

PHASE I AND LIMITED PHASE II ENVIRONMENTAL
SITE ASSESSMENT
FORMER PIONEER ELEMENTARY SCHOOL
1651 EAST ROWLAND AVENUE
WEST COVINA, CALIFORNIA

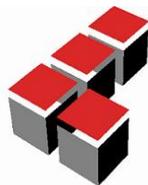
Prepared For:

LEWIS LAND DEVELOPERS, LLC

1156 North Mountain Avenue
Upland, California 91786

Project No. 12064.003

July 13, 2020



Leighton and Associates, Inc.

A LEIGHTON GROUP COMPANY



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

Attention: Mr. Adam Collier

**Subject: Phase I and Limited Phase II Environmental Site Assessment
Former Pioneer Elementary School
1651 East Rowland Avenue
West Covina, California**

Leighton and Associates, Inc. (Leighton) is pleased to present this Phase I and limited Phase II Environmental Site Assessment Report for the former Pioneer Elementary School, located at 1651 East Rowland Avenue, West Covina, California (subject site). Leighton declares that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 Code of Federal Regulations (CFR) 312, and the ASTM International E1527-13.

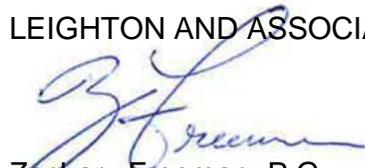
Leighton has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject site. Leighton has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

If you have questions regarding this report, please contact us. We appreciate the opportunity to be of service to Lewis Land Developers, LLC.



Respectfully submitted,

LEIGHTON AND ASSOCIATES, INC.


Zachary Freeman, P.G.
Project Geologist

Distribution: (1) addressee via email

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1.0 INTRODUCTION

1.1 Authorization

Leighton and Associates, Inc. (Leighton) performed a Phase I and limited Phase II Environmental Site assessment (ESA) for the former Pioneer Elementary School, located at 1651 East Rowland Avenue, West Covina, California (subject site – Figure 1) in accordance with Lewis Land Developers LLC's (Lewis) authorization.

1.2 Purpose

The purpose of the Phase I and limited Phase II ESA was to identify, to the extent feasible and pursuant to the processes prescribed in ASTM International (ASTM) E1527-13, recognized environmental conditions (RECs), historical RECs (HRECs), or controlled RECs (CRECs) in connection with the subject site.

- RECs are defined, according to ASTM E1527-13 as *“the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not RECs.”*
- HRECs are defined, according to ASTM E1527-13 as *“a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.”*
- CRECs are defined, according to ASTM E1527-13 as *“a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”* (ASTM E1527-13, 2013).

1.3 Scope of Work

The scope of work was performed in accordance with Leighton's proposal dated July 11, 2018, and included the following tasks:

- A reconnaissance-level visit of the subject site for evidence of the release(s) of hazardous materials and petroleum products and to assess the potential for onsite releases of hazardous materials and petroleum products;
- Records review (including review of previous environmental reports, selected governmental databases, and historical review);
- Interviews;
- A limited Phase II soil sampling investigation, and;
- Preparation of a report presenting our findings.

1.4 Significant Assumptions

Leighton assumes that the purpose of this Phase I ESA is to provide appropriate inquiry into the previous ownership and use of the subject site so that the Client may qualify for the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) landowner liability protections as defined in CERCLA, 42 USC §9601(35)(B). Leighton also assumes that the information provided by the Client and its agents, regulatory database provider, and regulatory agencies is true and reliable.

1.5 Limitations and Exceptions

Leighton performed the Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of the subject site. Other than the non-scope items shown in Section 1.6 that were not applicable, there were no exceptions to, or deletions from, this practice.

This Phase I ESA was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

The observations and conclusions presented in this report are professional opinions based on the scope of activities, work schedule, and information obtained through the Phase I ESA described herein. Opinions presented herein apply to property conditions existing at the time of our study and cannot necessarily be taken to apply to property conditions or changes that we are not aware of or have not had the opportunity to evaluate. It must be recognized that conclusions drawn from these data are limited to the amount, type, distribution,

and integrity of the information collected at the time of the investigation, and the methods utilized to collect and evaluate the data. Although Leighton has taken steps to obtain true copies of available information, we make no representation or warranty with respect to the accuracy or completeness of the information provided by others.

