that exists in Planning Area 2 since Planning Area 2 is not part of the 2020 Development Site Plan. In addition, the proposed Project could result in new impacts to the residential development on Dewey Way, which did not exist at the time the 2015 IS/MND was prepared for the EUSP. The northern and eastern boundaries of Planning Area 2 are approximately 300 and 320 feet from the center of Planning Area 1 (north boundary) and Planning Areas 3 and 4 (east boundary), respectively. The residences on Dewey Avenue are located 730 feet from the center of Planning Areas 3 and 4. For an ideal point source of sound, which is typically used to model construction noise sources, the energy contained in a sound pressure wave dissipates and is absorbed by the surrounding environment as the sound wave spreads out in a spherical pattern and travels away from the point source. Theoretically, the sound level attenuates, or decreases, by 6 dB with each doubling of distance from the point source. The change in noise levels between two distances can be calculated according to Equation 1 as follows:

Equation 1

$$dBA2 = dBA1 + 20\log (D1/D2)$$

Where:

dBA1 = Known noise level, such as a reference noise level
D1 = Distance associated with dBA1
dBA2 = Noise level at distance 2
D2 = Distance associated with dBA2

Using Equation 1, the modeled construction noise levels presented in the 2015 IS/MND can be adjusted to predict construction noise levels at the north and east boundary of Planning Area 2, as well as that residential development on Dewey Avenue. The resulting construction noise levels are shown in Table 5-3.

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Table 5-1: Summary of Predicted Construction Noise Levels		
Receptor	Predicted Construction Noise Level (dBA L_{max})(A)	Municipal Code Standard (L_{max})(B)
Planning Area 2 – North Boundary	74	75 dBA
Planning Area 2 – East Boundary	73.2	75 dBA
Dewey Way Residences	66.3	75 dBA

Source: MIG (see Appendix B).

(A) Predicted Lmax noise levels calculated using Equation 1 and assuming a known maximum noise level 73.2 dBA at a known distance of 330 feet per the 2015 IS/MND. The Planning Area 2 north boundary is located 300 feet from the center of Planning Area 1. The Planning Area 2 east boundary is located 325 feet from the center of Planning Areas 3 and 4. The residences on Dewey Way are located 730 feet from the center of Planning Areas 3 and 4.

(B) See Section 4.3.4.1. The standard for commercial/industrial lands is the base ambient noise level of 75 dBA. The standard for residential land is the base ambient noise level (55 dBA) plus 20 dBA (since L_{max} construction noise levels are presented).

As shown in Table 5-3, construction noise levels associated with the proposed Project would not exceed the City's municipal code standards. It is noted that the above analysis is conservative (likely to overestimate noise levels) because it based on the construction equipment intensity modeled for the approved EUSP (93 more dwelling units than the 2020 Development Site Plan). Construction activities will also be subject to Section 9.40.100 of the City's Municipal Code, which limits construction noise to the hours of 7 AM to 6 PM Monday to Friday.

For the reasons described above, the proposed Project would not generate construction noise levels that exceed applicable standards. This finding is the same as that identified in the City's 2015 IS/MND for the approved EUSP. The proposed Project, therefore, would not result in a substantial increase in the severity of this previously identified impact.

5.2.2 TEMPORARY CONSTRUCTION VIBRATION LEVELS

The 2015 IS/MND for the approved EUSP evaluated potential construction vibration levels according to the information and methodologies outlined in Caltrans' 2004 Transportation- and Construction-Induced Vibration Guidance Manual. The 2015 IS/MND modeled potential construction vibration levels for different equipment types at nine discrete commercial/industrial receptor locations surrounding the EUSP boundary used in the construction noise analysis. The modeling indicated all receptors could experience barely perceptible construction-induced vibration except for the commercial land use in the southeast, which could experience perceptible vibration from the use of loaded trucks accessing the site. The 2015 IS/MND concluded the EUSP would result in less than significant construction vibration impacts because construction activities would be limited to daytime hours when most land uses are not sensitive to groundborne vibration. No mitigation was required for potential EUSP construction vibration levels.

5.2.2.1 Updated Construction Vibration Impact Analysis

The proposed 2020 Development Site Plan will generally involve similar demolition, site preparation, grading, and building construction activities as modeled for the 2015 IS/MND; however, as shown in Table 2-2, the proposed 2020 Development Site Plan does not include development in Planning Area 2 and will result in 93 less dwelling units in Planning Areas 1, 3, and 4 than evaluated in the 2015 IS/MND. Since the proposed 2020 Development Site Plan will result in less intensive construction activities than evaluated in the 2015 IS/MND, it will not exceed the modeled construction vibration levels identified in

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the 2015 IS/MND and continue to result in less than significant impacts at the commercial/industrial properties that border the EUSP.

The proposed Project could result in new construction vibration impacts to the commercial/industrial property that exists in Planning Area 2 since Planning Area 2 is not part of the 2020 Development Site Plan. In addition, the proposed Project could result in new impacts to the residential development on Dewey Way, which did not exist at the time the 2015 IS/MND was prepared for the EUSP.

Planning Area 2 is occupied by an existing marine engine servicing and testing facility that is not considered to be sensitive to groundborne vibration. In addition, all structures and facilities associated with business would be located at least 100 feet from construction work areas. The residences on Dewey Way would be located at least 400 feet from any construction work areas. At these distances, most construction equipment vibration levels would not exceed commonly accepted vibration detection thresholds (see Table 4-1). In limited situations, such as the use of a roller or the passage of a loaded truck in close proximity to a structure, construction vibration may be perceptible at these receptor locations; however, this is not considered to be excessive because such vibrations would be short in duration, intermittent, limited to daytime periods only by the City's Municipal Code, and below Caltrans' thresholds for potential building damage. For the reasons described above, the proposed Project would not generate excessive construction vibration levels. This finding is the same as that identified in the City's 2015 IS/MND for the approved EUSP. The proposed Project, therefore, would not result in a substantial increase in the severity of this previously identified impact.

5.3 OPERATIONAL NOISE IMPACTS

Once constructed, the proposed Project would generate noise from on-site and off-site activities. On-site activities would include vehicle travel, use of outdoor recreation and amenity spaces, landscaping activities, and mechanical equipment such as pool pumps and heating, ventilation, and air conditioning (HVAC) equipment.

5.3.1 PREDICTED NOISE LEVELS AT ADJACENT PROPERTY LINES

The 2015 IS/MND defined a substantial increase in ambient noise is one that is barely perceptible (3 dBA). The 2015 IS/MND concluded that periodic landscaping and other occasional noise generating activities comment to residential uses would not represent a substantial increase in noise given the EUSP is located in a commercialized area.

5.3.1.1 Updated On-site Noise Generation Analysis

Residential land uses are not considered to be a substantial noise generating land use type. Both the proposed Project area and the larger EUSP boundary are surrounded by commercial/industrial land uses that have an allowable base ambient noise level of 75 dBA per Municipal Code Sections 9.40.040 and 9.40.080, as well as a normally acceptable noise limit of 70 DNL (for commercial office uses) to 75 DNL (for industrial and manufacturing uses). The proposed Project's on-site noise sources would not have the potential to generate noise levels that exceed these standards for the following reasons:

- Mechanical equipment associated with the pool would be enclosed within the recreation center building and away from property line locations;
- HVAC equipment would be screened from public view by landscaping, fences, or walls, or a combination thereof in accordance with Specific Plan requirements (see Section 4.3.4.3) and, therefore, shielded from adjacent property lines; and

- On-site vehicle travel would occur along alleyways and local roads at low speed and would not generate substantial noise levels;

For the reasons described above, the proposed Project would not generate on-site noise levels that have the potential exceed applicable City standards at adjacent land uses. This finding is consistent with conclusions in the City's 2015 IS/MND for the approved EUSP. The proposed Project, therefore, would not result in a substantial increase in the severity of this previously identified impact.

5.3.2 OFF-SITE OPERATIONAL NOISE LEVELS

The 2015 IS/MND for the approved EUSP evaluated potential changes in off-site traffic noise levels resulting from buildout of the EUSP using SoundPLAN, a noise modeling and prediction software program. The 2015 IS/MND modeled traffic noise levels with and without the EUSP for opening year (2016) and cumulative (2035) conditions. The modeling was based on the trip generation potential of the EUSP (3,332 total daily trips) and the trip distribution identified in the Traffic Impact Analysis prepared for the 2015 IS/MND (which assumed 20% of project trips would exit the EUSP onto eastbound West Foothill Boulevard and 80% of project trips would exit the EUSP onto West 11 Street). The modeling demonstrated that traffic noise levels would exceed applicable City noise thresholds at eight of the fifteen receptors modeled both with and without the EUSP. The IS/MND concluded the EUSP would not increase noise exposure from acceptable to unacceptable conditions at any receptor location or otherwise result in a substantial increase in noise levels (3 dBA) at any receptor location under the opening and cumulative year scenarios modeled; modeled noise levels showed a maximum increase in traffic noise levels of 0.2 dBA along Monte Vista Avenue and North Benson Avenue.

5.3.2.1 Updated Off-site Noise Generation Analysis

The traffic impact assessment (TIA) prepared for the proposed Project indicates the proposed Project would result a net decrease in 142 AM peak hour vehicle trips, 192 PM peak hour vehicle trips, and 1,681 total daily vehicle trips compared to the approved EUSP. This estimate does not include potential future vehicle trips that could be generated in Planning Area 2; however, even with the addition of these potential future trips the EUSP would generate less peak hour and daily vehicle trips than evaluated in the 2015 IS/MND. The net change in vehicle trips resulting from the proposed Project is summarized in Table 5-2.

Table 5-2: Summary of Trip Generation Changes

Scenario	AM Peak Hour Trips	PM Peak Hour Trips	Total Daily Trips
Approved EUSP	263	350	3,332
2020 Development Site Plan	121	158	1,651
Net Change	*-142*	*-192*	*-1,681*
Potential Future Planning Area 2[(A)]	49	+5	+614
Total Net Change	*-93*	*-127*	*-1,067*

Source: City of Upland 2015, LLG Engineers 2020

(A) Estimate based on 65 single family dwelling units (per approved EUSP) and trip generation rates contained in the TIA prepared for the 2020 Development Site Plan by LLG Engineers.

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As shown in Table 5-2, the proposed Project would result in less overall vehicle trips than the approved EUSP. The TIA prepared for the proposed Project did not identify any changes to the trip distribution patterns used to model vehicle traffic noise levels in the 2015 IS/MND. Since the proposed Project would result in less trips following the same distribution pattern, it would result in less traffic noise on modeled roadways than identified in the 2015 IS/MND (0.2 dBA increase at maximum).[3] A traffic noise increase of less than 0.2 dBA would not exceed the City's exterior noise increment standards contained in City General Plan Table SAF-4 (see Section 4.3.4.2).

For the reasons described above, the proposed Project would not generate off-site vehicle noise levels that exceed applicable standards under either opening year or cumulative conditions. This finding is the same as that identified in the City's 2015 IS/MND for the approved EUSP. The proposed Project, therefore, would not result in a substantial increase in the severity of this previously identified impact.

5.4 AIRPORT-RELATED NOISE

The 2015 IS/MND for the approved EUSP evaluated the EUSP's compatibility with the 1981 CACLUCP's noise element policies. The IS/MND documented that EUSP is not located within the 65 CNEL contour associated with airport operations, which is the maximum acceptable noise level for residential neighborhoods established by the 1981 CACLUCP. The 2015 IS/MND concluded the EUSP would not expose people residing within the EUSP to excessive noise levels from Cable Airport or the San Antonio Community Hospital helipad. This impact was less than significant, and no mitigation was required for airport-related noise levels; however, the IS/MND hazards analysis did include Mitigation Measure HM-1 requiring disclosure of aircraft overflights pursuant to State airport planning requirements.

5.4.1 UPDATED AIRPORT-RELATED NOISE ANALYSIS

As shown in Table 2-2, the proposed 2020 Development Site Plan will result in 93 less dwelling units in Planning Areas 1, 3, and 4 than evaluated in the 2015 IS/MND and, therefore, reduce the total number of potential residents that could be exposed to airport-related noise levels. The EUSP and 2020 Development Site Plan continue to be located outside the 65 CNEL contour associated with Cable Airport operations as well as LA/Ontario International Airport (City of Ontario 2011, City of Upland 2015). Accordingly, the proposed Project would not expose people residing within the EUSP to excessive noise levels from Cable Airport or the San Antonio Community Hospital helipad. It is noted that future residents in the EUSP area would continue to receive the real estate transaction disclosures for airport proximity required by State law. This finding is the same as that identified in the City's 2015 IS/MND for the approved

[3] This conclusion is considered conservative (i.e., likely to overestimate increase in traffic noise) for several reasons. First, the 2015 IS/MND modeled traffic noise levels assuming an opening year of 2016. The proposed Project would have an opening year no sooner than 2021. Under normal conditions, the "no project" traffic volumes in year 2021 would be higher than 2016 due to region-wide growth and reduce the Project's contribution to total vehicle volumes and traffic noise levels. Second, as shown in Table 5-2, the proposed Project plus future Planning Area 2 development would result in approximately 32% less traffic than the approved EUSP and would result in less than a 0.2 dBA increase in traffic noise levels. As discussed in Section 4.2.1.2, the ambient noise monitoring conducted for this Report indicates traffic volumes and traffic noise levels are lower than usual due to shelter-in-place orders. This does not affect the conclusions of this Report because such orders would apply to the proposed Project (if the orders are still in place when the Project becomes operational) and serve to reduce Project-related vehicle trips on the roadway system in a commensurate manner (i.e., the project-related increase in traffic noise would still proportionally be the same as discussed in this Report).

EUSP. The proposed Project, therefore, would not result in a substantial increase in the severity of this previously identified impact.

Informational Discussion on Consistency with 2015 CALUCP

As discussed in Section 4.3.4.4, the City of Upland adopted the CALUCP in 2015, after the EUSP was approved. Although the 2015 CALUCP does not apply to the proposed 2020 Development Site Plan, the Project's consistency with this updated compatibility plan is discussed below. This discussion is provided for information purposes only and does not represent an evaluation of a potential airport-noise related impact pursuant to CEQA requirements.

According to the 2015 CALUCP, the EUSP is located within compatibility zones C3 (Lateral to Runway) and D (Primary Traffic Patterns; City of Upland, 2015). These zones are an area of moderate noise impact because they are within or near the airport's 55 to 60 CNEL (Zone D) and 60 to 65 CNEL Zone C3) noise contour zones. Specifically, according to Map 3E of the 2015 CALUCP, approximately 4.8 acres of Planning Areas 1 and 6 in the northern half of the EUSP area are within the 60 to 65 CNEL contour zone for Cable Airport. The EUSP does not fall within the airport's 65 to 70 CNEL contour zone identified on Map 3E. The approximate boundary of the Cable Airport 60 to 65 CNEL contour zone is shown in Figure 5-1: 2015 Cable Airport Land Use Compatibility Plan 60 to 65 CNEL Contour; refer to Appendix C for the 2015 CALUCP Map 3E. Although the EUSP does not fall within the 2015 CALUCP 65 CNEL contour, the 2015 CALUCP establishes lower acceptable exterior and interior residential noise exposure level than the 1981 CACLUCP, as summarized in Table 5-3.

Table 5-3: 1981 and 2015 Cable Airport Land Use Compatibility Plan Noise Standards

Standard	1981 CACLUPC	2015 CALUCP
Maximum Acceptable Exterior Noise Exposure (CNEL)	65	60
Maximum Acceptable Interior Noise Exposure (CNEL)	45	40
Consider Single Event Noise Levels?	Yes	Yes

Source: West Valley Airport Land Use Planning Commission 1981, City of Upland 2015

The proposed Project's compatibility with the above standards is summarized below:

- Maximum Acceptable Exterior Noise Exposure (60 CNEL): Criterion 3.2.1 deems new residential development incompatible with the airport's 60 CNEL contour and states that new residential development within Compatibility Zone C3 should be avoided unless it incorporates sound attenuation as necessary to comply with the 40 CNEL interior noise standard set forth in Criterion 3.2.2. As described below, the dwelling units located within the 60 to 65 CNEL contour will be able to meet the interior noise standard of 40 CNEL with standard construction techniques.
- Maximum Acceptable Interior Noise Exposure (40 CNEL): Criterion 3.2.2 sets a maximum aircraft-related interior noise level of 40 CNEL for habitable rooms of single- and multi-family residential land uses (assuming a windows closed condition). As stated above, the proposed Project site is within the 60 to 65 CNEL noise contour for Cable Airport, meaning the proposed Project may require an exterior to interior airport noise level reduction of up to 25 CNEL to meet the 2015 CALUCP 40 CNEL interior noise standard. Standard construction techniques for new residential development typically provide a minimum exterior to interior noise

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attenuation (i.e., reduction) of 25 to 32 dBA with windows closed, which is sufficient to meet the 40 CNEL interior noise standard established by the 2015 CALUCP.[4]

- Consider Single Event Noise Levels: Criterion 3.2.3 requires single event noise levels to be considered when evaluating the compatibility of highly noise-sensitive land uses such as residences. The ambient noise monitoring conducted for this Report observed single event noise levels during aircraft overflights in the range of 55 to 65 dBA (see Section 4.2.1). These levels are consistent with the overall 60 to 65 CNEL noise contour zone and, with standard construction techniques, would not result in interior noise (less than 40 dBA) levels that are likely to interfere with noise sensitive activities such as speech or sleep interference.

