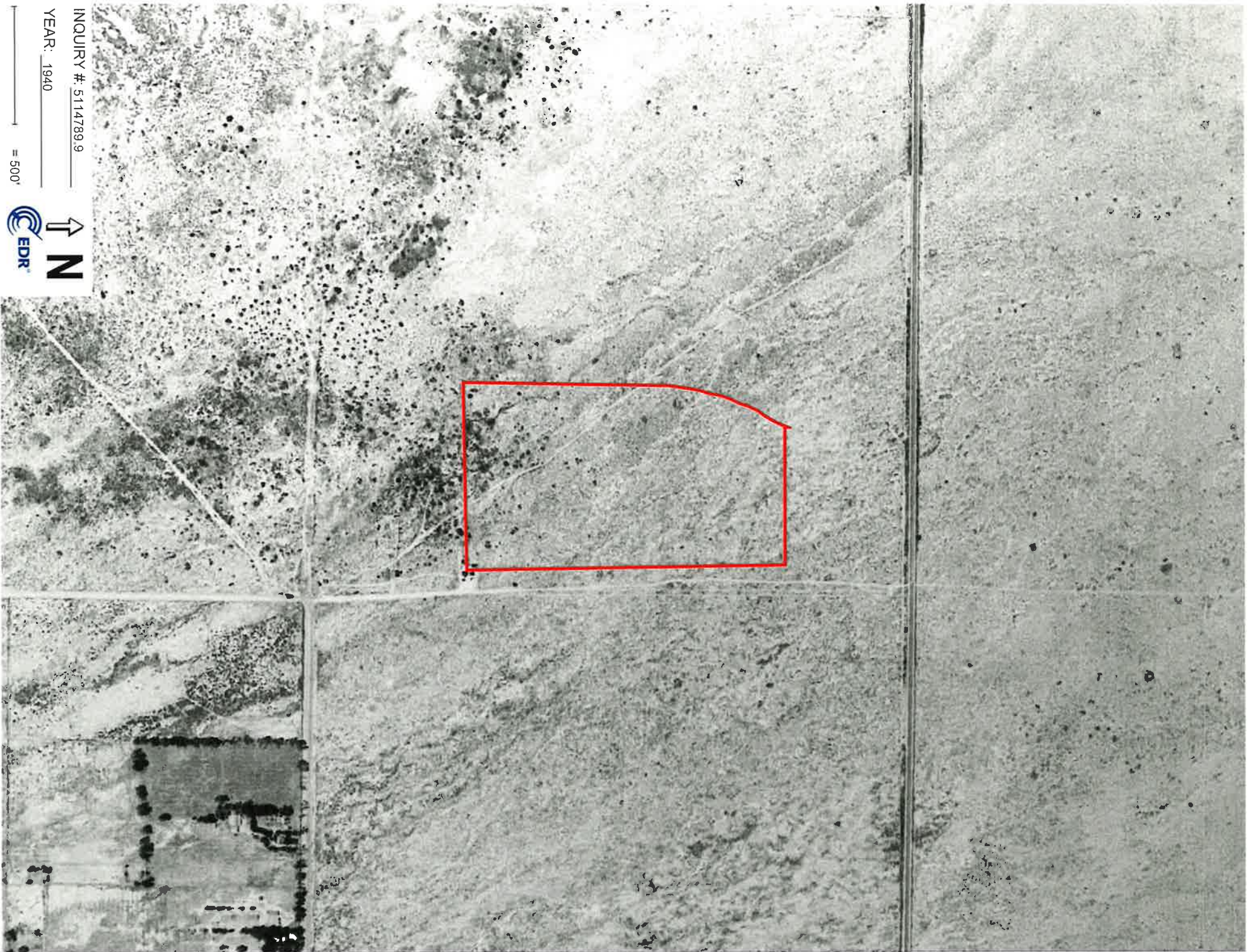
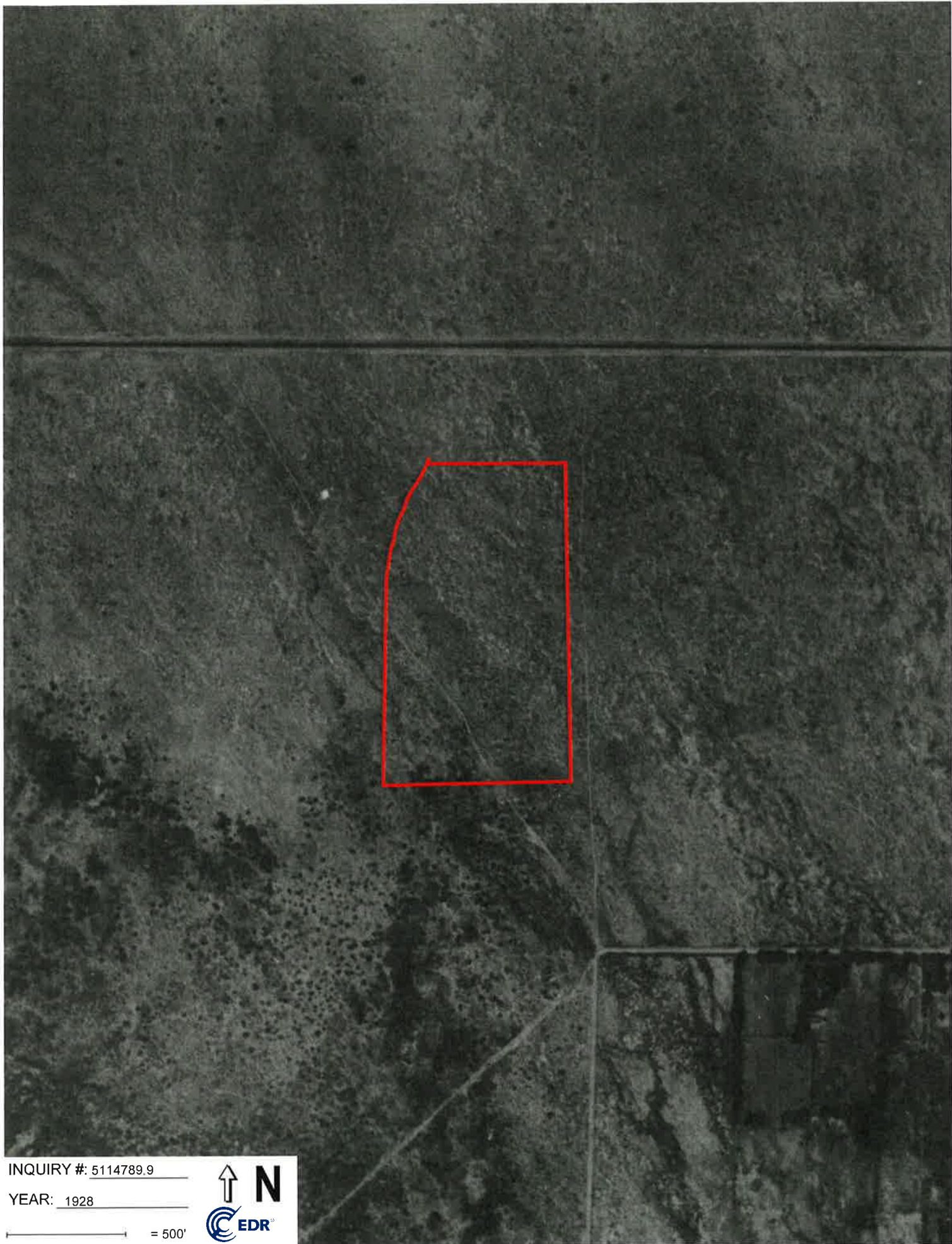


INQUIRY #: 5114789.9
YEAR: 1940
= 500'





INQUIRY #: 5114789.9

YEAR: 1928

— = 500'





Parcel Details

I want to...

LACounty Street Map

- Property records are kept at the North District Office
- How frequently is this site updated?
(and other FAQs)

Property Information

Assessor's ID No: 3121-034-025
Address: VAC/20TH ST W/MC
LINDA AVE
LANCASTER CA
93535
Property Type: Vacant Land
Region / Cluster: 24 / 24606
Tax Rate Area (TRA): 05733

- [View Assessor Map](#)
- [View Index map](#)

Recent Sales Information

Latest Sale Date:
Indicated Sale Price:

[Search for Recent Sales](#)