This practice does not address whether requirements in addition to all appropriate inquiry have been met in order to qualify for the landowner liability protections including the continuing obligation not to impede the integrity and effectiveness of activity and use limitations, or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the subject site that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

1.6 Special Terms and Conditions

The scope of work for this Phase I and Limited Phase II ESA did not include non-scope considerations, such as, but not limited to, those listed in Section 13 of ASTM E1527-13. The scope of work for this Phase I and limited Phase II ESA did not include non-scope items such as testing of electrical equipment for the presence of polychlorinated biphenyls (PCBs) or collection of other environmental samples, such as air, water, building materials, paint or other media; assessment of natural hazards such as naturally occurring asbestos, radon gas, methane gas, or mold; assessment of the potential presence of radionuclides, biological agents, or lead in drinking water; assessment of indoor air quality (such as vapor intrusion assessment); or assessment of nonchemical hazards such as the potential for damage from earthquakes or floods, or the presence of endangered species or wildlife habitats. This Phase I and limited Phase II ESA also did not include an extensive assessment of the environmental compliance status of the subject site or of businesses operating at the subject site, or a health-based risk assessment.

1.7 User Reliance

This report is for the exclusive use of Lewis and their lender. Use of this report by any other party shall be at such party's sole risk.

1.8 Important Information about Geoenvironmental Reports

Lewis is referred to Appendix H regarding important information provided by the Geoprofessional Business Association (GBA) on geoenvironmental studies and reports.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The subject site is located at 1651 East Rowland Avenue, West Covina, California 91791 (Figure 1 – Site Location Map). The Los Angeles Assessor's Parcel Numbers (APNs) assigned to the subject site are 8442-018-900 and 8442-021-900. The subject site is approximately 8.77 in size, currently developed as an elementary school. The surrounding vicinity is developed primarily as single- family residences and commercial properties.

2.2 Property and Vicinity General Characteristics

The subject site vicinity and the surrounding area consist of existing residential properties.

2.3 Current Use of the Subject Site

The subject site consists of an approximately 8.77-acre elementary school (Photos 1 through 25, Appendix B).

2.4 Descriptions of Structures, Roads and Other Improvements on the Property

The subject site consists of nine main classroom/administration buildings, three storage sheds, paved play areas and associated parking lots. The following utilities are expected to provide future service to the subject site:

Natural Gas:	Southern California Gas Company
Source of Potable Water:	City of West Covina
Electric:	Southern California Edison (SCE)
Sewage Disposal:	City of West Covina
Solid Waste Disposal:	Athens Services

2.5 Current Uses of Adjoining Properties

The subject site is bordered by single family homes to the west and the western portion of the northern adjacent property. East Rowland Avenue borders the subject site to the south followed by single family homes and commercial businesses. The subject site is bordered by commercial businesses to the east and the eastern area of the northern adjacent property.

3.0 USER PROVIDED INFORMATION

The user of this Phase I ESA is identified as Lewis. As a part of the ASTM E1527-13 process, User Questionnaire was completed by Mr. Kyle Weichert. A copy of the completed User Questionnaire is included in Appendix C.

3.1 Environmental Liens or Activity and Use Limitations

Mr. Weichert indicated that he was not aware of environmental liens or activity and use limitations (AULs) filed or recorded for the subject site. In addition, review of the ERIS Environmental Lien and AUL Search revealed no environmental liens or AULs. A copy of the ERIS Environmental Lien and AUL Search is provided in Appendix D.

3.2 Specialized Knowledge

Mr. Weichert indicated that he has no specialized knowledge or experience with the subject site.

3.3 Commonly Known or Reasonably Ascertainable Information

Mr. Weichert indicated that the subject site was previously used as a school. Mr. Weichert was not aware of any specific chemicals that were once present on the subject site, and are not aware any environmental cleanups that may have occurred on the subject site.

3.4 Valuation Reduction for Environmental Issues

Mr. Weichert indicated that the purchase price being paid for the subject site is based on fair market value.

3.5 Owner, Property Manager, and Occupant Information

According to Environmental Lien and AUL Search Report, the subject site is owned by Covina Valley Unified School District. The subject site is currently unoccupied.

3.6 Reason for Performing Phase I ESA

According to Mr. Weichert, the reason for requesting this Phase I ESA is for due diligence purposes related to the purchase of the subject site.

3.7 Other

No other items of environmental significance were provided by Lewis.

4.0 RECORDS REVIEW

4.1 Physical Setting Source(s)

Leighton reviewed pertinent maps and readily available literature for information on the physiography and hydrogeology of the subject site. A summary of this information is presented in the following subsections.

4.1.1 Topography

The subject site is located in Section 15 of Township 1 South, Range 10 West of the San Bernardino Baseline and Meridian. Topographic map coverage of the subject site vicinity is provided by the United States Geological Survey (USGS) "Baldwin Park, California" Quadrangle (2012). The elevation of the subject site is approximately 470 feet above mean sea level. The subject site is relatively flat and slopes gently to the southwest.