For the reasons outlined above, the proposed Project would be consistent with the 2015 CALUCP's noise policies.

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4 The U.S. Department of Housing and Urban Development (HUD) Noise Guidebook and supplement (2009a, 2009b) includes information on noise attenuation provided by building materials and different construction techniques. As a reference, a standard exterior wall consisting of 5/8-inch siding, wall sheathing, fiberglass insulation, two by four wall studs on 16-inch centers, and 1/2-inch gypsum wall board with single strength windows provides approximately 35 dBs of attenuation between exterior and interior noise levels. This reduction may be slightly lower (2-3 dBs) for traffic noise due to the specific frequencies associated with traffic noise. Increasing window space may also decrease attenuation, with a reduction of 10 dBs possible if windows occupy 30% of the exterior wall façade, which is not the case for the proposed Project.

Figure 5-1

2015 Cable Airport Land Use Compatibility Plan 60 to 65 CNEL Contour

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6 OTHER NOISE AND VIBRATION EFFECTS

The California Supreme Court in *California Building Industry Association v. Bay Area Air Quality Management District*, 62 Cal.4th 369 (2015) ruled that CEQA review is focused on a project's impact on the environment "and not the environment's impact on the project." Per this ruling, a Lead Agency is not required to analyze how existing conditions might impact a project's future users or residents; however, a Lead Agency may elect to disclose information relevant to a project even if it not is considered an impact under CEQA. Furthermore, the City's Municipal Code and General Plan Safety Element set noise standards for receiving land uses which require evaluation for consistency and compliance even if such evaluation is not required by CEQA.

This chapter discusses the existing noise environment and the degree to which the existing environment is compatible and consistent with City goals, policies, and standards for the proposed Project's noise environment.

6.1 REVIEW STANDARDS

The existing noise environment described in Section 4.2 is reviewed against the following goals, policies and standards set by the City in its Municipal Code and General Plan. Would the project:

- Expose people living or working in the project area to existing noise levels that exceed the standards established in:
  - The City of Upland Municipal Code Section 9.40.040 (Base Ambient Noise Level), 9.40.060 (Excessive Noise Unlawful), 9.40.070 (Maximum Residential Noise Levels), and/or Section 9.40.100 (Noises-Prohibited – Unnecessary Noise Standard); or
  - The City of Upland General Plan policies SAF-1.1 (Exterior Noise Standards), SAF-1.3 (Interior Noise Standards), SAF-1.4 (Location of Noise Sensitive Land Uses); SAF-1.5 (Noise Impact Study), SAF-1.6 (Acoustical Study), SAF-1.7 (Noise Reduction in Site Design), and SAF-1.9 (Alternative to Sound Walls).

6.2 LAND USE COMPATIBILITY – EXTERIOR NOISE EXPOSURE

Existing noise exposure values in the proposed Project area vary from north (Planning Areas 1 and 6) to south (Planning Areas 3, 4, and 5).

6.2.1 PLANNING AREA 1 (MULTI-FAMILY DWELLING UNITS) AND PLANNING AREA 6 (BUFFER)

Traffic noise modeling prepared for the City's General Plan buildout conditions (2035) indicates West Foothill Boulevard traffic noise levels would be 68.5 CNEL at a distance of 100 feet from the road center line. This value exceeds the 65 DNL "normally acceptable" noise exposure level for multi-family residential development set by General Plan Table SAF-1. It is estimated future West Foothill Boulevard traffic noise levels would reach 65 CNEL at distance of 170 feet from the center of West Foothill Boulevard.[5] At this distance, the six three-plex developments (exterior building facades and exterior uses areas) in the northern part of Planning Area 1 would be exposed to noise levels that exceed General Plan

[5] This calculation assumes a 4.5 dBA reduction in noise levels per doubling of distance since there is a vegetated median fronting most of the EUSP area and Planning Area 6 would consist of a vegetated buffer area.

policy levels without exterior attenuation; however, the conceptual grading plan for the proposed Project shows an approximately 6-foot-tall concrete block wall between West Foothill Boulevard and Planning Area 1. This wall would reduce traffic noise levels in Planning Area 1 by approximately 6.5 (in exterior use areas on the north side of the three-plexes, closer to West Foothill Boulevard) to 5 dBA (in exterior use areas on the south side of the three-plexes, farther away from West Foothill Boulevard). Thus, with the proposed wall, traffic noise levels in the northern portion of Planning Area 1 would range from 62 to 63 CNEL, which is below the normally acceptable threshold established by the General Plan.

Potential traffic noise levels of 68.5 CNEL are considered compatible with the Planning Area 6 buffer because this area will not be regularly occupied by EUSP residents and General Plan Table SAF-1 generally sets 70 CNEL as the normally acceptable noise level for recreation and open space land uses.

6.2.2 PLANNING AREAS 3, 4, AND 5 (SINGLE-FAMILY DWELLING UNITS)

Ambient noise monitoring in the center and southern parts of the Project area indicate noise exposure levels are approximately 55 to 56 DNL (see Table 4-1). These values are below the 60 DNL normally acceptable noise exposure level for single family residential development set by General Plan Table SAF-1.

6.3 MUNICIPAL CODE CONFORMANCE – EXTERIOR NOISE LEVELS

Section 9.40.070 of the City's Municipal Code (Maximum Residential Noise Levels) establishes the exterior noise standards for residential land uses shown in Table 6-1. These standards apply to the noise levels generated by the commercial and industrial lands that surround the proposed Project as they are received at the Project's property line (i.e., they do not apply to noise generated by the Project). Since the Municipal Code establishes these standards as the noise levels that may disturb or interfere with residential land uses, the following discussion summarizes the extent to which the existing ambient noise environment at the Project site exceeds Municipal Code standards and identifies measures that could reduce ambient noise to levels that meet Municipal Code standards.

Table 6-1: Municipal Code Maximum Exterior Residential Noise Standards

Time Period	30 minutes in any hour (L_{50})	15 minutes in any hour (L_{25})	5 minutes in any hour (L_{08})	1 minute in any hour ($L_{1.6}$)	Not Permitted (L_{max})
Daytime (7 AM to 10 PM)	55	60	65	70	75
Nighttime (10 PM to 7 AM)	45	50	55	60	65

Source: City of Upland 2019

As described in Section 4.2.1, MIG, Inc. conducted ambient noise level monitoring at the proposed Project site from approximately 11:30 AM on Monday, August 10 to approximately 11:30 AM on Thursday, August 13, 2020 (see Appendix B). In total, there were 94 daytime (7 AM to 10 PM) and 54 nighttime (10 PM to 7 AM) hours monitored. The number of hourly observations that exceeded a standard set forth in the City's Municipal Code is summarized in Table 6-2.

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Table 6-2: Ambient Noise Records that Exceed Code Standards					
Time Period	30 minutes in any hour (L_{50})	15 minutes in any hour (L_{25})	5 minutes in any hour (L_{08})	1 minute in any hour ($L_{1.6}$)	Not Permitted (L_{max})
Daytime (7 AM to 10 PM)					
Municipal Code Standard(A)	55	60	65	70	75
Hours Above Standard (LT1)	7	3	3	0	16
Hours Above Standard (LT2)	4	4	2	1	12
Hours Above Standard (ST1)	1	1	1	1	1
Hours Above Standard (ST2)	0	0	0	0	0
Hours Above Standard (ST3)	0	0	0	0	0
Total Hours Above Standard	12	8	6	2	29
Nighttime (10 PM to 7 AM)(B)					
Municipal Code Standard(A)	45	50	55	60	65
Hours Above Standard (LT1)	11	4	3	0	7
Hours Above Standard (LT2)	11	5	2	0	10
Total Hours Above Standard	22	9	5	0	17

Source: MIG, 2020 (see Appendix B).
(A) Standards from Municipal Code Section 9.40.070.
(B) There were no nighttime measurements at locations ST-1, ST-2, and ST-3.

As shown in Table 6-2, the ambient noise monitoring performed for this Report shows hourly daytime noise levels exceeded code standards between 2% ($L_{1.6}$) and 31% (L_{max}) of the time.

- Exceedances at LT-1 and LT-2: Ambient noise levels at LT-1 and LT-2 most commonly exceeded the City's L_{max} noise standard for residential land uses, with the highest measured noise level being approximately 83.3 dBA at LT-1 and 83.8 dBA at LT-2. The exceedance of the L_{max} standard was also typically associated with an exceedance of the other standards contained in the Municipal Code (e.g., L_{50}, L_{08}, etc.). In general, due to the nature of ambient noise monitoring, which is a composite of sounds from all sources, it is difficult to be certain whether exceedances are the result of a single activity or a combination of noise sources; however, it is likely that some if not most of the noise levels measures above standards is due to the adjacent commercial/industrial business operations, specifically, the service and testing of marine engines at GT Performance and, to a lesser degree, the operation of mechanical equipment at the water tanks, because:
  - L_{max} noise levels at LT-1 and LT-2 are higher than the observed noise levels from aircraft overflights and vehicle traffic observed throughout the Project area, indicating a different source of noise is likely responsible for measured Lmax noise levels;
  - LT-1 and LT-2 were located on the interior of the site, away from roadways but directly adjacent to the GT Performance marine engine servicing and testing facility;

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  - In general, exceedances of the Lmax and other standards most frequently occurred between the hours of 7 AM to 10 AM and 4 PM to 7 PM, indicative of a pattern of activities on adjacent land uses (see Appendix B); and
  - On a limited basis, field noise levels were directly observed to directly increase during audible marine servicing and testing activities.
- Exceedances at ST-1: The exceedance at ST-1 was due to traffic noise levels on West Foothill Boulevard. As discussed in Section 6.2.1, the proposed six-foot-tall concrete block wall between West Foothill Boulevard and Planning Area 1 would reduce traffic noise levels in Planning Area 1 by approximately 5 to 6.5 dBA and reduce noise to levels that conform with Municipal Code standards.

Based on the ambient noise monitoring results, MIG predicted L_{max} exterior noise levels at anticipated areas of concern for high noise levels, including four (4) property line locations, three (3) exterior yard locations, and two (2) building façade locations (see Figure 6-1: Modeled Noise Receivers). The predicted noise level at these locations are summarized in Table 6-3. The predictions are based on the location and elevation of the primary marine engine and testing area and noise receiver (based on the conceptual grading plan elevations) and include the estimated attenuation provided by the combination retaining/concrete block perimeter wall (the top of the wall ranges from approximately 6 feet to approximately 8 feet above conceptual finished grade in most areas).

Table 6-3: Proposed Noise Barrier Effectiveness Estimate

Receiver ID	Receiver Type(A)	Planning Area	Standard (dBA Lmax)	Predicted dBA L_{max}	Proposed Barrier Effectiveness(B)	Noise Level with Barrier (dBA L_{max})	Additional Attenuation Needed?
1	Property Line	1	75	84.7	-14.3	70.4	No
2	Property Line	3	75	84.0	-15.0	68.9	No
3	Property Line	3	75	85.2	-10.8	74.4	No
4	Property Line	3	75	83.1	-8.2	74.9	No
5	Exterior Yard	1	75	79.6	-5.8	73.8	No
6	Exterior Yard	1	75	82.5	-13.4	69.1	No
7	Exterior Yard	3	75	83.1	-6.3	76.7	Yes
8	Building Façade	1 and 5	75	83.1	-5	78.1	Yes
9	Building Facade	3	75	82.9	-5.5	77.3	Yes

Source: MIG (See Appendix B).
(A) Property line and exterior yard receivers were assumed to be 5 feet from the property line/yard boundary and be 5 five feet in height. Building façade receivers were assumed to be 10 to 12 feet above grade.
(B) Refer to Appendix B for barrier insertion loss estimates.

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Figure 6-1: Modeled Noise Receivers

As shown in Table 6-3, L_{max} noise levels with the proposed combination retaining/concrete block perimeter wall would reduce adjacent marine engine servicing and testing noise to levels below Municipal Code standards at most receiver locations, with the exception of Receivers 7 (exterior yard), 8 (building façade), and 9 (building façade). Receivers 8 and 9 are elevated building facades used to determine interion noise compatibility only (see Section 6.4). Receiver 7 is an exterior yard that would require an additional 1.8 dBs of attenuation to reduce exterior yard noise levels to less than 75 dBA L_{max}. Preliminary estimates based on the conceptual grading plan indicate a 12-foot-tall barrier would provide the additional attenuation necessary to meet this noise level, as shown in Table 6-4.

Table 6-4: Preliminary 12-Foot-Tall Barrier Attenuation Summary

Receiver ID	Receiver Type	Noise Level with Proposed Barrier (dBA L_{max})	Noise Level with 12-Foot-Tall Barrier (dBA L_{max})
4	Property Line	74.9	68.2
7	Exterior Yard	76.7	72.5
8	Building Façade	78.1	76.1
9	Building Facade	77.3	76.9

Source: MIG, Inc. (See Appendix B)

Refer to Section 6.5 for exterior noise reduction recommendations.

6.4 INTERIOR NOISE LEVEL COMPATIBILITY

The California Building Standards Code (see Section 4.3.2.1), the City's General Plan Safety Element (Policy SAF-1.3, see Section 4.3.4.2), and the 1981 CACLUCP (see Section 4.3.4.4) all establish that interior noise levels attributable to exterior noise sources shall not exceed 45 DNL or CNEL (as established by the local General Plan) for residential developments. As described above, daily noise exposure levels in the Project area would range from approximately 55 CNEL (in the central and southern parts of the Project area, see Section 6.2.2) to 63 CNEL (in the northern portion of the Project area near West Foothill Boulevard, see Section 6.2.1). As discussed in Section 5.4.1, standard construction techniques for new residential development typically provide a minimum exterior to interior noise attenuation (i.e., reduction) of 25 to 32 dBA with windows closed, which is sufficient to meet the 45 CNEL interior noise standard established local and state requirements.[6]

The California Green Building Standards Code establishes additional standards for interior noise levels that may apply to residential developments if a building is located within a 65 CNEL noise contour of an airport, freeway, railroad, industrial source, etc. or otherwise exposed to a noise level of 65 dBA on an hourly L_{eq} basis. As summarized above, the proposed Project would not locate any buildings within the 65 CNEL contour associated with either West Foothill Boulevard or Cable Airport. In addition, the single highest transportation and non-transportation hourly L_{eq} noise levels measured during the ambient noise monitoring conducted for this Report were 63.5 dBA l_{eq} and 61.7 dBA l_{eq}, respectively. These values do not exceed state requirements for additional interior noise attenuation in occupied rooms.

[6] The level of noise reduction may be approximately 2 to 3 dB less for vehicle traffic noise frequencies but will still be sufficient to meet the 45 CNEL standard for dwelling units near West Foothill Boulevard.

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Maximum noise levels at elevated building facades that directly front Planning Area 2 and GT Performance, Inc. marine engine servicing and testing activities may reach approximately 77 dBA with the 12-foot-tall barrier recommended in this Report. This exterior Lmax noise level would be attenuated to between 45 and 52 dBA L_{max} with standard construction techniques and windows closed. Since these noise levels would occur during the daytime, they would not intrude upon sleep activities. Furthermore, the ambient noise monitoring indicates that hourly L_{eq} values do not exceed 63.5 dBA and sustained short-term elevated noise levels ($L_{1.6}$ and greater, see Table 6-2) occur less frequently than L_{max} conditions. This indicates that interior L_{max} noise levels would not result in sustained interference of sensitive non-sleep activities such as conversation, quiet respite, etc.

6.5 LAND USE AND NOISE COMPATIBILITY RECOMMENDATIONS

To reduce the potential for exterior and interior noise and land use compatibility issues with City goals, policies, and standards that may occur as a result of the existing ambient noise environment at and in the vicinity of the proposed Project, MIG recommends the following existing noise environment reduction measures for the proposed Project:

- Existing Noise Environment Reduction Measure 1: Except as noted in Existing Noise Environment Reduction Measure 2, the proposed Project's combination retaining/perimeter walls shall:
  - Be constructed in a manner consistent with the finished grade and top of wall heights listed on the conceptual grading plan dated August 10, 2020; and
  - Non-retaining perimeter wall segments shall be constructed concrete block or similar material with a transmission loss (dBA) value of at least 20 (for the wall fronting West Foothill Boulevard) and 25 (for all other segments).
- Existing Noise Environment Reduction Measure 2: Beginning in the northwest corner of Planning Area 2 (as shown in Figure 2-3) and extending 300 feet south, the combination retaining/perimeter wall shall extend to height of 12 feet above the finished grade shown on the conceptual grading pan dated August 10, 2020. This wall height extension shall not be required if:
  - Documented evidence is provided that maximum noise levels associated with GT Performance, Inc. marine engine servicing and testing do not exceed 81 dBA L_{max} at the facility's property line. Such evidence may include updated source-oriented noise monitoring and schematics or other materials demonstrating the location and effectiveness of noise control measures installed at the GT Performance, Inc. facility.