2017 Roll Values

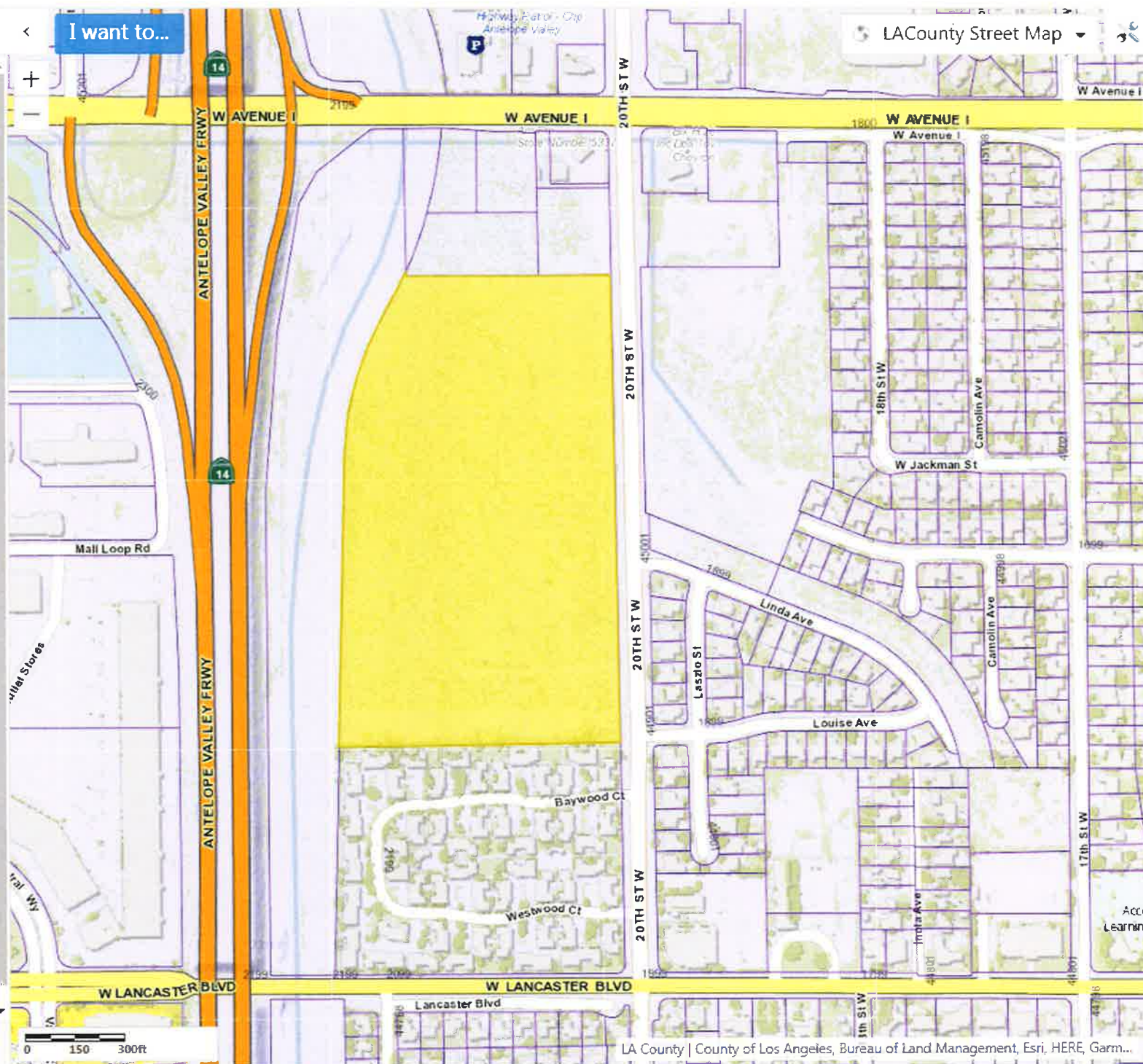
Recording Date: 10/14/1998
Land: \$2,061,333
Improvements: \$0
Personal Property: \$0
Fixtures: \$0
Homeowners' Exemption: \$0
Real Estate Exemption: \$0
Personal Property Exemption: \$0
Fixture Exemptions: \$0

- [2017 Annual taxes](#)
- [Property tax payment FAQs](#)
- [Estimate supplemental taxes](#)