4.1.2 Surface Water

Surface water was not observed on the subject site.

4.1.3 Geology and Soils

The subject site is located in the northeastern portion of the Los Angeles Basin within the Peninsular Ranges geomorphic province of California. The Peninsular Ranges are characterized by elongate structural blocks bounded by northwest to west-northwest trending fault zones. Several of these faults terminate at or merge with the east-west trending thrust faults at the southern edge of the Traverse Ranges geomorphic province to the north of the subject site. Several faults that have been mapped in the region are active or potentially active and are believed to accommodate stresses associated with the interaction between the two geomorphic provinces. The subject site has been mapped as being underlain by alluvial soil consisting of unconsolidated gravel, sand, and silt (Dibblee, 1999).

4.1.4 Hydrogeology

The subject site is located within the San Gabriel Valley Groundwater Basin. The San Gabriel Valley Groundwater Basin is bounded to the north by the Raymond Fault. Rocks of the Repetto, Merced, and Puente Hills formations bound the basin to the south and west. The Chino fault and San Jose fault form the eastern boundary of the basin (DWR, 2004). The major hydrostratigraphic unit in the basin is Quaternary alluvium primarily consisting of boulder-bearing gravel to sand and silt. Water chemistry is dominated by calcium bicarbonate and total dissolved solids average 367 milligrams per liter (mg/L) and range between 200 and 1,500 mg/L within the basin. According to the California Department of Water Resources, the groundwater depth near the subject site is approximately 190 feet below ground surface (Well 340712N1179435W001) and flows to the southwest (DWR, 2018).

4.1.5 Oil and Gas Fields

Leighton reviewed the California Geological Energy Management Division (CalGEM), Online Mapping System, on June 29, 2020. No evidence of oil wells or oil fields was identified on the subject site or adjacent properties. Leighton reviewed the United States Pipeline and Hazardous Materials Safety Administration's Pipeline Information Management Mapping Application (PIMMA), on July 2, 2020. No evidence of hazardous materials pipelines was identified on the subject site or adjacent properties.

4.2 **Standard Environmental Record Sources**

A search of selected government databases was conducted by Leighton using an environmental database report system. Details and descriptions of the database search are provided in the EDR report. The report meets the government records search requirements of ASTM E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The database listings were reviewed within the specified radii established by the ASTM E1527-13. A copy of this report is included in Appendix E.

4.2.1 Subject Site

The subject site was identified in the database report on the Hazardous Waste Manifest Database (HAZNET). The database contains a list of

hazardous waste manifests received each year by the Department of Toxic Substances Control. No violations or enforcements are listed for the subject site.

4.2.2 Offsite

NOTABLE LISTINGS	
Listing Name	Address / Location
	615 N. Azusa Avenue
This facility is located approximately 370 feet northeast of the subject site, and is listed in the Clandestine Drug Laboratories (CDL) database. The listing does not include a release of hazardous substances or petroleum products judged likely to have created a REC on the subject site.	
One Dollar Cleaners	610 N. Azusa Avenue
This listed facility is located approximately 420 feet east-northeast of the subject site. It is listed in the DRYCLEANERS databases. The listing does not include a release of hazardous substances or petroleum products judged likely to have created a REC on the subject site.	
West Covina Gas up	711 Azusa Avenue N
This listed facility is located approximately 800 feet north-northeast of the subject site. It is listed in the Leaking Underground Storage Tank (LUST), Historical Underground Storage Tank (HIST Tank) Hazardous Waste Substances Site Cleanup (HWSS CLEANUP), and the Los Angeles County Hazardous Materials System (LA HMS) databases. According to the State Water Resources Control Board Geotracker online database the facility was the site of a waste oil release that did not impact groundwater. The facility was cleaned up and the site closed by the Los Angeles Regional Water Quality Control Board on October 9, 1990. Based on the case closed status of the facility, it is unlikely to have created a REC on the subject site.	
All American Rent-A-Car	702 Azusa Avenue N
This listed facility is located approximately 800 feet north-northeast of the subject site. It is listed in the Leaking Underground Storage Tank (LUST), Historical Underground Storage Tank (HIST Tank) Hazardous Waste Substances Site Cleanup (HWSS CLEANUP), and the Los Angeles County Hazardous Materials System (LA HMS) databases. According to the State Water Resources Control Board Geotracker online database the facility was the site of a waste oil release that did not impact groundwater. The facility was cleaned up and the site closed by the Los Angeles Regional Water Quality Control Board on October 9, 1990. Based on the case closed status of the facility, it is unlikely to have created a REC on the subject site.	
ARCO #1276	300 North Azusa Avenue
This listed facility is located approximately 1,370 feet south-southeast of the subject site. It is listed in the LUST and Delisted Underground Storage Tank (DELISTED TNK) databases. According to the State Water Resources Control Board Geotracker online database the facility was the site of a gasoline release that did not impact groundwater. The facility was cleaned up and the site closed by the Los Angeles Regional Water Quality Control Board	