The above recommendations would ensure the proposed Project's is designed and constructed in a manner that is compatible with the existing ambient noise environment and consistent with City goals, policies, and standards for residential noise exposure.

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7 REPORT PREPARERS AND REFERENCES

This Report was prepared by MIG under contract to Lewis Management Corp. This Report reflects the independent, objective, professional opinion of MIG. The following individuals were involved in the preparation and review of this Report:

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7.1 REFERENCES

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APPENDIX A: Conceptual Grading Plan (August 10, 2020)

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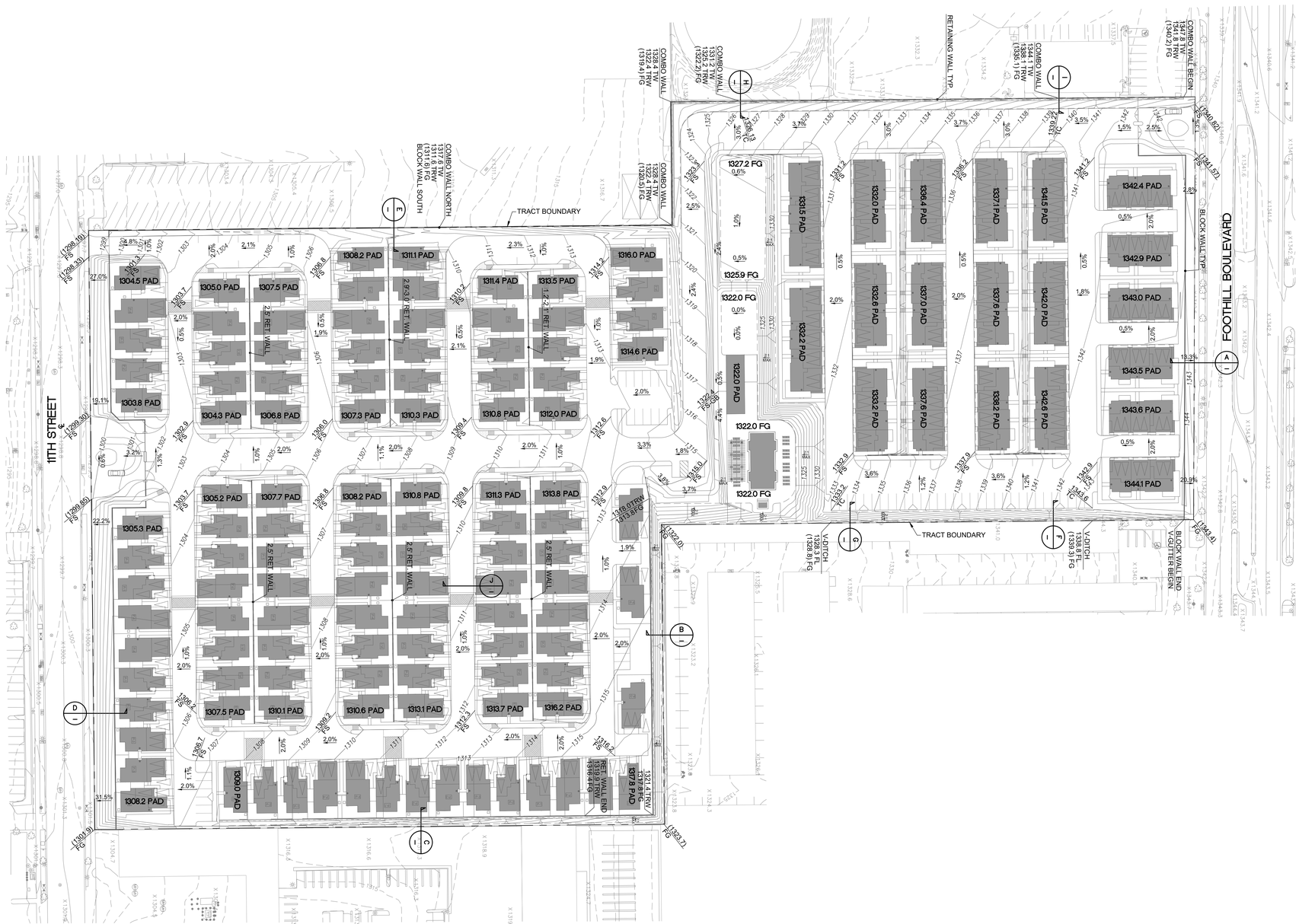

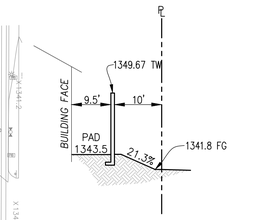

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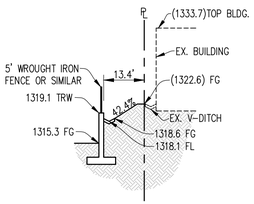

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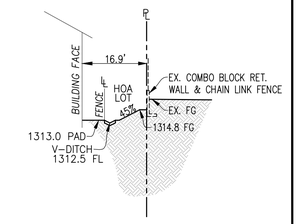

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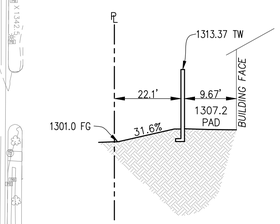

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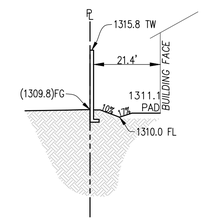

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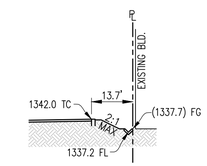

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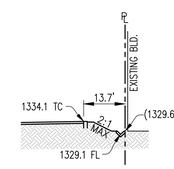

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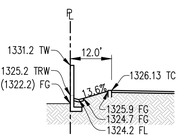

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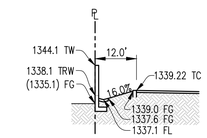

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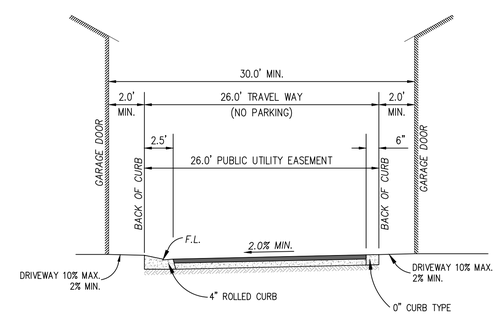

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CUT/FILL SUMMARY (RAW CALCULATION)

NAME	CUT FACTOR	FILL FACTOR	2D AREA	CUT	FILL	NET
TOTAL RG CUT-FILL	1.00	1.00	687,112 SQ. FT.	38,775 CU. YD.	36,047 CU. YD.	2,728 CU. YD.<CUT>

60' 40' 20' 0' 60' 120'
GRAPHIC SCALE: 1"=60'

BENCHMARK:
CITY OF UPLAND BM 10C-86
ELEV = 1354.03 (NGVD 29)

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

REVIEWED BY CITY STAFF

DEPARTMENT	INITIAL	DATE

APPROVED BY:
STEVE NIX, INTERIM PUBLIC WORKS DIRECTOR — DATE
R.C.E. 56810, EXP. 6/30/2021

RECOMMENDED BY:
ENGINEERING STAFF

RECOMMENDED BY:
DEVELOPMENT SERVICES

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CIVIL
STATE OF CALIFORNIA

CITY OF UPLAND

CONCEPTUAL GRADING PLAN
TENTATIVE TRACT MAP NO. 20366
THE ENCLAVE AT UPLAND

JOB NO. 20-2311
SHEET 1 OF 1
DRAWING NO.

LEWIS PLAN CONTROL | PLAN SET: A | DATE: 8/12/2020

FILE: U:\2020\20-2311 THE ENCLAVE AT UPLAND (LEWIS)\GRADING\CONCEPTUAL\ENCLAVE-CONCEPTUAL GRADING PLAN.DWG PLOT DATE: 8/12/2020

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APPENDIX B: Ambient Noise Data and Barrier Insertion Loss Estimates

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Summary

File Name on Meter	LxT_Data.034
File Name on PC	SLM_0005064_LxT_Data_034.00.ldbin
Serial Number	0005064
Model	SoundTrack LxT®
Firmware Version	2.402
User	
Location	
Job Description	
Note	

Measurement

Description	SLM1 West 11th Upland
Start	2020-08-10 11:35:00
Stop	2020-08-13 11:30:00
Duration	71:55:00.0
Run Time	71:55:00.0
Pause	00:00:00.0
Pre Calibration	2020-08-10 11:31:14
Post Calibration	2020-08-13 11:38:35
Calibration Deviation	0.24 dB

Overall Settings

RMS Weight	A Weighting
Peak Weight	A Weighting
Detector	Slow
Preamp	Direct
Microphone Correction	Off
Integration Method	Exponential
OBA Range	Normal
OBA Bandwidth	1/1 and 1/3
OBA Freq. Weighting	A Weighting
OBA Max Spectrum	At LMax
Overload	122.4 dB

Results

LASeq		53.7 dB	
LASE		107.8 dB	
EAS		6.685 mPa²h	
EAS8		743.614 µPa²h	
EAS40		3.718 mPa²h	
LASpeak (max)	2020-08-10 17:34:39		112.9 dB
LASmax	2020-08-11 18:19:50		83.3 dB
LASmin	2020-08-11 01:43:27		34.0 dB
SEA		-99.9 dB	

Community Noise	**Ldn**	**LDay 07:00-22:00**	**LNight 22:00-07:00**	**Lden**	**LDay 07:00-19:00**	**LEvening 19:00-22:00**	**LNight 22:00-07:00**
	56.0	55.4	47.0	56.6	55.7	53.0	47.0 dB

Statistics

LAS1.66	63.1 dB
LAS8.33	56.1 dB
LAS25.00	51.3 dB
LAS50.00	47.8 dB
LAS66.66	44.2 dB
LAS90.00	40.4 dB

Calibration History

Preamp	Date	dB re. 1V/Pa
Direct	2020-01-28 05:43:54	-28.6
PRMLxT1L	2020-08-13 11:38:31	-28.4
PRMLxT1L	2020-08-10 11:31:11	-28.6
PRMLxT1L	2020-07-30 09:12:21	-28.4
PRMLxT1L	2020-07-29 09:02:27	-28.5
PRMLxT1L	2020-07-28 16:11:28	-28.6
PRMLxT1L	2020-07-26 15:28:11	-28.5
PRMLxT1L	2020-07-26 15:26:11	-28.6
PRMLxT1L	2020-07-25 19:19:15	-28.6
PRMLxT1L	2020-07-24 16:58:48	-28.5
PRMLxT1L	2020-07-08 08:38:41	-28.6
PRMLxT1L	2020-04-09 08:11:17	-28.6

TABLE A1: SUMMARY OF SITE LT1 NOISE MONITORING DATA

Date	Time	Duration	Leq	DNL	Lmin	Lmax	L(1.6)	L(8.3)	L(25)	L(50)	L(66.6)	L(90)
8/10/2020	11:00 AM	25 Minutes	61.2	61.2	39.7	78.8	68.8	66.7	62.2	55.5	53.0	50.2
8/10/2020	12:00 PM	1-hour	58.8	58.8	37.9	78.2	66.5	64.5	59.3	53.5	51.7	47.6
8/10/2020	1:00 PM	1-hour	53.2	53.2	37.9	73.0	59.7	57.1	53.0	51.4	50.7	49.5
8/10/2020	2:00 PM	1-hour	58.3	58.3	39.6	75.2	63.0	61.3	59.3	57.5	56.4	54.1
8/10/2020	3:00 PM	1-hour	54.5	54.5	38.2	72.1	61.1	58.4	54.8	52.5	51.5	49.8
8/10/2020	4:00 PM	1-hour	50.1	50.1	38.2	65.7	56.3	54.3	51.1	47.9	46.2	44.3
8/10/2020	5:00 PM	1-hour	54.7	54.7	40.1	81.4	63.7	59.9	53.9	50.2	47.8	45.4
8/10/2020	6:00 PM	1-hour	48.4	48.4	38.8	66.1	54.4	52.3	49.4	46.7	45.2	43.6
8/10/2020	7:00 PM	1-hour	52.8	52.8	39.6	74.3	59.7	58.0	53.5	50.0	47.0	43.3
8/10/2020	8:00 PM	1-hour	56.5	56.5	41.0	71.1	61.8	60.2	57.5	54.8	53.5	52.2
8/10/2020	9:00 PM	1-hour	54.1	54.1	42.7	72.0	60.1	57.6	53.9	52.4	51.8	50.8
8/10/2020	10:00 PM	1-hour	51.2	61.2	41.2	64.6	54.2	53.4	51.8	50.7	50.2	49.3
8/10/2020	11:00 PM	1-hour	46.5	56.5	39.2	64.6	50.3	49.5	47.2	45.4	44.8	44.0
Daytime (7 AM to 10 PM)			*56.2*	*--*	*37.9*	*81.4*	*63.1*	*61.0*	*56.9*	*53.1*	*51.6*	*49.6*
Nightime (10 PM to 7 AM)			*49.5*	*--*	*39.2*	*64.6*	*52.7*	*51.9*	*50.1*	*48.8*	*48.3*	*47.4*
	24-hour DNL		*--*	*--*	*-*	*--*	*-*	*-*	*-*	*-*	*-*	*-*
Date	Time	Duration	Leq	DNL	Lmin	Lmax	L(1.6)	L(8.3)	L(25)	L(50)	L(66.6)	L(90)
8/11/2020	12:00 AM	1-hour	45.6	55.6	38.8	65.1	50.2	49.2	46.4	44.0	43.2	42.4
8/11/2020	1:00 AM	1-hour	42.6	52.6	34.0	58.5	46.2	45.0	43.7	41.9	40.8	39.8
8/11/2020	2:00 AM	1-hour	40.6	50.6	34.9	52.7	43.8	42.5	41.3	40.1	39.4	38.6
8/11/2020	3:00 AM	1-hour	43.1	53.1	36.5	72.7	53.7	43.9	41.5	40.4	39.9	39.1
8/11/2020	4:00 AM	1-hour	44.5	54.5	37.1	64.4	49.3	48.4	45.8	41.8	41.0	40.2
8/11/2020	5:00 AM	1-hour	51.3	61.3	39.7	73.5	57.7	56.6	51.6	48.3	47.3	43.6
8/11/2020	6:00 AM	1-hour	47.9	57.9	42.6	61.2	51.6	50.0	48.5	47.3	46.8	45.9
8/11/2020	7:00 AM	1-hour	56.9	56.9	42.7	69.2	61.8	60.4	58.0	55.9	54.4	52.4
8/11/2020	8:00 AM	1-hour	56.5	56.5	48.7	73.8	62.0	60.6	57.7	54.4	52.9	51.5
8/11/2020	9:00 AM	1-hour	57.0	57.0	49.0	82.7	65.0	61.8	57.7	52.2	51.3	50.7
8/11/2020	10:00 AM	1-hour	57.2	57.2	48.8	81.8	65.8	61.6	56.3	53.7	52.8	51.9
8/11/2020	11:00 AM	1-hour	53.4	53.4	49.0	64.5	56.3	55.2	53.9	53.1	52.7	51.8
8/11/2020	12:00 PM	1-hour	53.4	53.4	48.5	68.7	59.0	57.0	53.8	51.6	50.7	50.0
8/11/2020	1:00 PM	1-hour	56.4	56.4	48.8	74.1	60.9	59.3	56.8	55.4	54.7	54.2
8/11/2020	2:00 PM	1-hour	51.4	51.4	38.1	68.3	57.4	55.2	52.8	49.3	47.9	45.3
8/11/2020	3:00 PM	1-hour	53.8	53.8	47.8	68.2	59.4	57.4	54.3	52.3	51.5	50.7
8/11/2020	4:00 PM	1-hour	53.7	53.7	41.3	69.6	58.6	56.5	54.4	52.5	51.9	51.1
8/11/2020	5:00 PM	1-hour	50.4	50.4	39.2	72.6	58.2	54.3	50.9	48.0	46.4	44.3
8/11/2020	6:00 PM	1-hour	59.1	59.1	39.3	83.3	67.9	65.2	59.2	49.9	47.5	44.8
8/11/2020	7:00 PM	1-hour	56.8	56.8	39.0	77.8	64.8	61.8	57.8	52.6	50.0	45.2
8/11/2020	8:00 PM	1-hour	44.0	44.0	38.8	62.9	50.3	47.0	44.2	42.4	41.7	41.2
8/11/2020	9:00 PM	1-hour	49.4	49.4	42.1	66.1	54.4	52.7	50.1	48.0	47.0	46.3
8/11/2020	10:00 PM	1-hour	48.5	58.5	38.1	63.0	51.8	50.7	49.2	48.1	47.4	45.9
8/11/2020	11:00 PM	1-hour	43.3	53.3	38.9	56.8	46.1	45.2	43.8	42.8	42.5	41.9
Daytime (7 AM to 10 PM)			*55.2*	*--*	*38.1*	*83.3*	*62.2*	*59.6*	*55.7*	*52.4*	*51.3*	*50.1*
Nightime (10 PM to 7 AM)			*46.5*	*--*	*34.0*	*73.5*	*52.0*	*50.2*	*47.0*	*45.0*	*44.2*	*42.7*
	24-hour DNL		*--*	*55.7*	*-*	*--*	*-*	*-*	*-*	*-*	*-*	*-*