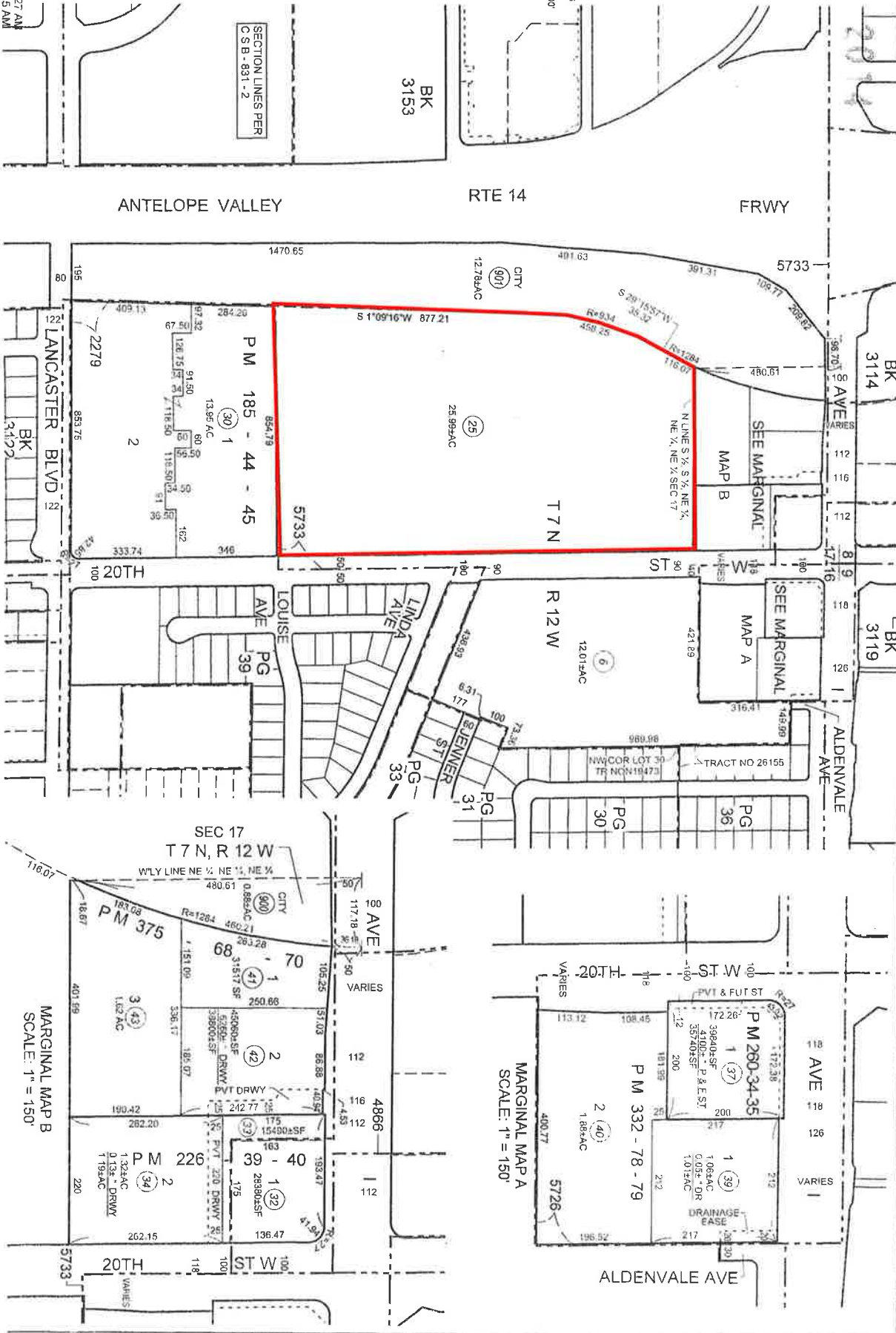
Property Boundary Description

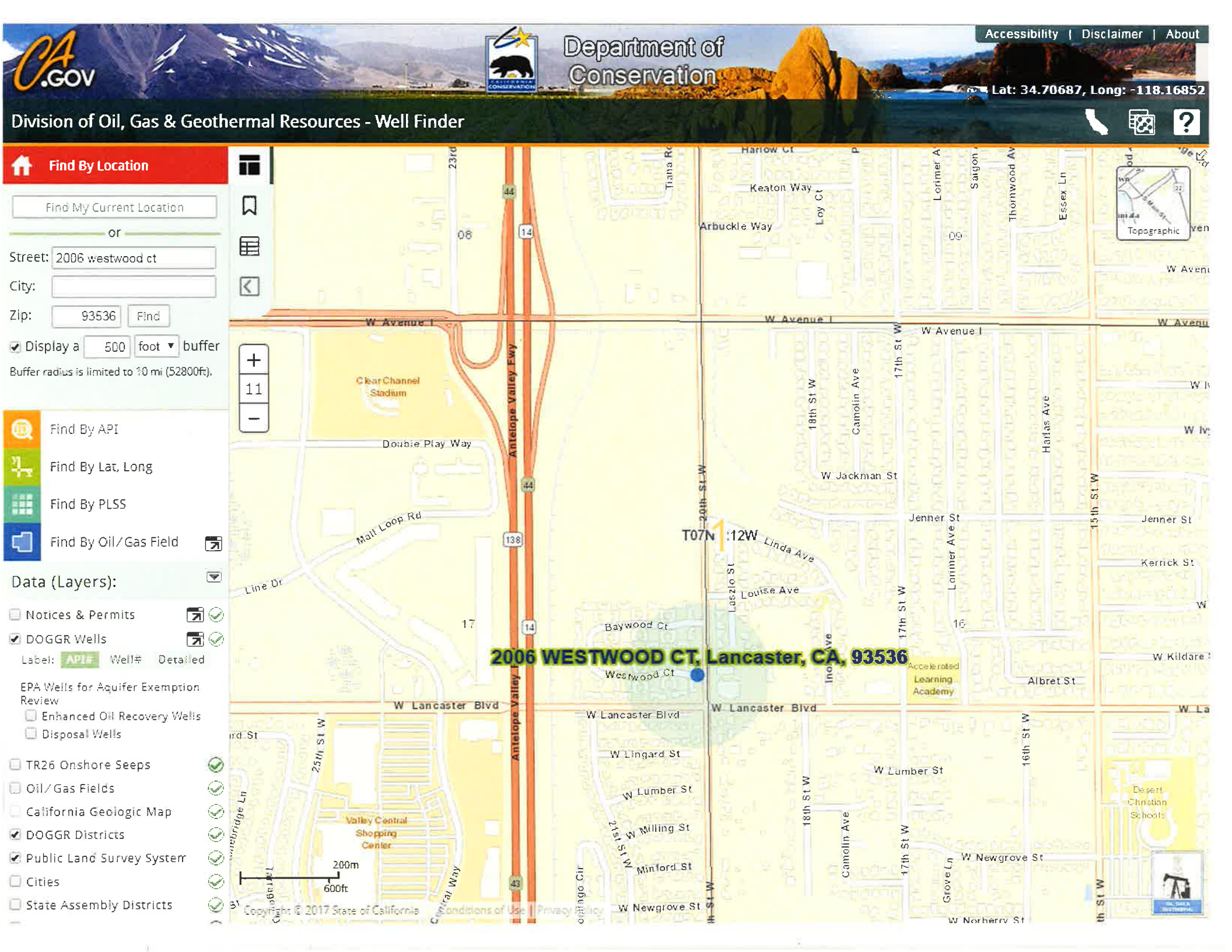
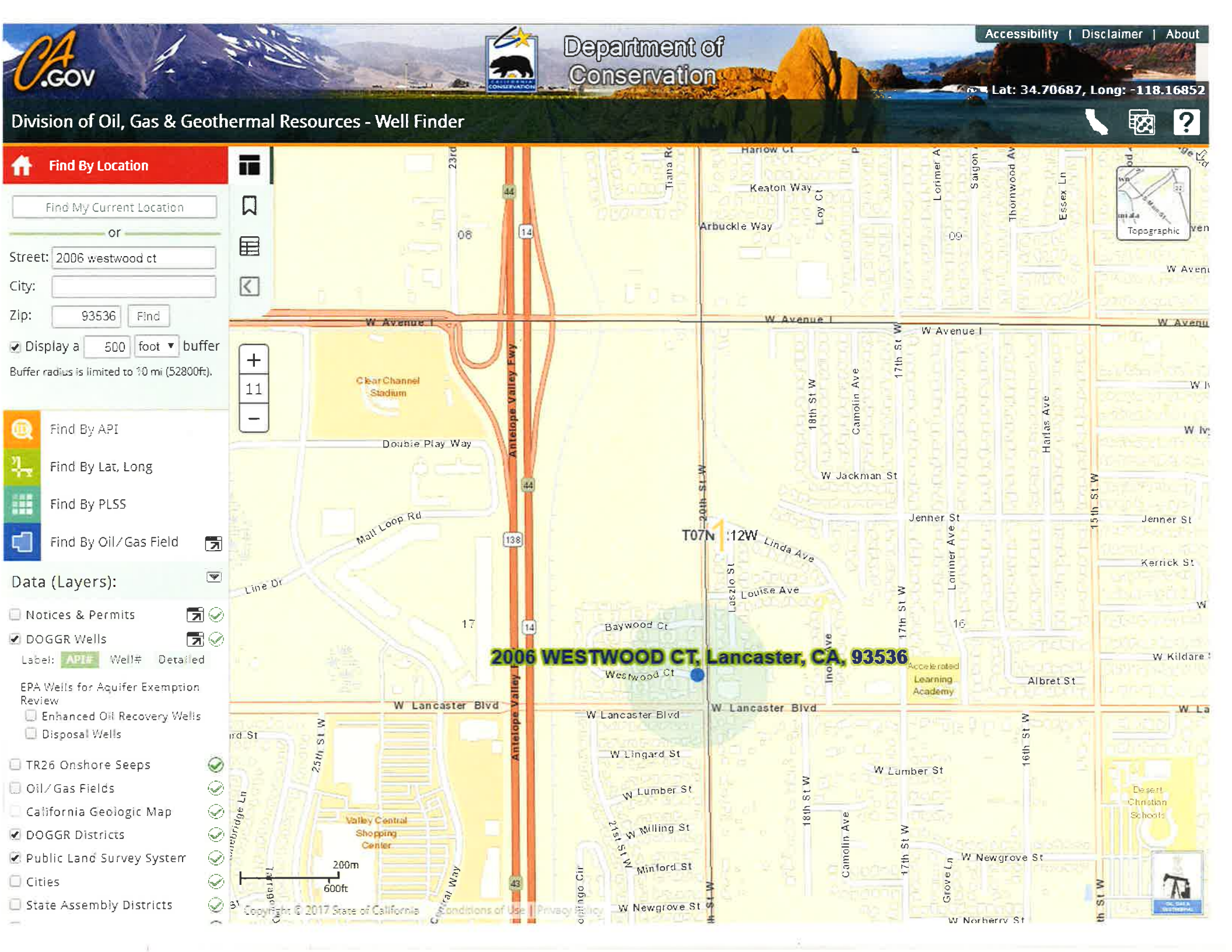
LOT COM W 50 FT AND N 748 FT FROM SE COR
OF NE 1/4 OF SEC 17 T 7N R 12W TH N ON
W LINE OF 20TH ST W TO N LINE OF S 1/2
OF S 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4
... SEE MAPBOOK FOR MISSING PORTION ...
NE 1/4 OF SEC 17 T 7N R 12W

Building Description



MAPPING AND GIS
SERVICES
SCALE 1" = 150' & 300'





GEOTracker

Sites and Facilities - INFO

Cleanup Sites

- ☒ LUST Cleanup Sites
- ☒ Cleanup Program Sites
- ☒ Military Cleanup Sites
- ☒ DTSC Cleanup Sites

Permitted Facilities

- ☒ Waste Discharge Requirements (WDR) Sites
- ☐ Permitted USTs - [INFO](#)
- ☒ DTSC Hazardous Waste Sites
- ☐ Land Disposal Sites
- ☒ Irrigated Lands Regulatory Program Sites
- ☐ Oil / Gas Sites

Other Sites

- ☐ Project Sites
- ☐ Non-Case Information Sites
- ☐ Sampling Points - Public
- ☒ Field Points

☒ SIGNIFIES A CLOSED SITE

Tools

Map Coverages

[TAKE A TOUR](#)

[VIEW ON GAMA](#)

Enter an address

Map Address

Map Satellite



Google

SITES FOUND IN SEARCH RADIUS

Map data ©2017 Google 100 m Terms of Use Report a map error

National Wetlands Inventory

surface waters and wetlands



BASEMAPS

MAP LAYERS

- ☒ Wetlands 1/2
- ☐ Riparian 1/2
- ☐ Riparian Mapping Areas 1/2
- ☒ Data Source 1/2
 - ☐ Source Type
 - ☐ Image Scale
 - ☐ Image Year
- ☐ Areas of Interest 2
- ☐ FWS Managed Lands 1/2
- ☐ Historic Wetland Data 1/2

+ -

Measure



GET DATA

PRINT

FIND LOCATION

LEGEND



1:9,028
34,710 | -118.165

Esri, HERE, Garmin, IPC | Microsoft | U.S. Fish and Wildlife Service, National Standards a

COVERED BY

esri

ENVIROSTOR

Sites and Facilities

Cleanup Sites

- ☒ Federal Superfund
- ☒ State Response
- ☒ Voluntary Cleanup
- ☒ School Cleanup
- ☒ Evaluation
- ☒ School Investigation
- ☒ Military Evaluation
- ☒ Tiered Permit
- ☒ Corrective Action

STATUS

All Statuses

Permitted Sites

- ☒ Operating
- ☒ Post-Closure
- ☒ Non-Operating

Other Sites

- ☒ GeoTracker LUST Cleanup
- ☒ GeoTracker Cleanup Program
- ☒ GeoTracker Military Cleanup