<p>on February 13, 1992. Based on the case closed status of the facility, it is unlikely to have created a REC on the subject site.</p>	
<p>Unocal #4550</p>	<p>245 Azusa Avenue North</p>
<p>This listed facility is located approximately 1,740 feet south-southeast of the subject site. It is listed in the LUST and Delisted Underground Storage Tank (DELISTED TNK) databases. According to the State Water Resources Control Board Geotracker online database the facility was the site of a diesel release that did not impact groundwater. The facility was cleaned up and the site closed by the Los Angeles Regional Water Quality Control Board on March 13, 1996. Based on the case closed status of the facility, it is unlikely to have created a REC on the subject site.</p>	
<p>La Puente Dump</p>	<p>147 North Azusa Avenue</p>
<p>This listed facility is located approximately 2,060 feet south-southeast of and down gradient from the subject site. It is listed in the DTSC ENVIROSTOR database. According to the DTSC ENVIROSTOR online database the site was identified as a historical landfill in 1983. A groundwater investigation in 1988 identified trichloroethylene at concentrations of 9.0 and 11.0 parts per billion in two wells. The site was referred to the DTSC for further investigation in 1991. Based on the downgradient position of the facility relative to the subject site and the depth to groundwater in the vicinity of the subject site (>200 feet bgs), it is unlikely to have created a REC on the subject site.</p>	
<p>Mobil #11-MHY</p>	<p>107 Azusa Avenue North</p>
<p>This listed facility is located approximately 2,105 feet north northwest of the subject site. It is listed in the LUST database. According to the State Water Resources Control Board Geotracker online database the facility was the site of a gasoline release that did not impact groundwater. The facility was cleaned up and the site closed by the Los Angeles Regional Water Quality Control Board on August 13, 1996. Based on the case closed status and the lack of groundwater impacts at the facility, it is unlikely to have created a REC on the subject site.</p>	
<p>Hughes Training, Inc.</p>	<p>1200 E. San Bernardino Road, West Covina</p>
<p>This listed facility is located approximately 2,935 feet north northwest of the subject site. It is listed in the RCRA and CORRACTS databases. According to the DTSC ENVIROSTOR online database the facility previously manufactured electronic components. Hazardous wastes were stored onsite and transported offsite for disposal. Compliance evaluations found that a site investigation was not required. Based on the compliance history of facility, it is unlikely to have created a REC on the subject site..</p>	
<p>Couch Family Trust Residence</p>	<p>220 Houser Drive South, Covina</p>
<p>This listed facility is located approximately 2,590 feet northeast of the subject site. It is listed in the LUST database. According to the State Water Resources Control Board Geotracker online database the facility was the site of a gasoline release that did not impact groundwater. The facility was cleaned up and the site closed by the Los Angeles Regional Water Quality Control Board on February 27, 2014. Based on the case closed status and the lack of groundwater impacts at the facility, it is unlikely to have created a REC on the subject site.</p>	

4.2.3 Vapor Encroachment

Leighton reviewed the Database Report by ERIS, records available on Geotracker and Envirostor, groundwater information, and regional geology, to evaluate the concern for potential vapor encroachment from on-site activities and from adjacent properties. According to the Tier 1 requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E2600-15), no offsite database listings or facilities were located within 1/3rd of a mile from the boundaries of the subject site. Based on the review of available documentation, geologic and hydrologic information available for the subject site, vapor encroachment is not a REC for the subject site.

4.2.4 Regulatory Agency Contacts

Leighton requested regulatory records from the agencies listed below for the address associated with the subject site.

Department of Toxic Substances Control (DTSC)

File review requests were forwarded to the DTSC Cypress Office and the DTSC Chatsworth Office via facsimile. Leighton received a letter from Ms. Julie Johnson of the DTSC Cypress office and a letter from Mr. Robert Hardison with the DTSC Chatsworth Office, respectively, stating that no records were found for the subject site.

Leighton searched the DTSC's Envirostor online database. No active or closed cases were identified for the subject site or adjacent properties.

Los Angeles Regional Water Quality Control Board (LARWQCB)

Leighton forwarded a file review request to the LARWQCB via email. Leighton received a response from the LARWQCB via email indicating that no records were found for the subject site.