Date	Time	Duration	Leq	DNL	Lmin	Lmax	L(1.6)	L(8.3)	L(25)	L(50)	L(66.6)	L(90)
8/12/2020	12:00 AM	1-hour	42.1	52.1	37.1	56.2	46.7	44.2	42.2	41.4	40.9	40.4
8/12/2020	1:00 AM	1-hour	40.5	50.5	36.2	51.7	43.2	42.1	41.0	40.3	39.7	39.1
8/12/2020	2:00 AM	1-hour	41.9	51.9	36.7	53.4	45.3	43.6	42.3	41.6	40.9	40.4
8/12/2020	3:00 AM	1-hour	40.8	50.8	37.2	51.3	44.4	42.7	41.0	40.2	39.8	39.3
8/12/2020	4:00 AM	1-hour	44.2	54.2	38.3	55.6	46.9	45.7	44.7	43.9	43.5	43.0
8/12/2020	5:00 AM	1-hour	51.1	61.1	44.2	72.2	56.5	55.3	50.8	49.8	49.0	47.7
8/12/2020	6:00 AM	1-hour	49.2	59.2	43.0	67.6	53.2	51.0	49.8	48.6	48.1	47.2
8/12/2020	7:00 AM	1-hour	54.5	54.5	43.8	76.1	61.8	59.1	53.9	51.7	51.2	50.5
8/12/2020	8:00 AM	1-hour	53.7	53.7	43.8	69.4	59.9	57.9	53.8	51.4	50.7	50.1
8/12/2020	9:00 AM	1-hour	56.6	56.6	48.5	78.0	63.5	61.1	56.7	54.2	53.2	50.6
8/12/2020	10:00 AM	1-hour	52.3	52.3	48.1	68.2	57.4	55.8	52.7	50.8	50.3	49.5
8/12/2020	11:00 AM	1-hour	54.0	54.0	48.5	75.3	60.4	58.0	54.4	52.2	51.2	50.1
8/12/2020	12:00 PM	1-hour	52.8	52.8	48.6	64.7	55.9	54.7	53.5	52.4	51.8	51.0
8/12/2020	1:00 PM	1-hour	55.7	55.7	49.1	73.0	62.2	59.3	56.4	53.8	52.6	51.3
8/12/2020	2:00 PM	1-hour	55.1	55.1	49.1	70.1	61.1	58.7	55.1	53.4	52.8	52.0
8/12/2020	3:00 PM	1-hour	57.3	57.3	48.6	76.6	62.3	60.0	57.8	56.5	55.7	54.8
8/12/2020	4:00 PM	1-hour	56.5	56.5	40.2	81.2	65.4	61.3	55.8	52.3	50.8	49.6
8/12/2020	5:00 PM	1-hour	52.9	52.9	40.2	81.0	61.9	55.6	53.1	50.2	48.8	46.6
8/12/2020	6:00 PM	1-hour	48.2	48.2	40.4	61.8	53.1	51.3	49.4	47.2	46.0	43.9
8/12/2020	7:00 PM	1-hour	49.2	49.2	39.8	73.6	57.2	54.0	49.0	45.5	44.3	42.6
8/12/2020	8:00 PM	1-hour	50.4	50.4	38.2	67.3	55.3	53.8	51.6	49.1	47.6	46.2
8/12/2020	9:00 PM	1-hour	50.1	50.1	37.1	66.5	54.8	53.4	50.5	48.6	48.1	47.3
8/12/2020	10:00 PM	1-hour	47.4	57.4	38.4	58.0	49.2	48.3	47.9	47.3	47.0	46.2
8/12/2020	11:00 PM	1-hour	45.7	55.7	34.0	59.6	48.7	47.4	46.3	45.4	44.9	43.9
Daytime (7 AM to 10 PM)			*54.1*	*--*	*37.1*	*81.2*	*60.7*	*57.9*	*54.3*	*52.1*	*51.2*	*50.0*
Nightime (10 PM to 7 AM)			*46.3*	*--*	*34.0*	*72.2*	*50.4*	*49.0*	*46.6*	*45.6*	*45.1*	*44.2*
	24-hour DNL		*--*	*55.1*	*-*	*--*	*-*	*-*	*-*	*-*	*-*	*-*
Date	Time	Duration	Leq	DNL	Lmin	Lmax	L(1.6)	L(8.3)	L(25)	L(50)	L(66.6)	L(90)
8/13/2020	12:00 AM	1-hour	42.6	52.6	34.4	64.9	48.2	46.2	42.7	41.0	40.5	39.5
8/13/2020	1:00 AM	1-hour	40.9	50.9	35.3	48.0	42.8	41.9	41.2	40.7	40.4	40.0
8/13/2020	2:00 AM	1-hour	46.9	56.9	37.0	54.5	48.4	47.9	47.4	46.9	46.6	45.8
8/13/2020	3:00 AM	1-hour	48.5	58.5	37.1	52.0	49.6	49.3	49.0	48.5	48.2	47.4
8/13/2020	4:00 AM	1-hour	50.6	60.6	38.2	71.3	56.7	55.6	50.4	48.2	47.3	44.7
8/13/2020	5:00 AM	1-hour	49.2	59.2	38.6	70.0	54.8	53.2	49.4	47.7	46.6	45.7
8/13/2020	6:00 AM	1-hour	46.6	56.6	38.1	58.4	49.9	48.3	46.9	46.2	45.8	45.1
8/13/2020	7:00 AM	1-hour	53.8	53.8	42.5	76.8	61.0	58.1	53.7	51.2	50.3	49.6
8/13/2020	8:00 AM	1-hour	61.7	61.7	50.2	81.2	68.8	66.4	62.4	58.7	56.6	53.3
8/13/2020	9:00 AM	1-hour	53.5	53.5	48.8	71.9	60.6	57.0	53.3	51.1	50.6	50.0
8/13/2020	10:00 AM	1-hour	54.7	54.7	48.9	67.5	59.0	57.4	55.6	53.7	52.9	52.0
8/13/2020	11:00 AM	30-minutes	60.4	60.4	49.1	56.7	67.0	64.8	60.9	58.3	56.7	53.3
Daytime (7 AM to 10 PM)			*58.2*	*--*	*42.5*	*81.2*	*65.0*	*62.6*	*58.8*	*55.9*	*54.3*	*51.9*
Nightime (10 PM to 7 AM)			*47.5*	*--*	*34.4*	*71.3*	*52.0*	*50.8*	*47.7*	*46.5*	*45.9*	*44.8*
	24-hour DNL		*--*	*--*	*-*	*--*	*-*	*-*	*-*	*-*	*-*	*-*

TABLE A2: SUMMARY OF SITE LT1 NOISE MONITORING DATA (10-minute periods for comparison to ST sites)

Date	Time	Duration	Leq	Lmin	Lmax	L(1.6)	L(8.3)	L(25)	L(50)	L(66.6)	L(90)
8/10/2020	12:00 PM	10-minutes	55.5	41.3	71.0	62.1	59.9	58.0	50.8	49.6	44.6
8/10/2020	12:10 PM	10-minutes	63.9	37.9	78.2	71.5	69.7	64.4	58.3	56.2	52.8
8/10/2020	12:20 PM	10-minutes	58.3	39.7	74.7	66.9	63.9	57.9	54.6	52.9	48.3
8/10/2020	12:30 PM	10-minutes	57.7	38.8	71.7	65.4	63.6	58.2	51.8	50.1	42.5
8/10/2020	12:40 PM	10-minutes	54.4	38.3	70.4	62.7	60.8	54.7	46.9	44.9	41.9
8/10/2020	12:50 PM	10-minutes	51.4	38.0	67.9	58.1	57.1	50.2	47.6	46.9	44.4
8/10/2020	1:20 PM	10-minutes	55.9	38.8	63.2	58.8	57.7	56.5	55.6	55.2	54.4
8/10/2020	1:30 PM	10-minutes	54.6	40.0	63.0	58.4	56.4	55.2	54.4	53.8	52.0
8/10/2020	1:40 PM	10-minutes	50.8	40.1	64.4	56.9	55.1	51.6	48.9	47.6	46.0
8/10/2020	1:50 PM	10-minutes	47.2	38.7	61.0	52.0	50.5	47.8	45.8	45.3	44.4
8/10/2020	2:00 PM	10-minutes	50.4	41.3	67.4	58.0	54.0	50.0	48.5	47.7	46.4
8/10/2020	2:10 PM	10-minutes	50.2	39.7	62.1	55.1	53.5	51.3	49.3	47.8	45.6
8/10/2020	2:20 PM	10-minutes	65.1	46.1	75.2	69.3	67.7	66.1	64.5	63.4	61.2
8/10/2020	2:30 PM	10-minutes	55.2	40.8	66.0	60.1	58.3	56.5	54.5	53.1	49.6
8/10/2020	2:40 PM	10-minutes	53.4	41.1	68.6	60.5	59.1	54.2	48.9	47.5	45.6
8/10/2020	2:50 PM	10-minutes	49.5	39.6	64.5	54.8	53.2	51.5	47.9	46.2	43.1
8/10/2020	3:00 PM	10-minutes	46.2	40.1	59.7	51.0	50.2	47.1	44.3	43.9	42.9
8/10/2020	3:20 PM	10-minutes	52.5	39.3	72.1	62.4	56.6	50.4	48.4	48.0	47.6
8/10/2020	3:30 PM	10-minutes	54.1	38.7	67.8	61.6	58.7	53.9	51.9	50.3	48.1
8/10/2020	3:40 PM	10-minutes	56.9	40.1	69.6	63.9	62.0	57.5	53.7	51.7	48.2
8/10/2020	3:50 PM	10-minutes	52.3	38.7	66.7	60.1	56.0	52.5	49.4	47.6	44.8
8/10/2020	4:00 PM	10-minutes	50.9	41.2	63.7	58.2	55.2	51.0	48.4	47.2	45.8
8/10/2020	4:10 PM	10-minutes	50.3	39.3	60.9	55.3	53.5	51.5	49.2	47.9	45.7
8/10/2020	4:20 PM	10-minutes	49.9	39.5	61.2	55.7	53.4	51.1	47.7	46.8	45.8
8/10/2020	4:30 PM	10-minutes	52.5	39.9	65.7	59.0	57.5	53.9	49.4	45.9	42.8
8/10/2020	4:40 PM	10-minutes	49.4	38.2	62.9	55.4	53.8	50.2	47.5	45.6	42.4
8/10/2020	4:50 PM	10-minutes	43.0	38.5	56.4	49.3	45.5	43.3	41.9	41.2	40.3
8/10/2020	5:00 PM	10-minutes	43.1	40.1	52.0	46.4	44.6	43.6	42.7	42.3	41.5
8/10/2020	5:10 PM	10-minutes	48.4	40.6	62.9	54.9	52.7	48.9	46.0	44.3	43.3
8/10/2020	5:20 PM	10-minutes	45.8	40.4	53.9	49.6	48.6	46.7	45.2	44.1	42.9
8/10/2020	5:30 PM	10-minutes	60.2	40.6	81.4	70.1	65.3	59.0	55.3	52.2	49.0

TABLE A3: SUMMARY OF SITE LT1 NOISE MONITORING DATA (1-hour periods for comparison to ST sites)

Date	Time	Duration	Leq	Lmin	Lmax	L(1.6)	L(8.3)	L(25)	L(50)	L(66.6)	L(90)
8/10/2020	12:00 PM	1-hour	58.8	37.9	78.2	66.5	64.5	59.3	53.5	51.7	47.6
8/10/2020	1:20 PM	40-minutes	53.3	38.7	64.4	57.2	55.6	53.9	52.7	52.2	51.0
8/10/2020	2:00 PM	1-hour	58.3	39.6	75.2	63.0	61.3	59.3	57.5	56.4	54.1
8/10/2020	3:20 PM	40-minutes	54.4	38.7	72.1	62.2	59.0	54.4	51.4	49.7	47.4
8/10/2020	4:00 PM	1-hour	50.1	38.2	65.7	56.3	54.3	51.1	47.9	46.2	44.3
8/10/2020	5:00 PM	40-minutes	54.7	40.1	81.4	64.3	59.6	53.7	50.3	47.7	45.3

TABLE A4: SUMMARY OF SITE LT2 NOISE MONITORING DATA

Date	Time	Duration	Leq	DNL	Lmin	Lmax	L(1.6)	L(8.3)	L(25)	L(50)	L(66.6)	L(90)
8/10/2020	11:00 AM	25 Minutes	62.4	62.4	39.0	82.0	70.9	68.7	61.8	54.5	52.4	49.5
8/10/2020	12:00 PM	1-hour	59.6	59.6	37.6	80.3	68.3	65.7	58.4	52.7	50.7	46.7
8/10/2020	1:00 PM	1-hour	58.5	58.5	38.2	72.4	62.5	60.9	59.3	57.9	57.2	55.8
8/10/2020	2:00 PM	1-hour	51.0	51.0	39.1	69.5	58.0	55.8	51.9	47.9	46.0	43.9
8/10/2020	3:00 PM	1-hour	60.6	60.6	38.6	75.9	64.3	63.3	61.4	59.8	59.1	58.2
8/10/2020	4:00 PM	1-hour	48.9	48.9	39.3	66.5	54.9	53.1	50.1	46.9	45.3	42.9
8/10/2020	5:00 PM	1-hour	52.6	52.6	40.1	79.1	61.8	58.0	51.0	46.8	45.0	43.1
8/10/2020	6:00 PM	1-hour	47.5	47.5	39.7	65.0	53.2	51.3	48.4	45.9	44.5	42.8
8/10/2020	7:00 PM	1-hour	52.7	52.7	39.9	75.2	59.3	57.8	53.9	49.3	47.0	43.2
8/10/2020	8:00 PM	1-hour	55.2	55.2	39.1	73.7	62.2	60.1	56.0	52.3	50.3	47.9
8/10/2020	9:00 PM	1-hour	51.3	51.3	40.6	68.7	57.0	55.6	51.9	49.9	48.4	46.5
8/10/2020	10:00 PM	1-hour	48.3	58.3	40.2	65.9	53.5	52.2	49.4	46.3	45.3	43.4
8/10/2020	11:00 PM	1-hour	47.6	57.6	41.2	69.6	53.4	51.4	47.9	45.4	44.8	44.0
Daytime (7 AM to 10 PM)			57.1	--	37.6	82.0	64.3	62.1	57.1	53.7	52.6	51.0
Nightime (10 PM to 7 AM)			47.9	--	40.2	69.6	53.5	51.8	48.7	45.9	45.1	43.7
	24-hour DNL		--	--	-	--	-	-	-	-	-	-
Date	Time	Duration	Leq	DNL	Lmin	Lmax	L(1.6)	L(8.3)	L(25)	L(50)	L(66.6)	L(90)
8/11/2020	12:00 AM	1-hour	47.5	57.5	41.9	59.5	51.0	49.6	48.2	47.0	46.3	45.3
8/11/2020	1:00 AM	1-hour	42.9	52.9	35.3	55.8	46.0	44.9	43.6	42.4	41.6	40.8
8/11/2020	2:00 AM	1-hour	41.8	51.8	35.9	56.1	45.0	44.1	42.5	41.1	40.5	39.7
8/11/2020	3:00 AM	1-hour	42.1	52.1	37.0	50.2	44.7	43.7	42.7	41.8	41.4	40.6
8/11/2020	4:00 AM	1-hour	44.8	54.8	38.0	61.8	49.3	48.0	45.9	43.2	42.5	41.8
8/11/2020	5:00 AM	1-hour	51.6	61.6	41.3	71.4	57.2	55.6	52.6	49.9	48.8	46.1
8/11/2020	6:00 AM	1-hour	49.8	59.8	44.9	68.9	54.8	52.4	49.8	48.7	48.4	47.9
8/11/2020	7:00 AM	1-hour	55.5	55.5	41.4	71.9	61.4	59.9	56.3	53.6	52.1	49.8
8/11/2020	8:00 AM	1-hour	55.7	55.7	39.9	74.1	63.1	60.7	56.7	52.1	49.3	47.1
8/11/2020	9:00 AM	1-hour	55.6	55.6	39.6	82.2	64.4	61.3	56.0	48.0	45.5	43.1
8/11/2020	10:00 AM	1-hour	56.5	56.5	39.3	79.8	66.2	61.8	54.7	50.7	49.3	47.6
8/11/2020	11:00 AM	1-hour	49.8	49.8	40.0	70.4	56.3	52.9	50.4	48.7	47.5	45.4
8/11/2020	12:00 PM	1-hour	51.2	51.2	38.4	67.1	57.6	56.0	52.2	48.6	46.4	43.9
8/11/2020	1:00 PM	1-hour	61.0	61.0	40.0	73.2	64.4	63.1	61.6	60.3	59.8	59.4
8/11/2020	2:00 PM	1-hour	56.2	56.2	38.3	73.6	61.6	60.2	58.3	53.2	51.6	48.6
8/11/2020	3:00 PM	1-hour	55.2	55.2	39.6	72.9	60.2	59.1	57.3	53.1	51.7	48.1
8/11/2020	4:00 PM	1-hour	54.8	54.8	39.7	70.2	61.7	58.8	55.4	52.3	50.8	49.0
8/11/2020	5:00 PM	1-hour	49.0	49.0	38.0	66.6	55.3	53.3	49.8	46.8	45.3	42.8
8/11/2020	6:00 PM	1-hour	58.7	58.7	38.1	83.8	67.7	64.7	58.1	50.9	47.6	43.6
8/11/2020	7:00 PM	1-hour	56.2	56.2	38.4	76.4	63.6	61.1	57.2	52.3	50.5	44.8
8/11/2020	8:00 PM	1-hour	41.6	41.6	37.6	59.4	47.2	44.4	41.7	40.4	40.0	39.4
8/11/2020	9:00 PM	1-hour	47.9	47.9	38.8	63.5	53.6	51.5	48.6	46.7	44.9	43.6
8/11/2020	10:00 PM	1-hour	47.7	57.7	38.8	65.2	52.4	50.8	48.2	46.9	46.2	44.1
8/11/2020	11:00 PM	1-hour	43.9	53.9	40.0	53.8	46.0	45.1	44.2	43.6	43.4	42.9
Daytime (7 AM to 10 PM)			*55.6*	--	*37.6*	*83.8*	*62.5*	*60.0*	*56.2*	*52.7*	*51.4*	*49.9*
Nightime (10 PM to 7 AM)			*47.1*	--	*35.3*	*71.4*	*51.8*	*50.1*	*47.8*	*46.0*	*45.3*	*44.1*
	24-hour DNL		--	*56.2*	-	--	-	-	-	-	-	-