GIS Layers

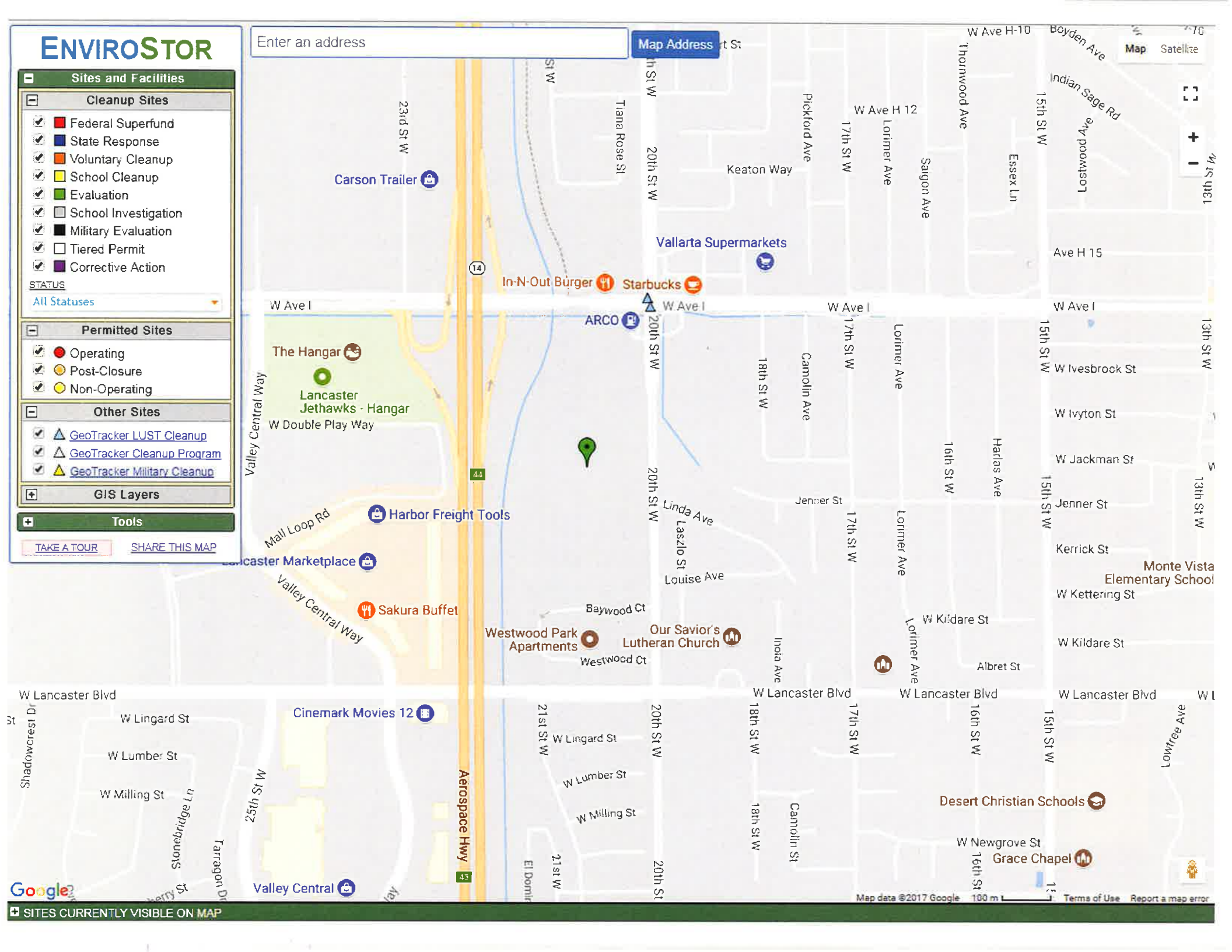
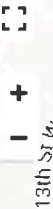
Tools

[TAKE A TOUR](#) [SHARE THIS MAP](#)

Enter an address

Map Address

Map Satellite



Map data ©2017 Google 100 m Terms of Use Report a map error

SITES CURRENTLY VISIBLE ON MAP



Solid Waste Information Management System

Home

Residents ▾

Businesses ▾

Online Services ▾

News & Resources ▾

Help ▾

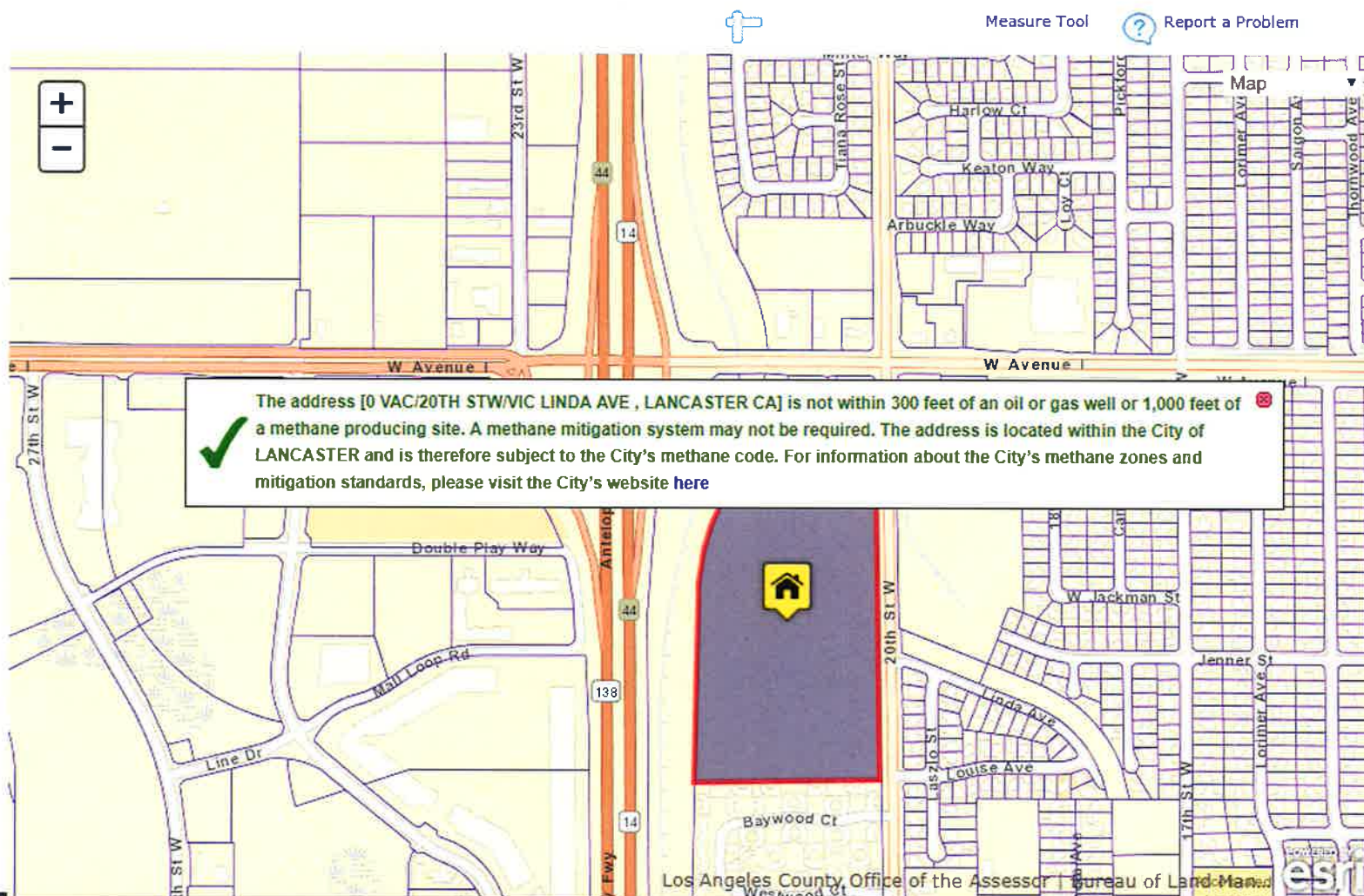
Log In

Do I Need Methane Mitigation?

Find out if your property is within 1,000 feet of a methane producing site or 300 feet of an oil or gas well.

Search by: Assessor's Parcel No. ▾ 3121-034-025

Search



Property Detail Report

For Property Located At :

VAC/20TH STW/VIC LINDA AVE, LANCASTER, CA 93535



RealQuest

Owner Information

Owner Name: 26 ACRES LANCASTER CALIF LTG
Mailing Address: 12801 N CENTRAL EXPY #1500, DALLAS TX 75243-1860 C/O MATTHEW GOLD
Vesting Codes: // CO

Location Information

Legal Description: LOT COM W 50 FT AND N 748 FT FROM SE COR OF NE 1/4 OF SEC 17 T 7N R 12W TH N ON W LINE OF 20TH ST W TO N LINE OF S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4 OF SD SEC TH W THEREON TO W LINE OF NE 1/4 OF LOT 17
County: LOS ANGELES, CA APN: 3121-034-025
Census Tract / Block: 9002.01 / Alternate APN:
Township-Range-Sect: 7N-12-17 Subdivision:
Legal Book/Page: Map Reference: 159-H4 /
Legal Lot: 17 Tract #:
Legal Block: School District: ANTELOPE VLY UN
Market Area: School District Name: ANTELOPE VLY UN
Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: / Deed Type:
Sale Price: 1st Mtg Document #:
Document #:

Last Market Sale Information

Recording/Sale Date: 10/14/1998 / 1st Mtg Amount/Type: /
Sale Price: \$1,526,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: /
Document #: 1882424 2nd Mtg Amount/Type: /
Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt:
New Construction: Multi/Split Sale:
Title Company:
Lender:
Seller Name: FEDERAL DEPOSIT INS CORP

Prior Sale Information

Prior Rec/Sale Date: 06/21/1994 / Prior Lender:
Prior Sale Price: \$1,176,506 Prior 1st Mtg Amt/Type: /
Prior Doc Number: 1186321 Prior 1st Mtg Rate/Type: /
Prior Deed Type: TRUSTEE DEED

Property Characteristics

Year Built / Eff: / Total Rooms/Offices
Gross Area: Total Restrooms:
Building Area: Roof Type:
Tot Adj Area: Roof Material:
Above Grade: Construction:
of Stories: Foundation:
Other Improvements: Building Permit Exterior wall:
Basement Area:

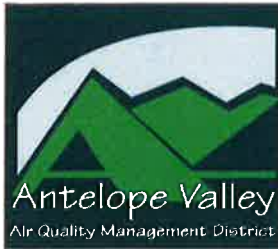
Garage Area:
Garage Capacity:
Parking Spaces:
Heat Type:
Air Cond:
Pool:
Quality:
Condition:

Site Information

Zoning: LCPD Acres: 26.30 County Use: VACANT COMMERCIAL (100V)
Lot Area: 1,145,697 Lot Width/Depth: x State Use:
Land Use: COMMERCIAL ACREAGE Commercial Units: Water Type:
Site Influence: Sewer Type: Building Class:

Tax Information

Total Value: \$2,061,333 Assessed Year: 2017 Property Tax: \$24,621.55
Land Value: \$2,061,333 Improved %: Tax Area: 5733
Improvement Value: Tax Year: 2016 Tax Exemption:
Total Taxable Value: \$2,061,333



Antelope Valley Air Quality Management District

43301 Division Street, Suite 206, Lancaster, CA 93535-4649

Phone: 661.723.8070

E-Mail: PIR@AVAQMD.CA.GOV

Request for Public Information

ATTENTION REQUESTER: To expedite your request for district records, please fill out this form completely and identify specifically the type of records you are requesting. Please limit your request to one facility or one site address for each request form filed and three requested items per form. Additional forms or pages can be used if requesting information for more than one facility or for records not identified on this form. Requests should reasonably describe identifiable records prepared, owned, used, or retained by the district. Public Records Unit staff is available to assist you in identifying those records in the district's possession. The district is not required by law to create a new record or list from an existing record.

Requester Information

PRR Office Use Only

Log Number:

Name: Diana Arellano

Date: 11/21/2017

Company: EFI Global

Mailing Address: 5261 West Imperial Highway

City/State/Zip: Los Angeles, CA 90045

Phone: 310-854-6300

E-Mail: Diana_Arellano@efiglobal.com

Requested Records (only 3 items per request form) Direct cost of duplication: 15¢ per page for paper copies. After a preliminary estimate, advance payment might be required.

Time Period of Documents Requested: From Earliest To Present

- | | | |
|--|---|---|
| <input type="checkbox"/> Applications (APPLS) | <input type="checkbox"/> Emissions Summary | <input type="checkbox"/> Facility Potential to Emit |
| <input type="checkbox"/> Permits to Operate (P/O) | <input type="checkbox"/> Source Test Reports (S/T | (PTE) |
| <input type="checkbox"/> Equipment List Report (EQL) | RPTS) | <input type="checkbox"/> Facility Positive balance |
| <input type="checkbox"/> Notices of Violation (NOV) | <input type="checkbox"/> Air Monitoring Data | (NSR) |
| <input type="checkbox"/> Notices to Comply (N/C) | <input type="checkbox"/> Asbestos | <input type="checkbox"/> Toxic-Health Risk |
| <input type="checkbox"/> Complaints | Notifications/Records | Assessment (HRA) |
| <input type="checkbox"/> Site Inspection Reports (I/R) | | |
| <input checked="" type="checkbox"/> Other (Describe below or on additional attached pages) | | |

Describe Other:

air emissions, including permits to operate, equipment lists and notices of violation on the property

Requested Facility Information (if applicable)

Facility Name: _____

Facility Address: APN: 3121-034-025 (Vacant land on the corner of 20th West Street and Linda Avenue, Lancaster, CA 93535)

City/State/Zip: Lancaster, CA 93535

Facility I.D. # (if known): _____

App. #/Permit # (if known): _____

Please check the appropriate request:

- ☐ I wish to inspect the requested records, where applicable, and do not want copies produced at this time.
- ☒ I request that the AVAQMD contact me prior to copying the requested records if the cost exceeds \$20.00.
- ☐ I would like copies of the requested records and I hereby agree to reimburse the AVAQMD for the direct cost of duplicating the requested records in accordance with Gov. Code Sec. 6253(b).

DA

Signature of Requestor

Official Use Only

Arellano, Diana

From: Arellano, Diana
Sent: Tuesday, November 21, 2017 10:06 AM
To: 'PIR@AVAQMD.CA.GOV'
Subject: Public Records Request
Attachments: Antelope Valley AQMD Request Form.pdf

Hello,

This firm is requesting a review of all current and historical files/reports for the address in the attached form.

Please feel free to contact me with any questions or concerns at 310-854-6300 or Diana_Arellano@efiglobal.com

Thank you for your assistance with this information.

Regards,

Diana Arellano

Environmental Specialist

EFI Global Inc.
5261 West Imperial Highway
Los Angeles, CA 90045

T 310 854 6300
TF 888 705 6300
F 310 854 0199
E Diana_Arellano@efiglobal.com

www.efiglobal.com

Assign a Project 24/7: efiglobal.com/Assign-a-Project

CSLB License #: 885902 – A, B, HAZ, ASB

EFI Global 
Engineering, Fire &
Environmental Services

Arellano, Diana

From: Arellano, Diana
Sent: Tuesday, November 21, 2017 9:59 AM
To: 'glenn.castillo@dtsc.ca.gov'; 'robert.hardison@dtsc.ca.gov'
Subject: Public Records Request

Hello,

This firm would like to request all records from earliest to present for the following address:

APN: 3121-034-025, Lancaster, CA 93535 (Vacant land on the corner of 20th West Street and Linda Avenue, Lancaster, CA 93535)

We are requesting all records for this property pertaining to environmental health, toxic or hazardous materials cases or use, permits for USTs or ASTs, stormwater discharge, soil or groundwater cases, and operations conducted at the property, and permits.

Please feel free to contact me with any questions or concerns at 310-854-6300 or Diana_Arellano@efiglobal.com

Thank you for your assistance with this information.

Regards,

Diana Arellano

Environmental Specialist

EFI Global Inc.
5261 West Imperial Highway
Los Angeles, CA 90045

T 310 854 6300
TF 888 705 6300
F 310 854 0199
E Diana_Arellano@efiglobal.com

www.efiglobal.com

Assign a Project 24/7: efiglobal.com/Assign-a-Project

CSLB License #: 885902 – A, B, HAZ, ASB

EFI Global 
Engineering, Fire &
Environmental Services

Fax # 661-723-5847

**CITY OF LANCASTER
OFFICE OF THE CITY CLERK
REQUEST FOR PUBLIC RECORDS**

City Clerk Date Stamp

DATE: 11/21/2017

NAME: Diana Arellano PHONE: 310-854-6300

COMPANY: EFI Global FAX: 310-854-0199

ADDRESS: 5261 W. Imperial Highway

CITY: Los Angeles STATE: CA ZIP: 90045

EMAIL ADDRESS (OPTIONAL): Diana_Arellano@efiglobal.com
Please print clearly

INFORMATION REQUESTED: (PLEASE BE VERY SPECIFIC)

I would like to request all building permit records (current and historical), including construction,
alteration, demolition, and certificates of occupancy, as well as any plot plans, for the following address:
APN: 3121-034-025, Lancaster, CA 93535 (Vacant land on the corner of 20th West Street and Linda Avenue, Lancaster, CA 93535)

I would also like to request public works permit records including sewer, stormwater, clarifiers, and
industrial waste discharge records for the property.

Thank you for your time and consideration in this matter.

RECORDS ACT, Government Code §6250-6268

The California Public Records Act was created to "guarantee access to information concerning the conduct of the people's business..a fundamental and necessary right of every person in this state." Public records are open to inspection during the office hours of the City and every person has a right to inspect public records, except as provided for by law. You have the right to a copy of any identifiable public record. There may be occasions when it is impractical to provide an immediate copy, for review or duplication; therefore, you will be notified of the time delay within ten days. If, for some reason your public records request cannot be granted, you will be notified within ten days of the receipt of the request, pursuant to Government Code §6250-6268.

YOU WILL BE CONTACTED WHEN THE INFORMATION IS READY

City Clerk Use Only	
<input type="checkbox"/> Mail	Copy Cost: <input type="text"/>
<input type="checkbox"/> Pickup	Postage: <input type="text"/>
<input type="checkbox"/> Phone when ready	Total Due: <input type="text"/>

THANK YOU FOR YOUR INTEREST IN OUR CITY'S RECORDS

White – City Clerk Copy

Yellow – Customer Copy

Arellano, Diana

From: Arellano, Diana
Sent: Tuesday, November 21, 2017 9:32 AM
To: 'lindabroderius@cityoflancasterca.org'
Subject: Public Records Request
Attachments: Lancaster Records Request Form.pdf

Hello,

This firm is requesting a review of all current and historical files/reports for the address in the attached form.

Please feel free to contact me with any questions or concerns at 310-854-6300 or Diana_Arellano@efiglobal.com

Thank you for your assistance with this information.

Regards,

Diana Arellano

Environmental Specialist

EFI Global Inc.
5261 West Imperial Highway
Los Angeles, CA 90045

T 310 854 6300
TF 888 705 6300
F 310 854 0199
E Diana_Arellano@efiglobal.com

www.efiglobal.com

Assign a Project 24/7: efiglobal.com/Assign-a-Project

CSLB License #: 885902 – A, B, HAZ, ASB

EFI Global 
Engineering Fire &
Environmental Services

PUBLIC RECORDS REQUEST FORM

ATTENTION REQUESTOR: To fulfill your request for records, please fill out this form completely, and identify specifically the type of records you are requesting. Requests must reasonably describe identifiable records prepared, owned, used, or retained by the Sanitation Districts.