Leighton searched the State Water Resources Control Board Geotracker online database. No active or closed cases were identified for the subject site or adjacent properties.

South Coast Air Quality Management District (SCAQMD)

Leighton searched for records on South Coast AQMD's FINDS website. No records were found pertaining to the subject site.

Los Angeles County Department of Public Works (LACDPW)

A file review request was forwarded to the LACDPW via email. Leighton received a response from LACDPW via email indicating that no records were found for the subject site.

City of West Covina Department of Building and Safety

A records request was submitted to the City of West Covina Department of Building and Safety on June 24, 2020. Leighton received an email from a representative from the city of West Covina explaining that no records were found for the subject site.

Radon

Radon is not regulated within the State of California. Nonetheless, the California Department of Health Services (CDPH) and the United States Environmental Protection Agency (US EPA) both recommend a threshold of 4 picocuries per liter (pCi/L) above which certain precautions be taken to mitigate radon buildup in structures. The California Department of Health Services maintains a database of indoor radon levels that are sorted by zip code. According to the most recent update, prepared in February 2016, 16 tests were completed in the subject site's zip code and one test (or 6.3%) exceeded 4pCi/L. Los Angeles County is listed as an EPA Radon Zone 2, which corresponds to an indoor average level between 2 pCi/L and 4 pCi/L.

4.2.5 Other Reports

No other reports were provided for Leighton's review.

4.3 Historical Use Information on the Subject Site

Leighton reviewed selected historical information on the subject site. These references were reviewed for evidence of activities, which would suggest the presence of hazardous substances at the subject site and to evaluate the potential for the subject site to be impacted by offsite sources of contamination. The following paragraphs are a chronological summary of the review.

4.3.1 Aerial Photographs

Historical aerial photographs were reviewed for information regarding past subject site uses. Aerial photographs dated 1928, 1934, 1938, 1948, 1952, 1960, 1964, 1972, 1985, 1987, 1995, 2005, 2010, 2012, 2014, and 2016 were reviewed. References are provided in Appendix A and copies of the aerial photographs are included in Appendix F.

In the **1928 to 1952** aerial photographs the subject site and adjacent properties appear to be orchards. A road is visible adjacent to the south of the subject site. South of the road the adjacent properties are orchards. Scattered residential and farm buildings are visible surrounding the subject site.

In the **1960 to 1980** the subject site is occupied by Pioneer Elementary School. The northwestern, western, and southwestern adjacent properties appear to be occupied by single family homes. The northeastern and eastern adjacent properties appear to be in various states of commercial development between 1960 and 1964; by 1972 the properties appear in their present configuration. The southeastern adjacent property appears to consist of an orchard and one residential building and one out building between 1960 and 1964. By the 1972 aerial photograph the parcel is primarily vacant with a small orchard remaining near East Rowland Avenue.

In the **1987 to 2016** aerial photographs, the subject site and adjacent properties appear in their current configuration. Single family homes are visible on the northwestern, western, and southwestern adjacent properties. Commercial properties are observed on the northeastern, eastern, and southeastern adjacent properties.

4.3.2 Historical Topographic Maps

Historical topographic maps were reviewed to obtain information regarding past site uses. Topographic map coverage of the subject site vicinity is provided by Pomona Quadrangle (1894, 1897, 1898, and 1904), Puente (1927), and Baldwin Park (1953, 1966, 1972, 1981, and 2015). A copy of the topographic map report is included in Appendix F.

1894 to 1904: The subject site boundary is miss-plotted on the topographic maps. The subject site location is depicted as vacant. A paved road is depicted bordering the subject site locations to the south. Small residential structures are depicted on the properties surrounding the subject site.

1927: Structures, tanks, or wells are not depicted on the subject site. Sparse residential development is depicted on the surrounding adjacent properties. Rowland Avenue is depicted adjacent to the south of the subject site.

1953: The subject site and surrounding properties are depicted as agricultural. Sparse residential development is also depicted on the surrounding properties.

1966, 1972, 1981: The subject site is depicted as occupied by Pioneer School. A large commercial structure is depicted to the north of the subject site. Two small, possibly residential structures, are depicted east of the subject site in the 1966 and 1972 topographic maps. By 1981, the small structures appear to have been removed and replaced by larger commercial structures.

2015: Only landmark structures are depicted on the topographic map. Rowland Avenue is depicted adjacent to the south of the subject site and California State Route 39 is depicted east of subject site.