Date	Time	Duration	Leq	DNL	Lmin	Lmax	L(1.6)	L(8.3)	L(25)	L(50)	L(66.6)	L(90)
8/12/2020	12:00 AM	1-hour	42.9	52.9	38.3	54.7	46.5	44.5	43.2	42.5	42.1	41.6
8/12/2020	1:00 AM	1-hour	42.5	52.5	37.9	49.6	44.8	43.9	43.1	42.3	41.8	41.1
8/12/2020	2:00 AM	1-hour	42.5	52.5	38.1	53.4	45.0	43.9	42.8	42.3	41.9	41.5
8/12/2020	3:00 AM	1-hour	42.5	52.5	38.8	54.0	45.3	44.1	42.8	42.1	41.7	41.2
8/12/2020	4:00 AM	1-hour	45.9	55.9	41.1	63.6	49.6	47.2	46.1	45.6	45.3	44.8
8/12/2020	5:00 AM	1-hour	52.4	62.4	44.9	70.4	56.9	54.7	52.7	51.8	51.1	50.0
8/12/2020	6:00 AM	1-hour	51.1	61.1	45.4	72.0	56.4	52.8	51.3	50.1	49.7	49.3
8/12/2020	7:00 AM	1-hour	52.7	52.7	45.3	73.9	58.8	56.7	52.2	50.7	50.4	49.9
8/12/2020	8:00 AM	1-hour	50.9	50.9	38.7	68.4	57.4	55.1	51.8	48.4	47.1	45.4
8/12/2020	9:00 AM	1-hour	55.1	55.1	38.1	79.6	64.0	60.9	54.4	50.0	47.6	44.9
8/12/2020	10:00 AM	1-hour	50.4	50.4	38.1	69.9	58.2	55.3	50.7	46.7	45.2	43.1
8/12/2020	11:00 AM	1-hour	51.7	51.7	39.4	70.1	58.5	56.5	52.4	49.4	48.0	44.2
8/12/2020	12:00 PM	1-hour	47.1	47.1	39.1	62.5	52.5	50.3	47.7	45.9	45.0	43.9
8/12/2020	1:00 PM	1-hour	51.5	51.5	39.9	68.0	57.8	56.1	52.8	49.1	47.3	45.0
8/12/2020	2:00 PM	1-hour	52.8	52.8	40.4	72.1	59.8	57.3	53.3	50.2	48.9	47.1
8/12/2020	3:00 PM	1-hour	60.9	60.9	41.0	78.4	65.1	63.5	61.7	60.0	59.4	58.3
8/12/2020	4:00 PM	1-hour	54.5	54.5	38.0	76.9	63.4	60.0	54.0	49.4	46.4	44.5
8/12/2020	5:00 PM	1-hour	48.1	48.1	39.5	63.9	53.5	51.5	49.0	46.8	45.4	43.7
8/12/2020	6:00 PM	1-hour	45.6	45.6	39.6	64.4	51.6	48.6	46.1	44.3	43.3	42.0
8/12/2020	7:00 PM	1-hour	48.9	48.9	39.2	74.3	57.2	53.8	48.5	44.9	43.5	42.1
8/12/2020	8:00 PM	1-hour	46.4	46.4	37.5	63.0	51.5	50.1	48.1	44.4	42.1	40.9
8/12/2020	9:00 PM	1-hour	46.3	46.3	36.1	66.8	52.3	50.3	47.4	44.1	42.8	41.0
8/12/2020	10:00 PM	1-hour	41.3	51.3	35.6	58.2	45.8	43.4	41.9	40.7	40.1	39.0
8/12/2020	11:00 PM	1-hour	40.7	50.7	33.7	55.0	45.1	43.4	41.4	39.8	39.1	37.8
Daytime (7 AM to 10 PM)			*53.1*	*--*	*36.1*	*79.6*	*59.5*	*57.1*	*53.5*	*51.0*	*50.0*	*48.6*
Nightime (10 PM to 7 AM)			*46.9*	*--*	*33.7*	*72.0*	*51.4*	*48.8*	*47.2*	*46.3*	*45.8*	*45.0*
	24-hour DNL		*--*	*54.9*	*-*	*--*	*-*	*-*	*-*	*-*	*-*	*-*
Date	Time	Duration	Leq	DNL	Lmin	Lmax	L(1.6)	L(8.3)	L(25)	L(50)	L(66.6)	L(90)
8/13/2020	12:00 AM	1-hour	40.6	50.6	33.9	63.0	46.4	45.0	40.9	38.6	37.7	36.8
8/13/2020	1:00 AM	1-hour	40.9	50.9	35.5	56.0	44.5	42.9	41.4	40.4	39.9	39.1
8/13/2020	2:00 AM	1-hour	41.8	51.8	36.8	54.4	44.9	43.6	42.3	41.3	40.8	40.1
8/13/2020	3:00 AM	1-hour	41.9	51.9	34.7	52.0	44.4	43.6	42.6	41.6	41.0	40.2
8/13/2020	4:00 AM	1-hour	51.5	61.5	35.4	76.1	59.6	57.1	50.5	48.3	47.2	43.9
8/13/2020	5:00 AM	1-hour	49.5	59.5	41.6	67.3	54.8	52.7	50.0	48.1	47.6	46.7
8/13/2020	6:00 AM	1-hour	48.4	58.4	43.1	67.1	53.1	50.8	48.6	47.6	47.3	46.7
8/13/2020	7:00 AM	1-hour	53.1	53.1	43.7	74.3	59.1	57.3	53.5	51.0	50.1	49.1
8/13/2020	8:00 AM	1-hour	55.1	55.1	42.6	71.3	61.5	59.5	56.4	52.9	50.9	48.3
8/13/2020	9:00 AM	1-hour	47.9	47.9	38.3	65.9	54.0	51.6	48.9	45.7	44.3	42.7
8/13/2020	10:00 AM	1-hour	52.3	52.3	38.1	70.4	60.0	56.9	52.8	49.1	47.3	44.3
Daytime (7 AM to 10 PM)			*52.8*	*--*	*38.1*	*74.3*	*59.4*	*57.1*	*53.7*	*50.4*	*48.9*	*46.9*
Nightime (10 PM to 7 AM)			*47.1*	*--*	*33.9*	*76.1*	*53.4*	*51.2*	*46.9*	*45.3*	*44.6*	*43.4*
	24-hour DNL		*--*	*--*	*-*	*--*	*-*	*-*	*-*	*-*	*-*	*-*

TABLE A5: SUMMARY OF SITE LT2 NOISE MONITORING DATA (10-minute periods for comparison to ST sites)

Date	Time	Duration	Leq	Lmin	Lmax	L(1.6)	L(8.3)	L(25)	L(50)	L(66.6)	L(90)
8/10/2020	12:00 PM	10-Minutes	55.6	39.8	72.9	63.7	61.2	56.2	48.9	47.4	44.6
8/10/2020	12:10 PM	10-Minutes	64.9	39.0	80.3	73.7	71.3	63.3	57.7	55.6	52.3
8/10/2020	12:20 PM	10-Minutes	58.2	39.6	76.2	67.9	64.0	55.7	51.7	50.1	44.5
8/10/2020	12:30 PM	10-Minutes	59.6	39.0	73.8	68.3	65.8	59.0	52.5	50.0	42.3
8/10/2020	12:40 PM	10-Minutes	54.3	38.2	68.7	62.2	60.5	54.2	47.0	44.1	41.4
8/10/2020	12:50 PM	10-Minutes	50.6	37.6	64.8	57.0	54.5	52.5	48.8	47.7	43.3
8/10/2020	1:20 PM	10-minutes	63.4	38.8	70.8	66.3	65.1	64.1	63.0	62.6	61.8
8/10/2020	1:30 PM	10-minutes	62.1	38.6	72.4	65.9	64.5	63.1	61.7	60.8	58.4
8/10/2020	1:40 PM	10-minutes	50.6	39.4	62.2	55.8	54.2	51.4	49.3	48.0	45.1
8/10/2020	1:50 PM	10-minutes	45.9	38.6	56.5	49.6	48.0	46.6	45.5	44.8	43.3
8/10/2020	2:00 PM	10-minutes	50.5	40.3	62.6	55.7	54.0	51.8	49.2	47.6	45.1
8/10/2020	2:10 PM	10-minutes	50.3	40.4	65.1	56.7	54.5	50.8	48.7	47.4	45.1
8/10/2020	2:20 PM	10-minutes	46.8	40.1	65.9	54.5	52.0	46.5	43.4	42.9	42.0
8/10/2020	2:30 PM	10-minutes	49.4	39.8	64.8	56.3	53.7	49.7	47.1	46.1	44.4
8/10/2020	2:40 PM	10-minutes	54.0	39.8	69.5	62.1	59.5	54.3	48.5	46.2	44.2
8/10/2020	2:50 PM	10-minutes	51.6	39.1	67.5	57.7	56.6	54.1	48.2	44.1	41.3
8/10/2020	3:00 PM	10-minutes	45.2	38.8	60.3	51.4	49.3	46.8	41.9	41.0	40.4
8/10/2020	3:20 PM	10-minutes	57.3	39.3	73.9	64.4	61.7	56.4	54.8	54.4	53.9
8/10/2020	3:30 PM	10-minutes	52.7	39.9	65.3	58.6	56.6	53.7	51.2	49.2	47.0
8/10/2020	3:40 PM	10-minutes	57.9	40.0	71.3	65.1	63.1	58.8	53.8	51.4	48.3
8/10/2020	3:50 PM	10-minutes	51.8	39.5	65.6	58.4	56.8	51.8	49.2	47.7	44.3
8/10/2020	4:00 PM	10-minutes	47.6	39.9	59.0	53.6	51.1	48.5	45.6	44.6	43.1
8/10/2020	4:10 PM	10-minutes	47.6	39.5	60.8	51.3	50.3	49.0	47.6	46.1	42.3
8/10/2020	4:20 PM	10-minutes	48.8	39.9	58.2	54.2	52.8	49.9	46.8	45.6	44.1
8/10/2020	4:30 PM	10-minutes	51.8	40.2	66.5	58.7	57.2	53.2	48.1	45.1	42.6
8/10/2020	4:40 PM	10-minutes	49.6	39.3	61.6	55.1	53.0	51.1	48.4	46.6	43.7
8/10/2020	4:50 PM	10-minutes	44.9	39.5	58.8	51.7	49.0	44.3	43.0	42.3	41.0
8/10/2020	5:00 PM	10-minutes	43.4	40.1	52.6	48.1	45.7	43.7	42.8	42.3	41.4
8/10/2020	5:10 PM	10-minutes	48.7	41.6	62.4	54.9	52.4	49.5	46.9	45.6	44.4
8/10/2020	5:20 PM	10-minutes	53.0	40.7	75.8	63.0	58.9	48.9	43.4	42.8	42.1
8/10/2020	5:30 PM	10-minutes	43.6	42.4	45.1	44.8	44.4	43.8	43.4	43.3	42.9

TABLE A6: SUMMARY OF SITE LT2 NOISE MONITORING DATA (1-hour periods for comparison to ST sites)

Date	Time	Duration	Leq	Lmin	Lmax	L(1.6)	L(8.3)	L(25)	L(50)	L(66.6)	L(90)
8/10/2020	12:00 PM	1-hour	59.6	37.6	80.3	68.3	65.7	58.4	52.7	50.7	46.7
8/10/2020	1:20 PM	40-minutes	60.0	38.6	72.4	63.3	62.0	60.8	59.5	58.9	57.5
8/10/2020	2:00 PM	1-hour	51.0	39.1	69.5	58.0	55.8	51.9	47.9	46.0	43.9
8/10/2020	3:20 PM	40-minutes	55.7	39.3	73.9	62.7	60.4	56.0	52.8	51.4	49.9
8/10/2020	4:00 PM	1-hour	48.9	39.3	66.5	54.9	53.1	50.1	46.9	45.3	42.9
8/10/2020	5:00 PM	40-minutes	49.6	40.1	75.8	58.4	54.8	48.1	44.9	43.9	42.9

TABLE A7: SUMMARY OF SITE ST1 NOISE MONITORING DATA (10-minute period)

Date	Time	Duration	Leq	Lmin	Lmax	L(1.6)	L(8.3)	L(25)	L(50)	L(66.6)	L(90)
8/10/2020	12:00 PM	10-minute	62.3	48.9	73.3	68.4	65.8	63.5	61.0	58.8	55.7
8/10/2020	12:10 PM	10-minute	66.1	49.2	77.7	72.7	70.5	67.2	63.7	61.7	58.0
8/10/2020	12:20 PM	10-minute	63.8	49.5	77.6	72.0	67.4	64.1	61.9	59.7	56.1
8/10/2020	12:30 PM	10-minute	62.7	48.1	72.6	68.9	66.6	64.0	61.2	59.2	54.7
8/10/2020	12:40 PM	10-minute	62.4	48.7	71.8	68.6	66.7	63.8	60.6	58.2	54.1
8/10/2020	12:50 PM	10-minute	61.7	48.3	74.3	69.0	65.8	63.2	58.8	56.0	53.2

TABLE A8: SUMMARY OF SITE ST1 NOISE MONITORING DATA (1-hour period)

Date	Time	Duration	Leq	Lmin	Lmax	L(1.6)	L(8.3)	L(25)	L(50)	L(66.6)	L(90)
8/10/2020	12:00 PM	1-hour	63.5	48.1	77.7	70.3	67.5	64.5	61.5	59.3	55.6

TABLE A9: SUMMARY OF SITE ST2 NOISE MONITORING DATA (10-minute period)