REQUESTOR INFORMATION

Name: Diana Arellano	Date: 11/21/2017
Company: EFI Global	
Mailing Address: 5261 West Imperial Highway	
City: Los Angeles	State: CA Zip Code: 90045
Phone Number: 310-854-6300	Fax Number (optional): 310-854-0199
Email Address (recommended): Diana_Arellano@efiglobal.com	

REQUESTED RECORDS

*Please clearly describe each requested record or document
(use additional copies of this form, as necessary)**

In preparation for a Phase I Environmental Site Assessment this firm is requesting all files/records pertaining to below address: APN: 3121-034-025, Lancaster, CA 93535 (Vacant land on the corner of 20th West Street and Linda Avenue, Lancaster, CA 93535) We are requesting all records pertaining to industrial wastewater discharge, clarifiers, and storm water/waste water.		
Time Period of Document Requested	From: Earliest	To: Present

Time Period of Document Requested	From:	To:

Time Period of Document Requested	From:	To:

** Requests that are not specific and focused will be returned for more information. If requested, the Sanitation Districts will assist you in making focused and effective requests for identifiable records. The Sanitation Districts will not create new documents or records in response to a request.*



Signature of Requestor

Submit requests by mail, email or fax to:

*Records Administrator
County Sanitation Districts of Los Angeles County
P.O. Box 4998
Whittier, CA 90607-4998
records_administrator@lacsds.org
Fax (562) 699-5422*

Office Use Only:

Date request received:
Date initial response issued:
Date request was closed:

Arellano, Diana

From: Arellano, Diana
Sent: Tuesday, November 21, 2017 9:43 AM
To: 'records_administrator@lacs.org'
Subject: Public Records Request
Attachments: Los Angeles County Sanitation District.pdf

Hello,

This firm is requesting a review of all current and historical files/reports for the address in the attached form.

Please feel free to contact me with any questions or concerns at 310-854-6300 or Diana_Arellano@efiglobal.com

Thank you for your assistance with this information.

Regards,

Diana Arellano

Environmental Specialist

EFI Global Inc.
5261 West Imperial Highway
Los Angeles, CA 90045

T 310 854 6300
TF 888 705 6300
F 310 854 0199
E Diana_Arellano@efiglobal.com

www.efiglobal.com

Assign a Project 24/7: efiglobal.com/Assign-a-Project

CSLB License #: 885902 – A, B, HAZ, ASB

EFI Global 
Engineering, Fire &
Environmental Services



PUBLIC RECORDS ACCESS REQUEST FORM

1. Requestor Information

Requester Name: <u>Diana Arellano</u>			
Organization: <u>EFI Global</u>			
Address: <u>5261 West Imperial Highway</u>			
City: <u>Los Angeles</u>	State: <u>CA</u>	Zip Code: <u>90045</u>	E-Mail Address: <u>Diana_Arellano@efiglobal.com</u>
Daytime Phone: <u>310-854-6300</u>	Cell Phone:	Fax: <u>310-854-0199</u>	

2. Request For Appointment to Inspect Regional Board Records

Date of Request (The date you submitted this form to the Regional Board) <u>11/21/2017</u>	Day and Appointment Time for Record Review (optional - You may specify the day of the week and appointment time that works best for you)	Select a day here Preferred day of the week	Select a time here Preferred Time
For Regional Board Office Use Only			
Request Form Received by: Phone <input type="checkbox"/> Mail <input type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Walk-In <input type="checkbox"/>			
Date Form Received _____ RWQCB Staff Initials: _____	Date Requester Contacted: _____ RWQCB Staff Initials: _____	Date / Time of Appointment: _____ RWQCB Staff Initials: _____	
Date Copies Requested _____ RWQCB Staff Initials: _____	Copy Fee : _____ Check #: _____ RWQCB Staff Initials: _____	Date Copies Mailed: _____ RWQCB Staff Initials: _____	

3. Description of Public Records Requested

Record 1

Agency/Owner Name (if known):		Facility Name (if Known)	
Facility Address (if known): <u>APN: 3121-034-025 (Vacant land on the corner of 20th West Street and Linda Avenue, Lancaster, CA 93535)</u>			
City (if known): <u>Lancaster</u>	State: <u>CA</u>	Zip Code (if known): <u>93535</u>	
Public Record Subject (if known): · industrial wastewater discharge, clarifiers, storm water, or industrial waste water, including permits to operate and notices of violation on the property · contaminated ground water or soil records on the property			
Time Period (if known): Please specify either "Most current volume of record" or what portion of record in terms of approximate start date (month/year) and approximate end date (month/year) you are interested in. Most current volume of record: <input type="checkbox"/> or Start Date (mm/yyyy): <u>Earliest</u> and End Date (mm/yyyy): <u>Present</u>			
Additional Information: If a particular document is required, it should be identified precisely, preferably by date and title. If you cannot identify a specific record clearly explain your needs:			
For Regional Board Office Use Only		Records Located: <input type="checkbox"/>	File Records Not Located: <input type="checkbox"/> Records Exempt From Public Review: <input type="checkbox"/>

Public Records Access Request Form

-2-

Record 2

Agency/Owner Name (if known):		Facility Name (if Known)	
Address (if known):			
City (if known):	State:	Zip Code (if known):	
File Record Subject (if known):			
Time Period (if known): Please specify either "Most current volume of record" or what portion of record in terms of approximate start date (month/year) and approximate end date (month/year) you are interested in. Most current volume of record: <input type="checkbox"/> or Start Date (mm/yyyy): _____ and End Date (mm/yyyy): _____			
<i>If a particular document is required, it should be identified precisely, preferably by date and title. If you cannot identify a specific record clearly explain your needs:</i>			
For Regional Board Office Use Only	Records Located: <input type="checkbox"/>	File Records Not Located: <input type="checkbox"/>	Records Exempt From Public Review: <input type="checkbox"/>

Record 3

Agency/Owner Name (if known):		Facility Name (if Known)	
Address (if known):			
City (if known):	State:	Zip Code (if known):	
File Record Subject (if known):			
Time Period (if known): Please specify either "Most current volume of record" or what portion of record in terms of approximate start date (month/year) and approximate end date (month/year) you are interested in. Most current volume of record: <input type="checkbox"/> or Start Date (mm/yyyy): _____ and End Date (mm/yyyy): _____			
<i>If a particular document is required, it should be identified precisely, preferably by date and title. If you cannot identify a specific record clearly explain your needs:</i>			
For Regional Board Office Use Only	Records Located: <input type="checkbox"/>	File Records Not Located: <input type="checkbox"/>	Records Exempt From Public Review: <input type="checkbox"/>

Public Records Access Request Form

-3-

Record 4

Agency/Owner Name (if known):		Facility Name (if Known)	
Address (if known):			
City (if known):	State:	Zip Code (if known):	
File Record Subject (if known):			
Time Period (if known): Please specify either "Most current volume of record" or what portion of record in terms of approximate start date (month/year) and approximate end date (month /year) you are interested in. Most current volume of record: <input type="checkbox"/> or Start Date (mm/yyyy): _____ and End Date (mm/yyyy): _____			
<i>If a particular document is required, it should be identified precisely, preferably by date and title. If you cannot identify a specific record clearly explain your needs:</i>			
For Regional Board Office Use Only	Records Located: <input type="checkbox"/>	File Records Not Located: <input type="checkbox"/>	Records Exempt From Public Review: <input type="checkbox"/>

Record 5

Agency/ Owner Name (if known):		Facility Name (if Known)	
Address (if known):			
City (if known):	State:	Zip Code (if known):	
File Record Subject (if known):			
Time Period (if known): Please specify either "Most current volume of record" or what portion of record in terms of approximate start date (month/year) and approximate end date (month /year) you are interested in. Most current volume of record: <input type="checkbox"/> or Start Date (mm/yyyy): _____ and End Date (mm/yyyy): _____			
<i>If a particular document is required, it should be identified precisely, preferably by date and title. If you cannot identify a specific record clearly explain your needs:</i>			
For Regional Board Office Use Only	Records Located: <input type="checkbox"/>	File Records Not Located: <input type="checkbox"/>	Records Exempt From Public Review: <input type="checkbox"/>

FILES CONTAINING RECORDS THAT ARE EXEMPT FROM PUBLIC DISCLOSURE

There may be some records in the Regional Board's files that are exempt from disclosure under the California Public Records Act ("PRA"). Our staff will inform you, by checking the appropriate category box shown below, if there are records in the files you have requested to review that are kept separately because they are not for public disclosure pursuant to one of the following provisions of the PRA:

- ☐ Attorney-Client Privileged Communication
- ☐ Preliminary notes or drafts not retained by the public agency during the normal course of business [PRA §6254(a)]
- ☐ Records pertaining to pending litigation [§6254(b)]
- ☐ Corporate financial records or proprietary information including trade secrets [§6254.15]
- ☐ Attorney Work Product – documents prepared at the request of or specifically for the use by an attorney representing the Regional Board or another state agency
- ☐ Other _____

RESPONSIBILITY STATEMENT:

I understand that I cannot remove documents from Regional Board files without the expressed permission and supervision of Regional Board staff. **I must leave any bags and/or briefcases outside in my vehicle or check them with the receptionist. I understand that files cannot be carried outside the file review area.** A pencil for making notes and paper clips for temporary referencing will be provided. Files must be returned in the same condition that I found them. Staff cannot provide file search services. I will provide a business card (if available) to be attached to this form.