4.3.3 Fire Insurance Maps

Fire insurance maps, or Sanborn[®] maps, are detailed city plans showing building footprints, construction details, use of structure, street address, etc. The maps were designed to assist fire insurance agents in determining the degree of hazard associated with a particular property. Sanborn[®] Maps were produced from approximately 1867 to the present

for commercial, industrial, and residential sections of approximately 12,000 cities and towns in the United States.

Sanborn map coverage is not available for the subject site. A copy of this report has been provided in Appendix F.

4.3.4 Historical City Directories

City Directories have been published for cities and towns across the US since the 1700s. Originally, a list of residents, the City Directory developed into a tool for locating individuals and businesses in particular. For each street address listed, the directory recorded the name of the resident or business that operated from this addresses. While City Directory coverage is usually comprehensive for major cities, it may be sporadic for rural areas and small towns. The purpose of the City Directory research was to attempt to determine the businesses that were historically located at the subject site and adjacent addresses.

The address associated with the subject site, 1651 E. Rowland Avenue, first appears in 1979, 1986, and 1990/1991 listed as Tri-Community Adult School.

The surrounding offsite addresses were residential in nature, until the late 1980's when the commercial business in the area were established.

4.3.5 Building Permits

Leighton requested a search of historical building permits with the City of West Covina, no permits were found for the subject site address.

4.3.6 Other Historical Sources

Additional resources were not researched as a part of this assessment.

4.3.7 Summary of Historical Land Use

Based on historical records, land usage is summarized as follows:

Time Period	Land Usage	Reference
Prior to 1894	Unknown	None Available
Approximately 1894 to approximately 1927	Vacant	Topographic Maps
Approximately 1927 to approximately 1960	Agricultural	Aerial Photographs Topographic Maps
Approximately 1960 to present	Pioneer School	Aerial Photographs Topographic Maps Site Reconnaissance

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

On April 6, and June 25, 2020, a representative of Leighton conducted a reconnaissance-level assessment of the subject site. The subject site reconnaissance consisted of observing and documenting existing conditions of the subject site and nature of the neighboring development within 0.25-miles of the subject site. Photographs of the subject site are presented in Appendix B and their view directions are noted on Figure 2. Items noted during the subject site reconnaissance are also depicted on Figure 2.

5.2 General Property Setting

The subject site consists of an approximately 8.77-acre adult school site consisting of five permanent classroom buildings, a cafeteria, an administration building, two temporary classroom structures, a playground, an athletic field, and two parking lots (Photos 1 through 25, Appendix B).

5.3 Exterior and Interior Observations

5.3.1 Hazardous Substances, Drums, and Other Chemical Containers

Hazardous substances, drums, or other chemical containers were not observed on the subject site. A binder containing safety data sheets (SDSs) for the chemicals that were used at the subject site was found during the site reconnaissance. No hazardous materials were identified during the review of the SDS forms.

5.3.2 Storage Tanks

Evidence of underground storage tanks (USTs) or aboveground storage tanks (ASTs) (such as vent lines, fill or overfill ports) was not observed on the subject site.

5.3.3 Polychlorinated Biphenyls (PCBs)

PCBs were once used as industrial chemicals whose high stability contributed to both their commercial usefulness and their long-term deleterious environmental and health effects. PCBs can be present in coolants or lubricating oils used in older electrical transformers, hydraulic

systems, and other similar equipment. In 1979, the USEPA generally prohibited the domestic manufacture of PCBs in electrical capacitors, electrical transformers, vacuum pumps, hydraulic pumps, and gas turbines.

Transformers were not observed on the subject site although large circuit breaker boxes were observed in an electrical closet on the subject site (Photo 3, Appendix B). No staining related to the circuit breaker box was observed in the electrical closet.

5.3.4 Waste Disposal

The subject site is not currently occupied; therefore, no onsite waste produced.

5.3.5 Dumping

No evidence of significant dumping of chemicals, hazardous substances or petroleum products was observed at the subject site.

Miscellaneous trash consisting of abandoned school and office supplies and equipment was observed in the classroom buildings, the administration building, and the cafeteria. Minor amounts of trash were observed on the exterior of the subject site. This debris is not considered a REC associated with the subject site.

5.3.6 Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps

Evidence of pits, ponds, lagoons, septic systems, wastewater, drains, sumps, and cisterns was not observed on the subject site.

5.3.7 Pesticide Use

Pesticides and/or pesticide use was not observed on the subject site.

5.3.8 Staining, Discolored Soils, Corrosion

Stained or discolored soils were not observed on the subject site

5.3.9 Stressed Vegetation

Stressed vegetation was not observed on the subject site.

5.3.10 Unusual Odors

Unusual odors were not detected on the subject site.

5.3.11 Onsite Wells

Wells were not observed on the subject site.