Date	Time	Duration	Leq	Lmin	Lmax	L(1.6)	L(8.3)	L(25)	L(50)	L(66.6)	L(90)
8/10/2020	1:20 PM	10-minutes	53.9	44.6	69.8	61.7	58.7	53.2	51.1	50.2	48.5
8/10/2020	1:30 PM	10-minutes	52.0	43.4	64.0	57.7	55.6	52.9	50.5	49.3	48.0
8/10/2020	1:40 PM	10-minutes	53.6	42.6	64.9	58.9	57.4	55.0	51.9	49.9	48.4
8/10/2020	1:50 PM	10-minutes	52.8	43.6	65.3	59.8	56.8	53.4	50.7	49.3	47.3
8/10/2020	2:00 PM	10-minutes	56.2	44.8	71.6	64.3	60.0	56.2	53.4	51.8	49.4
8/10/2020	2:10 PM	10-minutes	55.7	43.6	66.5	61.8	59.9	56.6	53.7	52.0	49.8
8/10/2020	2:20 PM	10-minutes	51.2	44.6	61.4	56.8	55.1	51.7	49.5	48.7	47.1
8/10/2020	2:30 PM	10-minutes	52.9	43.9	67.3	59.7	56.9	52.9	50.8	49.7	48.0
8/10/2020	2:40 PM	10-minutes	58.6	45.7	69.9	64.9	62.7	59.2	56.2	55.3	54.2
8/10/2020	2:50 PM	10-minutes	59.8	45.4	69.4	64.3	62.7	60.7	59.1	57.7	56.8
8/10/2020	3:00 PM	10-minutes	50.9	42.3	65.0	58.5	55.2	51.1	48.2	47.2	45.2

TABLE A10: SUMMARY OF SITE ST2 NOISE MONITORING DATA (1-hour period)

Date	Time	Duration	Leq	Lmin	Lmax	L(1.6)	L(8.3)	L(25)	L(50)	L(66.6)	L(90)
8/10/2020	1:20 PM	40-minutes	53.1	42.6	69.8	59.8	57.2	53.7	51.1	49.7	48.1
8/10/2020	2:00 PM	1-hour	56.7	43.6	71.6	62.8	60.3	57.3	55.0	53.7	52.4

TABLE A11: SUMMARY OF SITE ST3 NOISE MONITORING DATA (10-minute period)

Date	Time	Duration	Leq	Lmin	Lmax	L(1.6)	L(8.3)	L(25)	L(50)	L(66.6)	L(90)
8/10/2020	3:20 PM	10-minutes	51.4	44.7	61.9	56.8	55.0	52.0	50.0	49.1	47.7
8/10/2020	3:30 PM	10-minutes	54.8	43.1	64.9	59.7	58.1	56.3	53.4	51.7	49.3
8/10/2020	3:40 PM	10-minutes	59.0	42.8	72.8	66.1	64.4	59.7	55.0	53.6	51.2
8/10/2020	3:50 PM	10-minutes	54.8	42.3	68.4	61.2	59.6	55.8	52.3	51.1	48.2
8/10/2020	4:00 PM	10-minutes	51.6	40.9	66.1	59.5	55.1	51.7	49.8	47.7	46.1
8/10/2020	4:10 PM	10-minutes	49.3	41.3	60.3	54.5	52.9	50.4	48.2	47.5	43.7
8/10/2020	4:20 PM	10-minutes	54.0	41.6	68.9	60.5	58.8	54.3	51.1	49.8	47.1
8/10/2020	4:30 PM	10-minutes	53.4	42.3	66.0	59.3	58.0	54.7	50.5	48.8	46.1
8/10/2020	4:40 PM	10-minutes	52.5	42.7	66.1	59.1	55.7	53.6	51.2	48.9	46.2
8/10/2020	4:50 PM	10-minutes	54.0	41.7	71.2	63.0	59.9	51.9	49.0	47.9	46.2
8/10/2020	5:00 PM	10-minutes	50.1	42.5	59.4	56.5	53.6	50.7	48.6	47.3	45.6
8/10/2020	5:10 PM	10-minutes	53.7	42.1	72.8	63.0	58.9	52.7	48.3	47.4	45.7
8/10/2020	5:20 PM	10-minutes	47.5	42.4	54.3	52.6	51.1	48.3	46.1	45.1	44.1
8/10/2020	5:30 PM	10-minutes	50.3	43.5	63.5	57.2	54.6	50.2	48.0	46.9	45.3

TABLE A12: SUMMARY OF SITE ST3 NOISE MONITORING DATA (1-hour period)

Date	Time	Duration	Leq	Lmin	Lmax	L(1.6)	L(8.3)	L(25)	L(50)	L(66.6)	L(90)
8/10/2020	3:20 PM	40-minutes	55.9	42.3	72.8	62.3	60.6	56.8	53.0	51.7	49.3
8/10/2020	4:00 PM	1-hour	52.7	40.9	71.2	60.0	57.3	53.0	50.1	48.5	46.0
8/10/2020	5:00 PM	40-minutes	51.0	42.1	72.8	59.0	55.5	50.8	47.8	46.8	45.2

The Enclave at Upland Project
West Foothill Boulecard - Upland, CA
Appendix B: Preliminary Barrier Insertion Loss Estimates
Prepared by MIG, Inc. October 2020

Preliminary Barrier Loss Insertion Estimates (Concept Grading Plan Wall Heights)

On-Site Noise Source	Reference Noise Data		Receiver				
	Distance	Hourly Lmax dBA	ID	Distance	Predicted Lmax dBA	Proposed Barrier Loss	Lmax Noise Level with Barrier
BOAT TESTING LMAX	3	120.0	PropLine01	175.0	84.7	14.3	70.4
BOAT TESTING LMAX	3	120.0	PropLine02	190.0	84.0	15.0	68.9
BOAT TESTING LMAX	3	120.0	PropLine03	165.0	85.2	10.8	74.4
BOAT TESTING LMAX	3	120.0	PropLine04	210.0	83.1	8.2	74.9
BOAT TESTING LMAX	3	120.0	Yard05	315.0	79.6	5.8	73.8
BOAT TESTING LMAX	3	120.0	Yard06	225.0	82.5	13.4	69.1
BOAT TESTING LMAX	3	120.0	Yard07	210.0	83.1	6.4	76.7
BOAT TESTING LMAX	3	120.0	Facade08	210.0	83.1	5.0	78.1
BOAT TESTING LMAX	3	120.0	Facade09	215.0	82.9	5.6	77.3

Preliminary Barrier Loss Insertion Estimates (Extended Wall Heights)

On-Site Noise Source	Reference Noise Data		Receiver				
	Distance	Hourly Lmax dBA	ID	Distance	Predicted Lmax dBA	Extended Barrier Loss	Lmax Noise Level with Barrier
BOAT TESTING LMAX	3	120.0	PropLine01	175.0	84.7	14.3	70.4
BOAT TESTING LMAX	3	120.0	PropLine02	190.0	84.0	15.0	68.9
BOAT TESTING LMAX	3	120.0	PropLine03	165.0	85.2	10.8	74.4
BOAT TESTING LMAX	3	120.0	PropLine04	210.0	83.1	14.9	68.2
BOAT TESTING LMAX	3	120.0	Yard05	315.0	79.6	5.8	73.8
BOAT TESTING LMAX	3	120.0	Yard06	225.0	82.5	13.4	69.1
BOAT TESTING LMAX	3	120.0	Yard07	210.0	83.1	10.6	72.5
BOAT TESTING LMAX	3	120.0	Facade08	210.0	83.1	7.0	76.1
BOAT TESTING LMAX	3	120.0	Facade09	215.0	82.9	6.0	76.9

The Enclave at Upland Project
West Foothill Boulecard - Upland, CA
Appendix B: Preliminary Barrier Insertion Loss Estimates
Prepared by MIG, Inc. October 2020

Property Line Receiver Concept Grading Plan Wall Height - Preliminary Effectiveness								
Receptor	**A**	**B**	**C**	**D**	**D1**	**D2**	**H1**	**H2**
PL01	175.20	6.40	180.05	180	175	5	-4.4	4.0
PL02	190.08	6.75	195.00	195	190	5	-1.0	4.5
PL03	165.01	5.62	170.00	170	165	5	1.0	2.6
PL04	210.04	5.31	215.08	215	210	5	6.0	1.8

Fresnel Number (N_0) and Barrier Insertion Loss Estimate				
Receptor	**δ (Feet)**	**λ (Feet)**	**N_0**	**Insertion Loss (dB)**
PL01	1.55	2.30	1.3486	14.33
PL02	1.83	2.30	1.5941	15.04
PL03	0.63	2.30	0.545	10.77
PL04	0.27	2.30	0.2369	8.24

Exterior Yard Receiver Concept Grading Plan Wall Heights - Preliminary Effectiveness								
Receptor	**A**	**B**	**C**	**D**	**D1**	**D2**	**H1**	**H2**
Y05	185.34	125.03	310.32	310	185	125	-14.0	-2.8
Y06	200.18	26.07	225.00	225	200	25	-1.0	7.4
Y07	160.01	50.09	210.01	210	160	50	1.5	3.1

Fresnel Number (N_0) and Barrier Insertion Loss Estimate				
Receptor	**δ (Feet)**	**λ (Feet)**	**N_0**	**Insertion Loss (dB)**
Y05	0.05	2.30	0.047	5.80
Y06	1.25	2.30	1.0837	13.42
Y07	0.10	2.30	0.084	6.36

Building Façade Receiver Concept Grading Plan Wall Heights - Preliminary Effectiveness								
Receptor	**A**	**B**	**C**	**D**	**D1**	**D2**	**H1**	**H2**
BF08	180.08	35.01	215.08	215	180	35	-6	-0.8
BF09	160.00	55.04	215.00	215	160	55	-1.4	-2.1

Fresnel Number (N_0) and Barrier Insertion Loss Estimate				
Receptor	**δ (Feet)**	**λ (Feet)**	**N_0**	**Insertion Loss (dB)**
BF08	0.00	2.30	0.0007	5.01
BF09	0.04	2.30	0.0324	5.56

Source Information		**Receiver Information**			**Barrier Information**		
Grade	height	ID	Grade	Heit	TW	H1	H2
1315	1320	PL01	1319.4	1324.4	1328.4	-4.4	4.0
		PL02	1316.0	1321.0	1325.5	-1.0	4.5
		PL03	1314.0	1319.0	1321.6	1.0	2.6
		PL04	1309.0	1314.0	1315.8	6.0	1.8
		Y05	1329.0	1334.0	1331.2	-14.0	-2.8
		Y06	1316.0	1321.0	1328.4	-1	7.4
		Y07	1313.5	1318.5	1321.6	1.5	3.1
		BF08	1316.0	1326.0	1325.2	-6	-0.8
		BF09	1311.4	1321.4	1319.3	-1.4	-2.1

Property Line Receiver Concept Grading Plan Wall Heights - 12-Foot-Tall Barrier Effectiveness								
Receptor	**A**	**B**	**C**	**D**	**D1**	**D2**	**H1**	**H2**
PL04	210.00	8.60	215.08	215	210	5	6.0	7.0
Fresnel Number (N_0) and Barrier Insertion Loss Estimate								
Receptor	**δ (Feet)**	**λ (Feet)**	**N_0**	**Insertion Loss (dB)**				
PL04	3.52	2.30	3.0617	17.84				

Exterior Yard Receiver Concept Grading Plan Wall Heights - 12-Foot-Tall Barrier Effectiveness								
Receptor	**A**	**B**	**C**	**D**	**D1**	**D2**	**H1**	**H2**
Y07	160.10	50.50	210.01	210	160	50	1.5	7.1
Fresnel Number (N_0) and Barrier Insertion Loss Estimate								
Receptor	**δ (Feet)**	**λ (Feet)**	**N_0**	**Insertion Loss (dB)**				
Y07	0.59	2.30	0.5167	10.59				

Building Façade Receiver Concept Grading Plan Wall Heights - 12-Foot-Tall Barrier Effectiveness								
Receptor	**A**	**B**	**C**	**D**	**D1**	**D2**	**H1**	**H2**
BF08	180.18	35.06	215.08	215	180	35	-6	2.0
BF09	160.04	55.04	215.00	215	160	55	-1.4	2.0
Fresnel Number (N_0) and Barrier Insertion Loss Estimate								
Receptor	**δ (Feet)**	**λ (Feet)**	**N_0**	**Insertion Loss (dB)**				
BF08	0.15	2.30	0.1314	7.01				
BF09	0.07	2.30	0.0591	5.99				

Source Information		**Receiver Information**			**Barrier Information**		
Grade	height	ID	Grade	Heit	TW	H1	H2
1315	1320	PL01	1319.4	1324.4	1328.4	-4.4	4.0
		PL02	1316.0	1321.0	1325.5	-1.0	4.5
		PL03	1314.0	1319.0	1321.6	1.0	2.6
		PL04	1309.0	1314.0	1321.0	6.0	7.0
		Y05	1329.0	1334.0	1331.2	-14.0	-2.8
		Y06	1316.0	1321.0	1328.4	-1	7.4
		Y07	1313.5	1318.5	1325.6	1.5	7.1
		BF08	1316.0	1326.0	1328.0	-6	2.0
		BF09	1311.4	1321.4	1323.4	-1.4	2.0

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APPENDIX C: Airport Land Use Compatibility Plan – Referenced Figures

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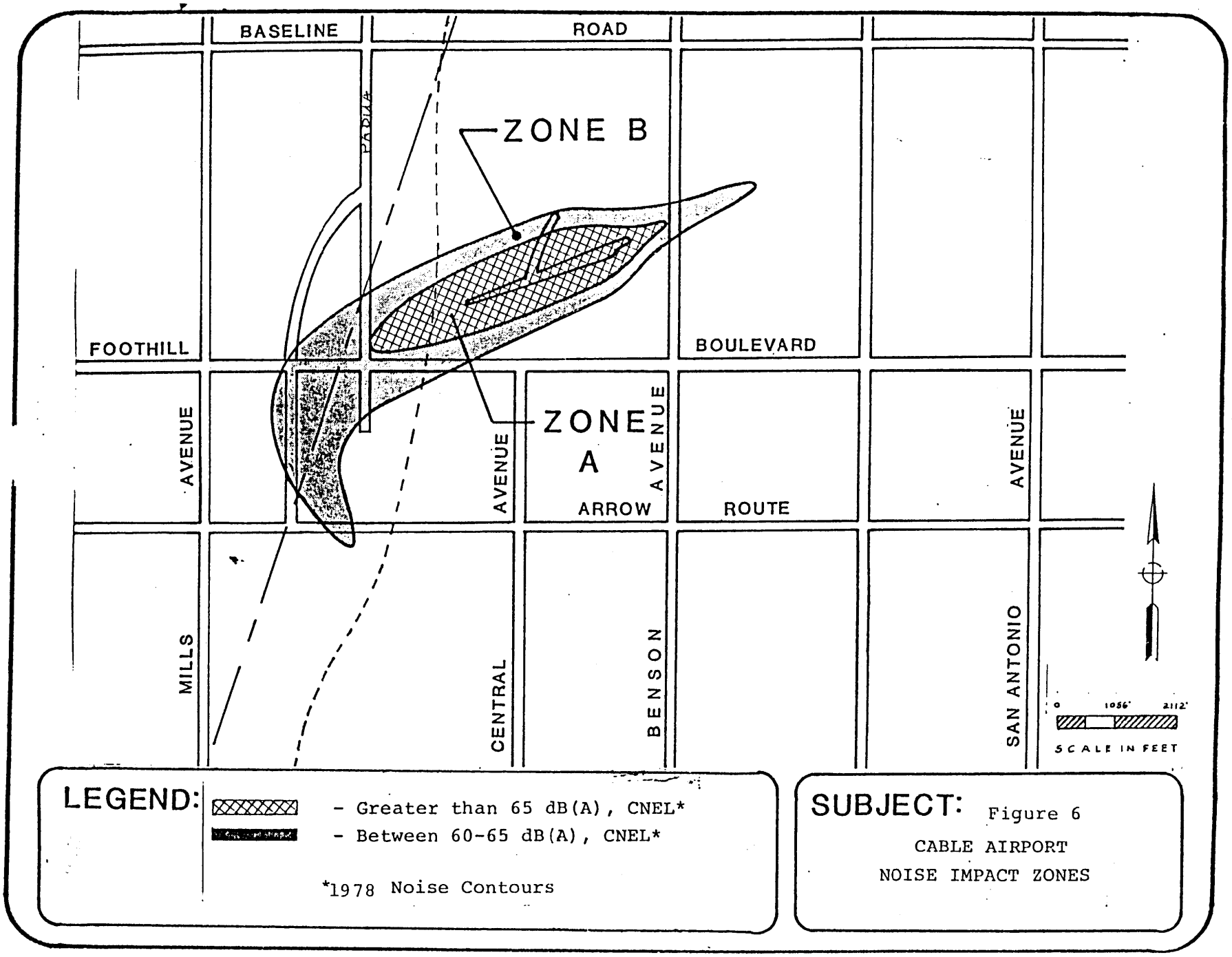
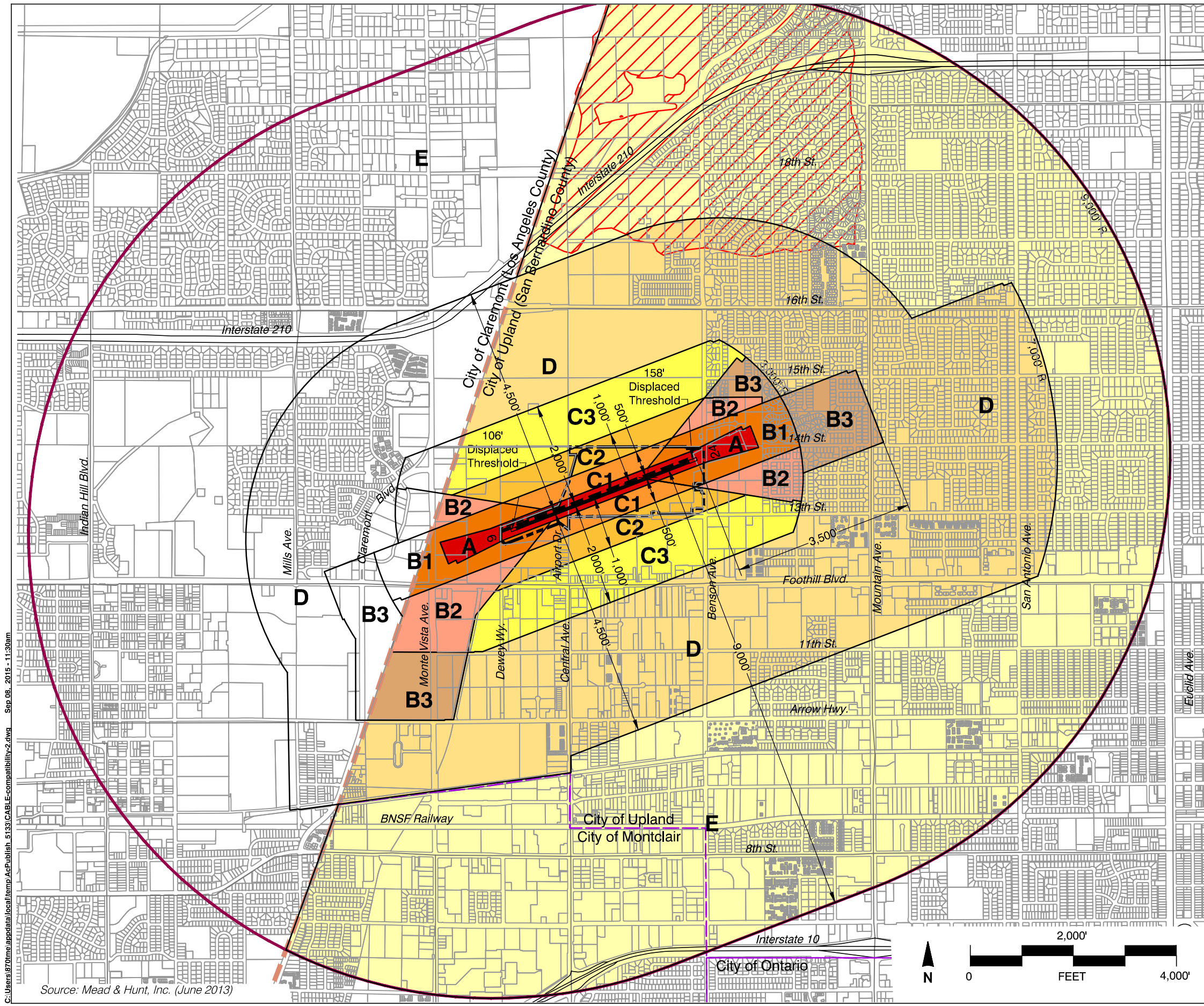