File Reviewer's Signature_____
Please Print Name_____
Date_____
Company/Agency Name and Address_____
Phone Number

NOTE: A copy of this completed form, with any appropriate PRA-exempt category boxes checked off by staff, is to be provided to the File Reviewer.

Please send to:

SOUTH LAKE TAHOE OFFICE

Regional Board Records Management Officer

Attn: Eric Shay

California Regional Water Quality Control Board, Lahontan Region

2501 Lake Tahoe Blvd.

South Lake Tahoe, CA 96150

Phone (530) 542-5400

Fax (530) 544-2271

email: eric.shay@waterboards.ca.gov

or

VICTORVILLE OFFICE

Regional Board Records Management Officer

Attn: Robin Coale

California Regional Water Quality Control Board, Lahontan Region

14440 Civic Dr., Suite 200

Victorville, CA 92392

Phone: (760) 241-6583

Fax: (760) 241-7308

email: robin.coale@waterboards.ca.gov

Arellano, Diana

From: Arellano, Diana
Sent: Tuesday, November 21, 2017 10:15 AM
To: 'robin.coale@waterboards.ca.gov'
Subject: Public Records Request
Attachments: Waterboard Form.pdf

Hello,

This firm is requesting a review of all current and historical files/reports for the address in the attached form.

Please feel free to contact me with any questions or concerns at 310-854-6300 or Diana_Arellano@efiglobal.com

Thank you for your assistance with this information.

Regards,

Diana Arellano

Environmental Specialist

EFI Global Inc.
5261 West Imperial Highway
Los Angeles, CA 90045

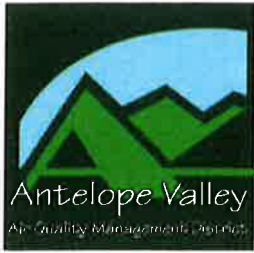
T 310 854 6300
TF 888 705 6300
F 310 854 0199
E Diana_Arellano@efiglobal.com

www.efiglobal.com

Assign a Project 24/7: efiglobal.com/Assign-a-Project

CSLB License #: 885902 – A, B, HAZ, ASB

EFI Global 
Engineering, Fire &
Environmental Services



Antelope Valley Air Quality Management District
43301 Division St., Suite 206
Lancaster, CA 93535-4649

661.723.8070

In reply, please refer to AV1117/107

November 30, 2017

Diana Arellano
5261 West Imperial Highway
Los Angeles, CA 90045

**Subject: Public Records Request: APN: 3121-034-025 (Vacant land on the corner of
20th Street West and Linda Avenue, Lancaster, CA 93535**

Dear Ms. Arellano,

Pursuant to your public records request received on November 21, 2017, the Antelope Valley Air Quality Management District does not have any District records for the APN submitted.

If you have any questions regarding the information presented in this letter, please contact me at (661) 723-8070 x2.

Sincerely,

A handwritten signature in black ink, appearing to read "Bret S. Banks". The signature is stylized with loops and flourishes.

Bret S. Banks
Executive Director/APCO

BSB/bjl
PRR 17-11-30-34

PUBLIC RECORDS REQUEST FORM

ATTENTION REQUESTOR: To fulfill your request for records, please fill out this form completely, and identify specifically the type of records you are requesting. Requests must reasonably describe identifiable records prepared, owned, used, or retained by the Sanitation Districts.

REQUESTOR INFORMATION

Name: Diana Arellano	Date: 11/21/2017
Company: EFI Global	
Mailing Address: 5261 West Imperial Highway	
City: Los Angeles	State: CA Zip Code: 90045
Phone Number: 310-854-6300	Fax Number (optional): 310-854-0199
Email Address (recommended): Diana_Arellano@efiglobal.com	

REQUESTED RECORDS

*Please clearly describe each requested record or document
(use additional copies of this form, as necessary)**


In preparation for a Phase I Environmental Site Assessment this firm is requesting all files/records pertaining to below address: APN: 3121-034-025, Lancaster, CA 93535 (Vacant land on the corner of 20th West Street and Linda Avenue, Lancaster, CA 93535) We are requesting all records pertaining to industrial wastewater discharge, clarifiers, and storm water/waste water.		
Time Period of Document Requested	From: Earliest	To: Present

No records found. 11/28/2017

Time Period of Document Requested	From:	To:
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Time Period of Document Requested	From:	To:
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* Requests that are not specific and focused will be returned for more information. If requested, the Sanitation Districts will assist you in making focused and effective requests for identifiable records. The Sanitation Districts will not create new documents or records in response to a request.


Signature of Requestor

Submit requests by mail, email or fax to:

Records Administrator
County Sanitation Districts of Los Angeles County
P.O. Box 4998
Whittier, CA 90607-4998
records_administrator@lacsdc.org
Fax (562) 699-5422

Office Use Only:

Date request received:
Date initial response issued:
Date request was closed:

Arellano, Diana

From: Coale, Robin@Waterboards <robin.coale@waterboards.ca.gov>
Sent: Tuesday, November 21, 2017 1:46 PM
To: Arellano, Diana
Subject: RE: Public Records Request

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Agency Responses

Hi Diana,

RE: APN 3121-034-025, Lancaster

The Water Board did not locate any records per your request.

Regards,

Robin A. Coale

Lahontan Regional Water Quality Control Board
15095 Amargosa Road, Bldg 2, Suite 210
Victorville, CA 92394

Ph: (760) 241-6467
robin.coale@waterboards.ca.gov

From: Arellano, Diana [mailto:Diana_Arellano@EFIGLOBAL.COM]
Sent: Tuesday, November 21, 2017 10:15 AM
To: Coale, Robin@Waterboards <robin.coale@waterboards.ca.gov>
Subject: Public Records Request

Hello,

This firm is requesting a review of all current and historical files/reports for the address in the attached form.

Please feel free to contact me with any questions or concerns at 310-854-6300 or Diana_Arellano@efiglobal.com

Thank you for your assistance with this information.

Regards,

Diana Arellano
Environmental Specialist

EFI Global Inc.

5261 West Imperial Highway
Los Angeles, CA 90045

T 310 854 6300

TF 888 705 6300

F 310 854 0199

E Diana_Arellano@efiglobal.com

www.efiglobal.com

Assign a Project 24/7: efiglobal.com/Assign-a-Project

CSLB License #: 885902 – A, B, HAZ, ASB

EFI Global 

Engineering Fire &
Environmental Services



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Barbara A. Lee, Director
9211 Oakdale Avenue
Chatsworth, California 91311



Edmund G. Brown Jr.
Governor

November 21, 2017

Ms. Diana Arellano
EFI Global Inc.
5261 W. Imperial Highway
Los Angeles, CA 90045

APN: 3121-034-025, Lancaster, CA (Vacant land on the corner of 20th Street West and Linda Avenue, Lancaster, CA 93535)
PR3-112117-02

Dear Ms. Arellano:

We have received your Public Records Act Request for records from the Department of Toxic Substances Control.

After a thorough review of our files we have found that no such records exist at this office pertaining to the site/facility referenced above.

We would also like to inform you about EnviroStor, a database that provides information and documents on over 5,000 DTSC cleanup sites. EnviroStor can be accessed at: <http://www.envirostor.dtsc.ca.gov/public>. Also, a computer is available in the Central Files of each DTSC Regional Office for use by community members to view EnviroStor.

If you have any questions or would like further information regarding your request, please contact me at (818)717-6521.

Sincerely,

Robert Hardison/aa
Regional Records Coordinator

Arellano, Diana

From: Broderius, Linda B <LindaBroderius@cityoflanasterca.org>
Sent: Monday, December 04, 2017 3:31 PM
To: Arellano, Diana
Subject: RE: Public Records Request

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Agency Responses

Good afternoon,

Per your Request for Public Records relating to APN 3121-034-025, due to the parcel being vacant land the City of Lancaster does not have any documents responsive to your request.

Please let me know if you need additional information.

Thank you

Linda Broderius
Deputy City Clerk
City of Lancaster
(661) 723-6215
lindabroderius@cityoflanasterca.org



From: Arellano, Diana [mailto:Diana_Arellano@EFIGLOBAL.COM]
Sent: Tuesday, November 21, 2017 9:32 AM
To: Broderius, Linda B <LindaBroderius@cityoflanasterca.org>
Subject: Public Records Request

Hello,

This firm is requesting a review of all current and historical files/reports for the address in the attached form.

Please feel free to contact me with any questions or concerns at 310-854-6300 or Diana_Arellano@efiglobal.com

Thank you for your assistance with this information.