5.3.12 Other Observations

A large steel vault and associated ventilation stand pipe are located on the west side of the subject site (Photo 10, Appendix B). According to Jessie Hernandez, custodial supervisor for the Covina Valley Unified School District, the vault houses the gas meter for the school.

6.0 INTERVIEWS

Leighton attempted to conduct interviews with persons having knowledge of current or past subject site usage. Interviews were conducted either orally or in the form of a written questionnaire.

6.1 Interview with Owner

On July 2, 2020, Mr. Michael Straiger, Maintenance, Operations, and Facilities Manager for Covina Valley Unified School District, completed the Owner Interview form for the subject site. Mr. Straiger stated on the questionnaire that there were hazardous materials and waste at the subject site in the form of asbestos containing building materials and PCB-containing fluorescent lighting ballasts. Mr. Straiger also stated that the CVUSD requested that Southern California Edison remove the main electrical transformer from the subject site over concerns that it would be vandalized for its copper content.

6.2 Interview with Property Manager

See Section 6.1.

6.3 Interviews with Occupants

The subject site is unoccupied; therefore, no occupant interviews were conducted as part of this Phase I ESA.

6.4 Interviews with Local Government Officials

Leighton did not interview employees with local government agencies to request information regarding historic and current uses of the subject site with the exception of those noted in Section 4.3.1.

6.5 Interviews with Others

Leighton did not conduct additional interviews for this Phase I ESA.

7.0 LIMITED PHASE II ESA

On June 25, 2018, Leighton completed a Limited Phase II ESA of the subject site to assess the presence of contaminants in soil associated with arsenic from the past use of arsenical pesticides, lead from lead-based paint, and organochlorine pesticides related to the potential past use of agricultural pesticides and termiticides that may have been applied concurrent with or subsequent to the construction of Pioneer Elementary School.

The scope of work for the Limited Phase II ESA is described below.

7.1 Pre-field Activities

Health and Safety Plan

Leighton prepared a site-specific Health and Safety Plan (HSP) for the field work to be performed. The HSP documented the safety aspects of the work and complied with Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1910.120. The HSP was onsite with Leighton personnel at all times. The HSP outlined all site procedures, potential hazards, and contained a hospital location map. All onsite Leighton personnel acknowledged acceptance of the plan by signing the HSP.

Utility Clearance

Leighton notified Underground Service Alert (USA) a minimum of 48 hours prior to starting subsurface intrusive work.

7.2 Field Activities

Leighton advanced eight soil borings, PI1 through PI8 (Figure 2), to depths of approximately 2.0 feet bgs or practical refusal. Soil samples were collected at depths of 0.5 and 2.0 feet bgs or (practical refusal) from each boring. Borings PI1 through PI4 were placed on the subject site in locations away from the school structures (Figure 2). The samples collected from these locations were analyzed for arsenic and organochlorine pesticides (OCPs) related to the former agricultural use of the subject site. Borings PI5 and PI8 were placed adjacent to the school structures (Figure 2). The samples collected from these locations were analyzed for lead and OCPs related to the potential use of lead-based paint

and OCP termiticides on the Pioneer Elementary School structures. All soil samples were collected using a decontaminated hand auger. Samples were transferred from the tip of the hand auger to laboratory supplied 4-ounce glass jars with Teflon-lined caps. The samples were clearly marked with sample identification, placed in an ice-cooled chest for temporary storage, and transported to EnviroChem Laboratories, Inc. in Pomona, California for analysis. Chain-of-custody protocol was followed throughout all phases of the sample handling process.

7.3 Laboratory Analysis

Surficial soil samples were analyzed for arsenic and lead by EPA Method 6010B and OCPs by EPA Method 8081A. The soil samples collected at a depth of 2.0 feet bgs were placed on hold at the receiving laboratory pending results of the shallow soil sample analyses.

7.4 Results

The soil analytical results were compared to one or more of the following regulatory screening criteria:

- The EPA Residential Regional Screening Levels (RSLs, May 2020) and DTSC Office of Human and Ecological Risk (HERO) Note Number 3 (DTSC-SLs, April 2019); and
- The DTSC-recognized regional background arsenic concentration for southern California Soils (DTSC, 2008)

The complete laboratory report is included in Appendix G. A summary of laboratory results is presented in Tables 1 and 2.

7.4.1 Arsenic

Arsenic was detected in samples PI1-0.5 through PI4-0.5 at concentrations ranging from 3.76 mg/kg (PI4-0.5) to 6.29 mg/kg (PI3-0.5). These concentrations exceed the US EPA RSL and DTSC-SL for residential land use. However, the detected concentrations of arsenic are below the DTSC-recognized southern California regional background arsenic concentration of 12 mg/kg (Table 1).