BASELINE
ROAD
ZONE B
ZONE A
FOOTHILL
BOULEVARD
AVENUE
AVENUE
AVENUE
AVENUE
ARROW
ROUTE
MILLS
CENTRAL
BENSON
SAN ANTONIO
0
1056'
2112'
SCALE IN FEET
LEGEND:
- Greater than 65 dB(A), CNEL*
- Between 60-65 dB(A), CNEL*
*1978 Noise Contours
SUBJECT: Figure 6
CABLE AIRPORT
NOISE IMPACT ZONES



Legend

Boundary Lines

- Airport Property
- Existing Runway 6-24 Length: 3,864'
- Future Runway 6-24 Length: 3,864'
- Airport Influence Area
- High Terrain Zone

Compatibility Zones

- Zone A
- Zone B1
- Zone B2
- Zone B3
- Zone C1
- Zone C2
- Zone C3
- Zone D
- Zone E

Notes

1. See Table 3A for applicable criteria.
2. Policies apply only within San Bernardino County jurisdictions.

Cable Airport
Land Use Compatibility Plan
(September 2015)

Map 3A

Compatibility Policy Map

Cable Airport

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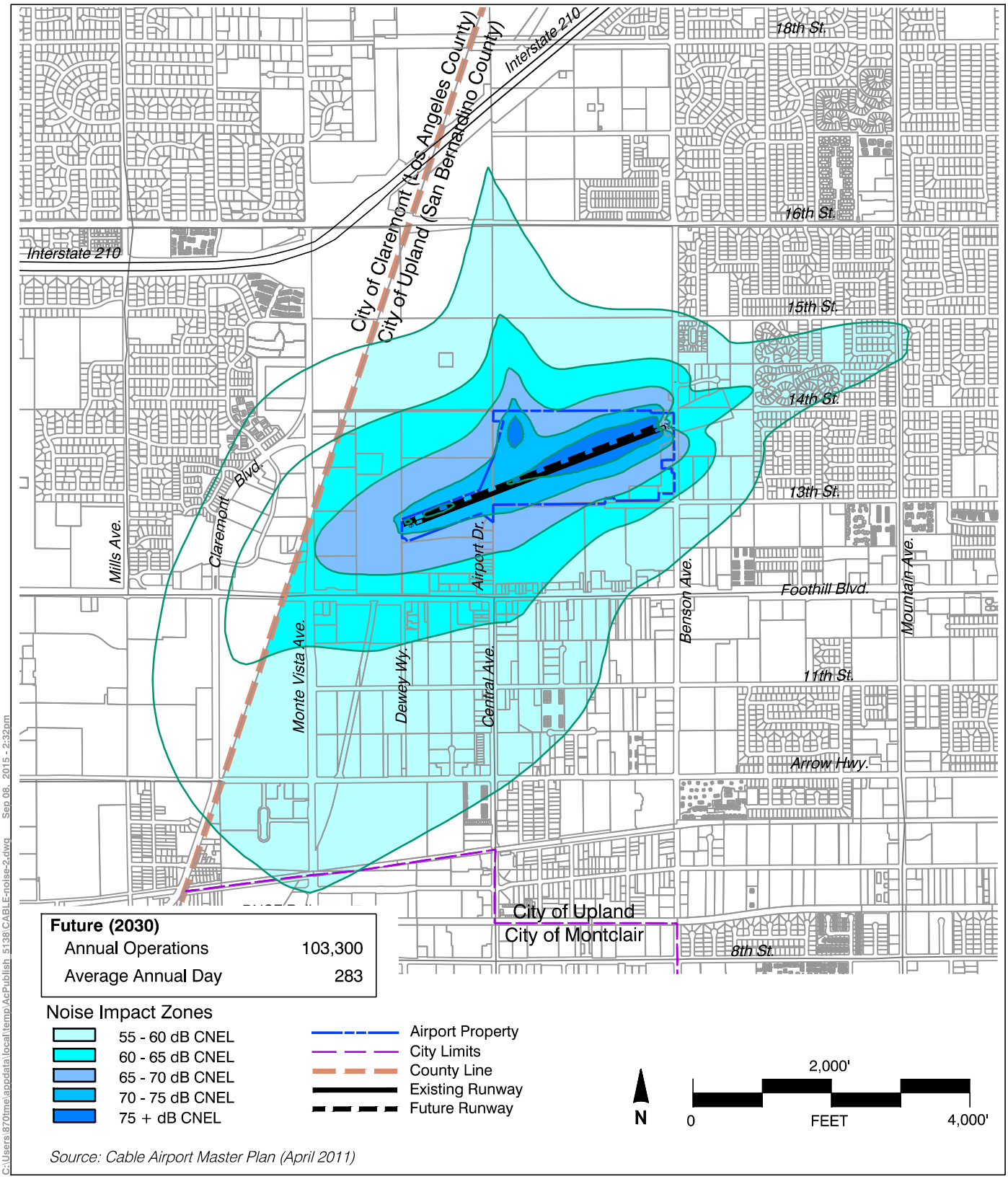
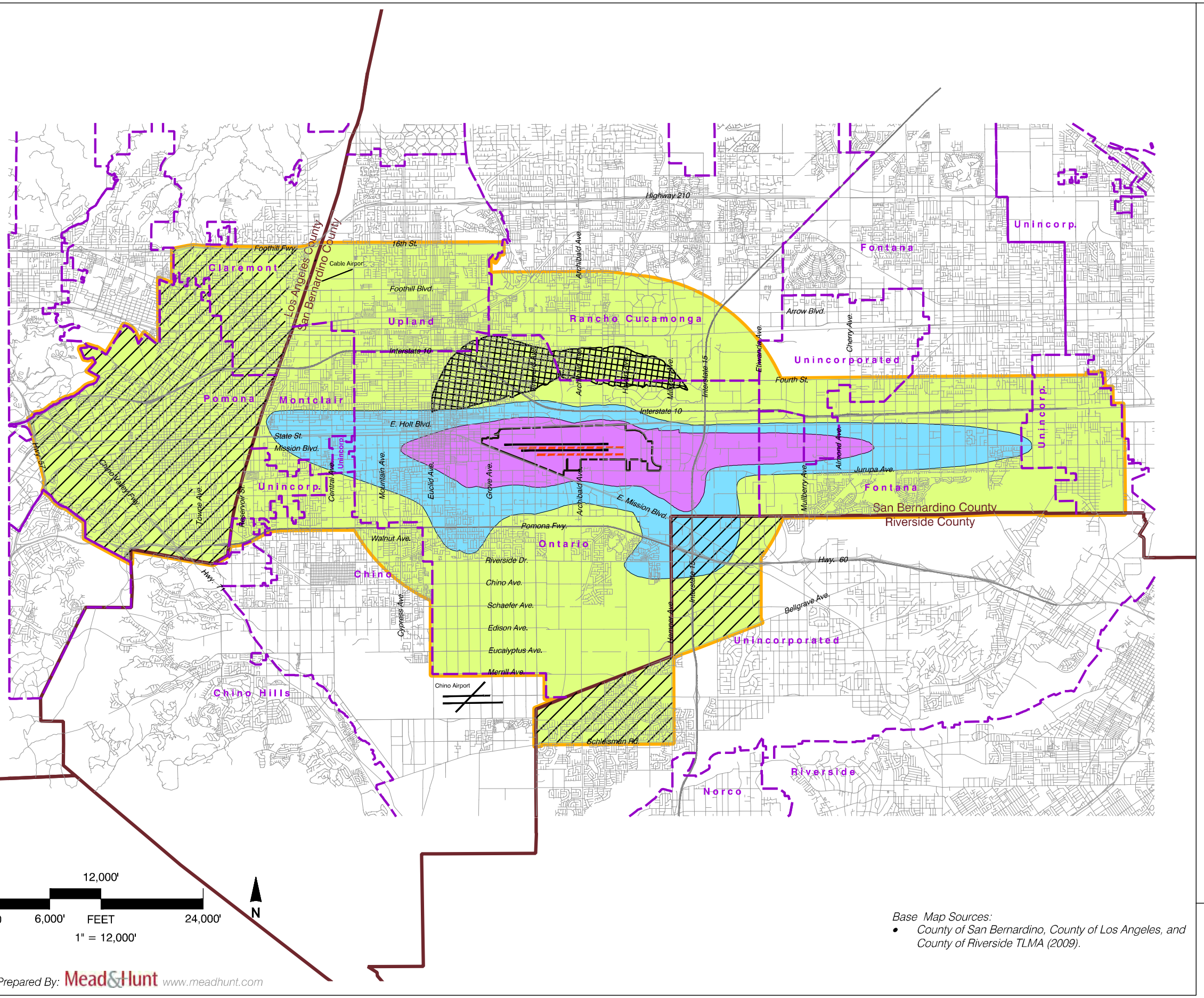


Source: Cable Airport Master Plan (April 2011)

Map 3E

Future Noise Impact Area

Cable Airport



LEGEND

Boundary Lines

- Airport Property Line
- County Line
- City Limits
- Street
- Existing Runways } Runway 8L-26R
- Future Runways } Runway 8R-26L

Policy Boundaries

- Airport Influence Area[4]
- Advisory Area (outside San Bernardino County)[5]
- High Terrain Zone

Overflight Notification Zones[1]

- Avigation Easement Dedication (composite)[2]
- Recorded Overflight Notification[3]
- Real Estate Transaction Disclosure[4]

NOTES

1. See **Section 6.4** for overflight policies.
2. Avigation easement dedication required for new development within all safety zones, the 65 dB contour, inner portions of the airspace protection zones and high terrain zone. See **Policy SP1**.
3. Recorded Overflight Notification required for new development within 60 dB contour, except where Avigation Easement Dedication applies.
4. Real Estate Transaction Disclosure policy applies within entire Airport Influence Area (AIA) including areas requiring Avigation Easement Dedication and Recorded Overflight Notification.
5. Overflight policies are informational outside of San Bernardino County.

ONTARIO AIRPORT PLANNING

LA/Ontario International Airport
Land Use Compatibility Plan

Base Map Sources:
- *County of San Bernardino, County of Los Angeles, and County of Riverside TLMA (2009).*

Map 2-5

Compatibility Policy Map: Overflight Notification Zones

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APPENDIX D: Resume for Chris Dugan, MIG

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Christopher Dugan

Director of Air Quality, GHG, and Noise Services

AREAS OF EXPERTISE

Noise / Air Quality / Greenhouse Gas Impact Analysis

QUALIFICATIONS

Christopher Dugan has 15 years' experience planning, preparing and managing environmental compliance documents required by local, state, and federal regulations, including the California Environmental Quality Act (CEQA), the Clean Air Act, the Occupational Safety and Health Act, and local zoning / general plan requirements. Mr. Dugan has served as CEQA project manager and technical analyst for numerous industrial and municipal development projects and is particularly skilled at communicating technical concepts and impacts to community, decision-maker, and other interested stakeholders.

Mr. Dugan prepares technical environmental analyses, including noise monitoring and noise impact assessments, to support CEQA review, mitigation monitoring, and other compliance needs. He has monitored noise levels from construction equipment, traffic, public events, and stationary equipment and has assessed the compatibility of pre- and post-project noise levels with zoning standards, general plan standards, and general quality of life standards. He has presented noise impact findings to decision-making bodies and worked with community members, project architects, municipal staff, and project proponents to developed mitigation in the form of operating restrictions, sound barriers, and sound power output limits.

Mr. Dugan's technical noise assessments involve the use of the FHWA Traffic Noise Model, the FHWA Roadway Construction Noise Model, and other computer programs that incorporate standard and proprietary acoustical algorithms that aid in the prediction of mobile and stationary source noise levels.

EDUCATION

- Bachelor of Science, Natural Resource Management, Cook College, Rutgers University, New Jersey, 2002.

RELEVANT NOISE IMPACT ANALYSIS EXPERIENCE

- 7-Eleven Project Noise and Vibration Technical Memorandum. *Lakewood, California*
- 7-Eleven Project Noise and Vibration Technical Memorandum (to support CEQA Categorical Exemption.) *Bellflower, California*
- Southwest Fontana Logistics Center Construction Noise Reduction Compliance Plan. *Fontana, California.*
- Acoustical Analysis for the Chino Hills Mixed Use Project. *Chino Hills, California.*
- General Drive Industrial Park Operational Noise Analysis. *Jurupa Valley, California.*
- Pismocean Music Festival Noise Monitoring Technical Memorandum. *Oceano Dunes State Vehicular Recreation Area, Oceano, California.*
- Southwest Fontana Logistics Center Project Construction Noise Reduction Compliance Plan. *Fontana, California.*
- Half Moon Bay Building and Garden Concrete Batch Plant Replacement Project EIR Noise Impact Analysis. *Half Moon Bay, California.*
- South 115 kV Transmission Line and Substation Project EIR Noise Impact Analysis. *Merced County, California.*
- Guadalupe Landfill Gas to Energy Facility Relocation Project EIR Peer Review and Noise Impact Analysis. *San Jose, California.*
- Redwood Landfill and Recycling Center Use Permit Noise Monitoring. *Novato, California.*
- City of Menifee Noise Peer Review Services (numerous projects). *Menifee, California.*
- Carlmont High School Usher Fields Lights Project IS/MND. *Carlmont, California.*

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Transportation
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Pasadena
Irvine
San Diego
Woodland Hills

October 8, 2020

Mr. Bob Prasse
MIG
1500 Iowa Avenue, Suite 110
Riverside, California 92507

LLG Reference: 2.20.4323.1

Subject: **Traffic Impact Assessment for the Proposed The Enclave at Upland Project**
Upland, California

Dear Mr. Prasse:

Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this Traffic Impact Assessment for the proposed The Enclave at Upland Project (herein referred to as "Project"), located south of Foothill Boulevard and north of 11th Street, generally between Central Avenue and Dewey Way, in the City of Upland, California. ***Figure 1*** presents a Vicinity Map, which illustrates the general location of the project site and depicts the surrounding street system and ***Figure 2*** presents an existing site aerial. This letter report will summarize the traffic generation forecast for the proposed Project in comparison to what was previously entitled for the project site in *The Enclave at Upland Traffic Impact Analysis Report,* prepared by Translutions, Inc., dated June 8, 2015 and will also provide a qualitative Vehicle Miles Traveled (VMT) assessment.