Regards,

Diana Arellano
Environmental Specialist

EFI Global Inc.
5261 West Imperial Highway
Los Angeles, CA 90045

T 310 854 6300
TF 888 705 6300
F 310 854 0199
E Diana_Arellano@efiglobal.com

www.efiglobal.com

Assign a Project 24/7: efiglobal.com/Assign-a-Project

CSLB License #: 885902 – A, B, HAZ, ASB



Diana Arellano
Environmental Specialist

5261 West Imperial Highway, Los Angeles, CA 90045

310-854-6300
Diana_Arellano@efiglobal.com

Professional Summary:

Ms. Arellano has been in the environmental industry since 2017. Ms. Arellano started her career in the environmental industry researching human impacts on climate change using remote sensing technologies. Currently, Ms. Arellano conducts historical research and works with regulatory bodies to investigate historical and current uses of properties as part of the Phase I Environmental Site Assessment.

Licenses and Certifications:

OSHA 40-Hour Hazardous Waste Operations Certified, Safety Unlimited, CA
#1605141167706

Professional Experience:

Andersen Environmental an EFI Global company, Los Angeles, CA, Environmental Specialist, 2017 – Present

Education:

Bachelor's Degree in Environmental Studies, University of California Santa Barbara, Santa Barbara, CA, 2016

References:

Nicole Rivera
EFI Global
5261 West Imperial Highway, Los Angeles, CA 90045



Engineering, Fire &
Environmental Services

Nicole J. Rivera, MS
Phase I Department Manager

5261 West Imperial Highway, Los Angeles, CA 90045

310-854-6300

Nicole_Rivera@efiglobal.com

Years' Experience: 10

Professional Summary:

Ms. Rivera has more than 10 years of experience in professional consulting services and meets the definition of an Environmental Professional (EP) as defined in the EPA All Appropriate Inquiry (AAI) regulations. Ms. Rivera's responsibilities include the overall management of the Environmental Due Diligence Phase I Department for EFI Global. Her duties include managing 15 technical staff members, managing client relations, business development, and employee development.

Ms. Rivera has worked directly with clients and regulatory bodies to investigate historical and current site use and assess environmental conditions of various residential, commercial, and light industrial and heavy industrial properties. Her experience includes all stages of environmental projects including Phase I environmental site assessments and Phase II soil testing and sampling. Specializing in high volume and large scale projects, she ensures the production of high quality products and individualized service through effective team management and quality control mechanisms.

Ms. Rivera is currently responsible for:

- Management of Phase I Department (14 technical staff members) that prepares Phase I Environmental Site Assessments typically involving retail, light industrial/warehouse, and industrial properties
- Field activities including soil, vapor, and groundwater sampling for Phase II Investigations including dry cleaning operations, gas stations and industrial facilities
- Communicating with regulatory agencies including DTSC, Los Angeles Regional Water Quality Control Board, Los Angeles County, Los Angeles City, and City of Santa Monica
- Training and education of employees and clients
- Marketing, client relations, business development

Licenses and Certifications:

OSHA 40-Hour Hazardous Waste Operations
California Registered Environmental Assessor (2010-2012), DTSC, CA, #30319
Environmental Professional, per the CFR Title 40, Chapter I, Subchapter J, Part 312, Subpart C, Section 312.21

Project Experience:

Lending Institutions, California Environmental Site Assessment

Ms. Rivera serves as department manager for lending sector projects which involve Phase I ESA, Property Condition Assessments, Seismic Risk Assessments, and ALTA Surveys for local, regional and national lenders. Projects include adaptive reuse of existing historical other structures for affordable and low income housing and ground up construction projects on previously undeveloped, commercial and industrial properties. Services also include client representation in CEQA and NEPA proceedings and public participation proceedings.

Historic Broadway Corridor, Los Angeles, California

Ms. Rivera conducted environmental due diligence of six private mid-rise buildings in the historic core of downtown Los Angeles on behalf of a major international bank. Hundreds of building permits and other historical research was reviewed and analyzed. Special challenges involved with the project included assessment of boiler related fuel tanks for each of the six properties. Geophysical methods and soil sampling was conducted in order to determine if the boiler related fuel tanks had leaked and caused the subsurface soils to be contaminated.

Affordable Housing Projects, Throughout California

Phase I Environmental Site Assessment Reports were conducted for various properties throughout the state of California for public agencies and private entities as potential sites for affordable housing projects. Special challenges involved with specific projects included soil sampling and pesticide testing for properties that were historically utilized for agricultural purposes.

Gas Station Projects, Throughout California

Phase I Environmental Site Assessment Reports were conducted for gasoline service station properties throughout the state of California for lenders and private entities. Special challenges involved with specific projects included obtaining and reviewing tank fitness testing reports to comply with lender requirements and reviewing technical documents relating to prior UST removals, environmental sampling, remediation, and closure proceedings.

Public and Charter Elementary School Projects, Throughout California

Ms. Rivera has overseen the preparation of Phase I ESA reports for various public and charter elementary schools throughout the state of California for lenders and private entities.

Professional Experience:

Andersen Environmental, Los Angeles, CA 2007-Present

Phase I Department Manager, 2010-Present

Project Manager, 2008-2010

Senior Environmental Specialist, 2007-2008

Education:

Bachelor of Science, Environmental Studies, University of Southern California, Los Angeles, CA, 2006

Master of Science, Environmental and Occupational Health, California State University of Northridge, Northridge, CA, 2013

Our partner firms include: Engineering services in North Carolina and New York/New Jersey provided by EFI Global of North Carolina, P.C. and EFI Global Engineering of New York, P.C. respectively.

References:

Cynthia Wagner
MUFG Union Bank, N.A.
500 S. Main Street, Suite 320
Orange, CA 92868

Georgina Dannatt
Bank of the West
2527 Camino Ramon,
San Ramon, CA 94583

Jean Hughes
California Bank and Trust
2399 Gateway Oaks, Suite 110
Sacramento, CA 95833

Richard Belyea
Comerica Bank
611 Anton Boulevard, Suite 400
Costa Mesa, CA 92626

Heather Nilson
Senior Project Manager

5261 West Imperial Highway, Los Angeles, California 90045

310-854-6300*231

Heather_Nilson@efiglobal.com

Years' Experience: 10**Professional Summary:**

Heather Nilson has been in the environmental business since 2006 and meets the definition of an Environmental Professional (EP) as defined in the EPA All Appropriate Inquiry (AAI) regulations. Ms. Nilson is an experienced environmental professional with experience working both for regulatory agencies and in the private sector. Ms. Nilson has worked directly with clients and regulatory bodies to assess environmental conditions and has assisted in the development of plans by which to resolve such conditions. Ms. Nilson's experience includes all stages of environmental projects including Phase I environmental site assessments, soil vapor surveys (Phase II), Property Condition Assessments, Seismic Risk Assessments, and project management of ALTA Surveys.

- Phase I Environment Site Assessment
- Property Condition Assessment
- Seismic Risk Assessment
- ALTA Surveys

Licenses and Certifications:

OSHA 40-Hour Hazardous Waste Operations Certified
OSHA 8-Hour HAZWOPER Annual Refresher

Project Experience:**Firestone Boulevard - Southgate, California**

Due diligence performed at a property which revealed a fill port during site inspection. In the 1940's and 1950's, the site had been identified as a historical "gas station" and "service station." Based on the observation of the fill port and historical data, a geophysical survey and soil sampling program was initiated at the site. As no contamination was encountered at the site after extensive testing, the bank loan was funded and a reserve account was established to remove the UST post closing.

Affordable Housing Projects - California

Phase I Environmental Site Assessment Reports were conducted for various properties throughout the state of California for public agencies and private entities as potential sites for affordable housing projects. Special challenges involved with specific projects included soil sampling and pesticide testing for properties that were historically utilized for agricultural purposes.

Management of Phase I Process

Conducted numerous Phase I Environmental Site Assessments throughout California and in several states across the US. Managed local historical and regulatory research

through communications with local agencies by email and telephone. Additionally, communication is kept with sub consultants when the subject site is out of our locality in order to create smooth process for all involved.

Non-profit Housing and Education Center Assessment – Culver City, California

Due diligence performed at multiple properties of a non-profit group specializing in the education of special need children and adults. Assessments were conducted of residential and educational properties. Special concerns during inspections included the privacy of those onsite.

Los Cerritos Wetlands – Long Beach, California

Metals analysis conducted of soils within the wetlands in order to create baseline study for future comparisons of further research conducted by CSU, Long Beach. Challenges included tidal influence and various soil conditions encountered during hand auguring. Testing was completed using EPA 6000/7000 in a lab on campus and analyzed through tables utilizing Microsoft Excel.

Area 3 San Gabriel Valley, Los Angeles County, California

Analysis and maintenance of records database for Los Angeles Regional Water Quality Control Board SLIC2 unit. Tasks included visitation of sites, visual observations, communication with tenants, and mailings to owners. Management of files was conducted in storage and for consultants review. Communication was maintained with consultants in order to provide information needed with respect to sites under investigation.

Professional Experience:

Andersen Environmental an EFI Global Company, March 2015 to Present
Senior Project Manager, 2015-present

Andersen Environmental, Los Angeles, CA June 2007-March 2015
Senior Project Manager, 2012-present
Project Manager, 2008-2012
Environmental Specialist, 2007-2008

Los Angeles Regional Water Quality Control Board, April 2006 to May 2007

Education:

BS, Environmental Science and Policy, California State University, Long Beach, California, 2007