PROJECT DESCRIPTION

Prior Entitled Project Description

The prior project description (hereinafter referred to as Prior Approved Project) as contained and analyzed within *The Enclave at Upland Traffic Impact Analysis Report* consisted of 350 single family dwelling units.

Proposed Project Description

Figure 3 presents the proposed site plan for the Project, prepared by Adams Streeter Civil Engineers. As shown in *Figure 3,* the proposed Project will consist of a total of 192 residential dwelling units. Of this total, there are 116 single family dwelling units and 76 multi-family attached dwelling units. Access for the

Philip M. Linscott, PE (1924-2000)
Jack M. Greenspan, PE (Ret.)
William A. Law, PE (Ret.)
Paul W. Wilkinson, PE
John P. Keating, PE
David S. Shender, PE
John A. Boarman, PE
Clare M. Look-Jaeger, PE
Richard E. Barretto, PE
Keil D. Maberry, PE

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proposed Project will be provided via one gated right-turn in/right-turn out only driveway located along Foothill Boulevard, one gated full access driveway located along 11th Street and one gated emergency access only driveway located along 11th Street (i.e. westerly driveway).

PROJECT TRAFFIC GENERATION FORECAST

Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Generation equations and/or rates used in the traffic forecasting procedure are found in the Tenth Edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE) [Washington D.C., 2017].

Table 1, located at the rear of this letter report following the figures, summarizes the trip generation rates and associated forecast for the proposed Project and Prior Approved Project for a typical weekday. As shown in the upper portion of *Table 1*, the trip generation potential of the proposed Project was estimated based on ITE Land Use 210: Single Family Detached Housing trip rates and ITE Land Use 220: Multi-Family Housing Low Rise trip rates. The trip generation potential of the Prior Approved Project is based on information contained within *The Enclave at Upland Traffic Impact Analysis Report,* prepared by Translutions, Inc., dated June 8, 2015 (i.e. Table A – Project Trip Generation).

As shown in the middle portion of *Table 1,* the proposed Project is forecast to generate 1,651 daily trips, with 121 trips (30 inbound, 91 outbound) produced in the AM peak hour and 158 trips (99 inbound, 59 outbound) produced in the PM peak hour on a "typical" weekday. As further shown in the middle portion of *Table 1,* the Prior Approved Project is forecast to generate 3,332 daily trips, with 263 trips (66 inbound, 197 outbound) produced in the AM peak hour and 350 trips (221 inbound, 129 outbound) produced in the PM peak hour on a "typical" weekday.

Please note that based on common traffic engineering practices, the traffic generated by the Prior Approved Project (i.e. entitled land use) may be considered to represent an inferred "trip budget" for the project site, against which the impact of the proposed Project might be compared. As shown in the last row of *Table 1,* comparison of the trips generated by the Prior Approved Project to the trips generated by the proposed Project shows that the proposed Project will generate 1,681 fewer daily trips, 142 fewer AM peak hour trips and 192 fewer PM peak hour trips. As a result, based on the net daily, AM peak hour and PM peak hour trip generation decrease with the proposed Project, the proposed Project will have a lesser impact on the existing surrounding

transportation system than the Prior Approved Project. Therefore, the findings and conclusions presented in *The Enclave at Upland Traffic Impact Analysis Report,* prepared by Translutions, Inc., dated June 8, 2015 are the worst case and the proposed Project will have a lesser impact on the nineteen (19) key study intersections evaluated previously.

ON-SITE CIRCULATION EVALUATION

The on-site circulation layout of the proposed Project as illustrated in *Figure 3* on an overall basis is adequate. Curb return radii are generally adequate for small service/delivery (FedEx, UPS) trucks and trash trucks.

VEHICLE MILES TRAVELED (VMT) ANALYSIS

The purpose of this Vehicle Miles Traveled (VMT) analysis is to evaluate the Project based on Senate Bill 743 (SB 743) requirements consistent with the *Technical Advisory on Evaluating Transportation Impacts In California Environmental Quality Act* (CEQA), December 2018, prepared by the State of California Governor's Office of Planning and Research (OPR) and *City of Upland Traffic Impact Analysis Guidelines,* dated July 2020.

Given that the Project site has an existing entitlement that included CEQA compliance and approval, the burden of the new project from a CEQA standpoint is to show that the proposed Project has a lesser than or equal transportation impact based on VMT. Therefore, based on the fact that the proposed Project consists of the same VMT criteria component (VMT/capita) and significantly less development units (i.e. 158 DU fewer), it can be determined that the proposed Project will have a lesser VMT impact than the entitled project on a CEQA basis and can be presumed to have a less than significant transportation impact.

CONCLUSION

- Comparison of the trips generated by the Prior Approved Project to the trips generated by the proposed Project shows that the proposed Project will generate 1,681 fewer daily trips, 142 fewer AM peak hour trips and 192 fewer PM peak hour trips. As a result, based on the net daily, AM peak hour and PM peak hour trip generation decrease with the proposed Project, the proposed Project will have a lesser impact on the existing surrounding transportation system than the Prior Approved Project. Therefore, the findings and conclusions presented in *The*

LINSCOTT LAW & GREENSPAN engineers

Enclave at Upland Traffic Impact Analysis Report, prepared by Translutions, Inc., dated June 8, 2015 are the worst case and the proposed Project will have a lesser impact on the nineteen (19) key study intersections evaluated previously.

- The on-site circulation layout of the proposed Project as illustrated in *Figure 3* on an overall basis is adequate. Curb return radii are generally adequate for small service/delivery (FedEx, UPS) trucks and trash trucks.

- Given that the Project site has an existing entitlement that included CEQA compliance and approval, the burden of the new project from a CEQA standpoint is to show that the proposed Project has a lesser than or equal transportation impact based on VMT. Therefore, based on the fact that the proposed Project consists of the same VMT criteria component (VMT/capita) and significantly less development units (i.e. 158 DU fewer), it can be determined that the proposed Project will have a lesser VMT impact than the entitled project on a CEQA basis and can be presumed to have a less than significant transportation impact.

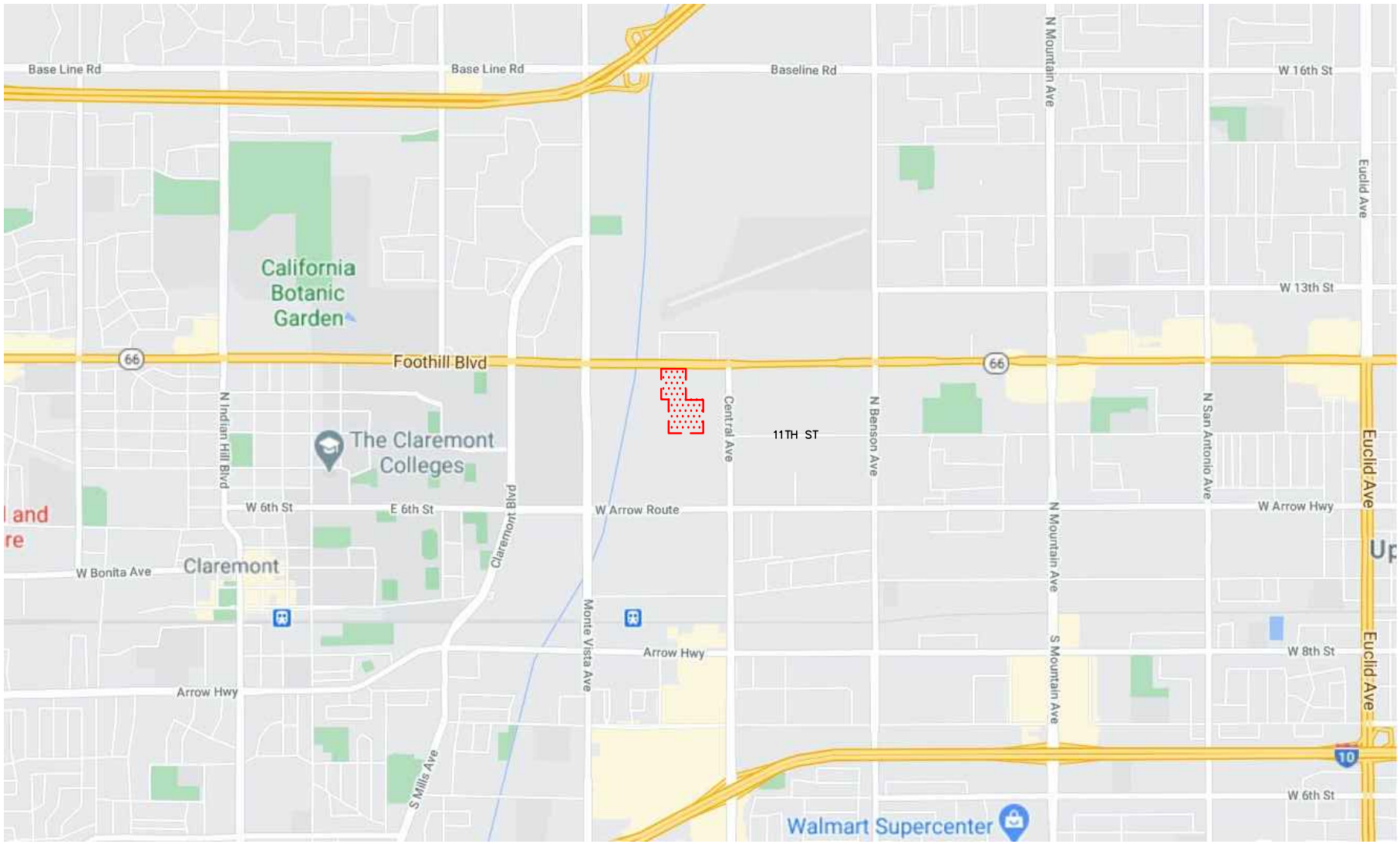
We appreciate the opportunity to provide this Traffic Impact Assessment. Should you need further assistance, or have any questions regarding this analysis, please call us at (949) 825-6175.

Very truly yours,
Linscott, Law & Greenspan, Engineers

Keil D. Maberry, P.E.
Principal

Daniel A. Kloos, P.E.
Associate Principal

Attachments



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N NO SCALE

SOURCE: GOOGLE

KEY

= PROJECT SITE

FIGURE 1

VICINITY MAP

THE ENCLAVE AT UPLAND PROJECT, UPLAND

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LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

SOURCE: GOOGLE

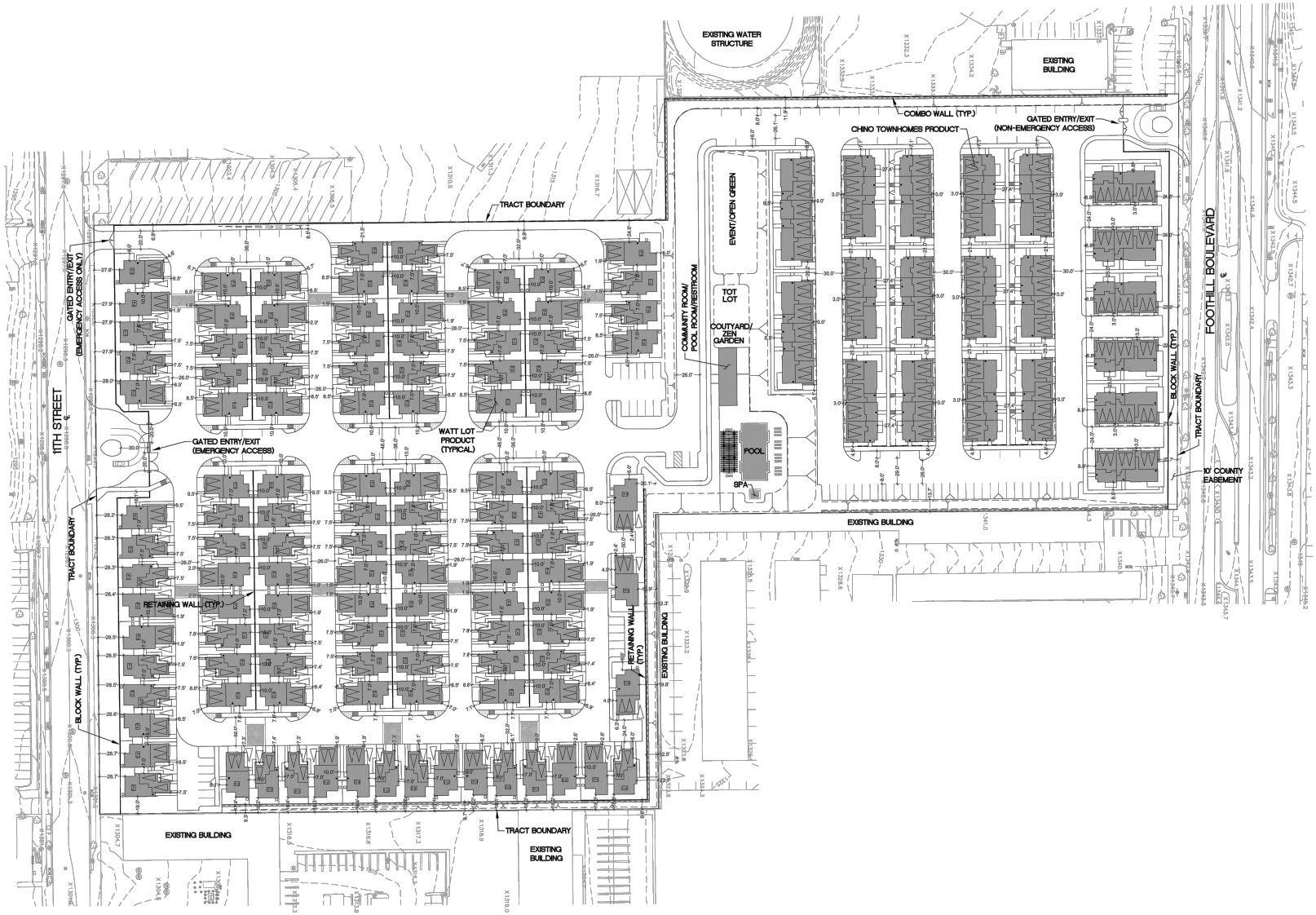
KEY

= PROJECT SITE

FIGURE 2

EXISTING SITE AERIAL

THE ENCLAVE AT UPLAND PROJECT, UPLAND



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LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

SOURCE: ADAMS STREETER CIVIL ENGINEERS

FIGURE 3

PROPOSED SITE PLAN

THE ENCLAVE AT UPLAND PROJECT, UPLAND

LINSCOTT LAW & GREENSPAN engineers

TABLE 1
PROJECT TRIP GENERATION RATES AND FORECAST
THE ENCLAVE AT UPLAND PROJECT, UPLAND

ITE Land Use Code / Project Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Generation Rates: [1]							
▪ 210: Single Family Detached Housing (TE/DU)	9.44	25%	75%	0.74	63%	37%	0.99
▪ 220: Multi-Family Housing Low Rise (TE/DU)	7.32	23%	77%	0.46	63%	37%	0.56
Proposed Project Generation Forecast:							
▪ Single Family Detached Housing (116 DU)	1,095	22	64	86	72	43	115
▪ Multi-Family Attached Housing (76 DU)	556	8	27	35	27	16	43
[A] – The Enclave at Upland Project (192 DU)	***1,651***	***30***	***91***	***121***	***99***	***59***	***158***
Entitled Generation Forecast:							
[B] – Prior Approved Project (Single Family – 350 DU) [2]	***3,332***	***66***	***197***	***263***	***221***	***129***	***350***
Total Net Trip Generation Forecast [A] – [B]	**-1,681**	**-36**	**-106**	**-142**	**-122**	**-70**	**-192**

Note:
- TE/DU = Trip End per Dwelling Unit

[1] Source: *Trip Generation, 10th Edition*, Institute of Transportation Engineers, (ITE) [Washington, D.C. (2017)], unless otherwise noted.

[2] Source: *The Enclave at Upland Traffic Impact Analysis Report,* prepared by Translutions, Inc., dated June 8, 2015.