7.4.2 Lead

Lead was detected in samples PI5-0.5 through PI8-0.5 at concentrations ranging from 5.31 mg/kg (PI8-0.5) to 67.0 mg/kg (PI7-0.5). None of the lead concentrations exceeded the US EPA RSL of 400 mg/kg or the DTSC-SL of 80 mg/kg for residential land use (Table 1).

7.4.3 Organochloride Pesticides

Concentrations of 4,4'-DDE and 4,4'-DDT were detected in the samples collected on the subject site. The maximum concentrations of 4,4'-DDE (0.012 milligrams per kilogram [mg/kg] in PI5-0.5) and 4,4'-DDT (0.011 mg/kg in PI7-0.5) were both below their respective US EPA RSLs and DTSC-SLs for residential land use (Table 2).

8.0 FINDINGS

Leighton performed Phase I and Limited Phase II ESA for the Pioneer School Site, located at 1651 East Rowland Avenue in the City of Covina, California (subject site – Figure 1) in accordance with Lewis’s authorization.

8.1 Onsite

Historically, the subject site was agricultural land until 1958 when Pioneer School was constructed. Based on the results of our concurrent Limited Phase II ESA (summarized in Section 7.0), OCPs and lead were not detected in near surface soil samples collected from the subject site at concentrations that would pose a threat to human health and/or the environment. The historical use of the subject site as agricultural land is not considered a REC.

Currently, the subject site consists of an approximately 8.77-acre school site consisting of eight classroom buildings, an administration building, a cafeteria, and athletic fields (Photos 1 through 25, Appendix B).

A search of selected government databases was conducted by Leighton using the EDR Radius Report environmental database report system. Details of the database search along with descriptions of each database researched are provided in the EDR database report. The report meets the government records search requirements of ASTM E1527-13 Standard Practice for Environmental Property Assessments: Phase I ESA Environmental Property Assessment Process. The database listings were reviewed within the specified radii established by the ASTM E1527-13. The subject site was not identified in the EDR radius map report.

The limited Phase II ESA did not detect concentrations of arsenic, lead, or OCPs in excess of residential US EPA RSLs or DTSC-SLs on the subject site.

8.2 Offsite

Historically, the adjacent properties were agricultural land. The adjacent properties to the northwest, west, and south were developed for residential use beginning in the mid-1950s. The surrounding properties to the northeast, east and southeast were developed for commercial use beginning in the early 1960s.

Currently, the subject site is bordered to the north by single family residences and a supermarket; to the east commercial development. The subject site is bordered to the south by East Rowland Avenue. Adjacent to the south of East Rowland Avenue the land is developed for residential and commercial use. The properties adjacent to the west of the subject site are residential.

Surrounding properties with environmental concern were not identified during this Phase I ESA.

8.3 Data Gaps

No significant data gaps were identified by Leighton.

9.0 OPINION

9.1 Onsite

It is Leighton's opinion that no RECs, CRECs, or HRECs were identified for the subject site.

9.2 Offsite

No offsite RECs, HRECs, or CRECs were identified that would negatively impact the subject site.

10.0 CONCLUSIONS

We have performed a Phase I and Limited Phase II ESA in conformance with the scope and limitations of ASTM E1527-13 of the Pioneer School Site, located at 1651 East Rowland Avenue in the City of West Covina, California. Exceptions to, or deletions from, this practice are described in Sections 1.5 and 11 of this report. This assessment has revealed no RECs, HRECs, or CRECs in connection with the subject site.

In general, observations should be made during future subject site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, and tanks, stained soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.

11.0 DEVIATIONS

Leighton did not deviate from or alter the scope of work, as defined in Section 1.3 of this report. Significant data gaps were not identified that affect the ability of Leighton to identify RECs at the subject site.

12.0 ADDITIONAL SERVICES

Leighton did not perform work outside the scope of work as defined in Section 1.3 of this report.

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

13.1 Corporate

Leighton is a California corporation, providing geotechnical and environmental consulting services throughout California. We are solely a consulting firm without interests in real property other than our offices in Southern California. We provide professional environmental consulting services including application of science and engineering to environmental compliance, hazardous materials/waste assessment and cleanup, and management of hazardous, solid and industrial waste. Phase I Environmental Site Assessments are a part of this practice area and have been conducted by us.

13.2 Individual

The qualifications of the Project Manager and the other Leighton environmental professionals involved in this Phase I and limited Phase II ESA meet the Leighton corporate requirements for performing Phase I ESAs as specified by ASTM E1527-13.

13.3 Environmental Professional Statement

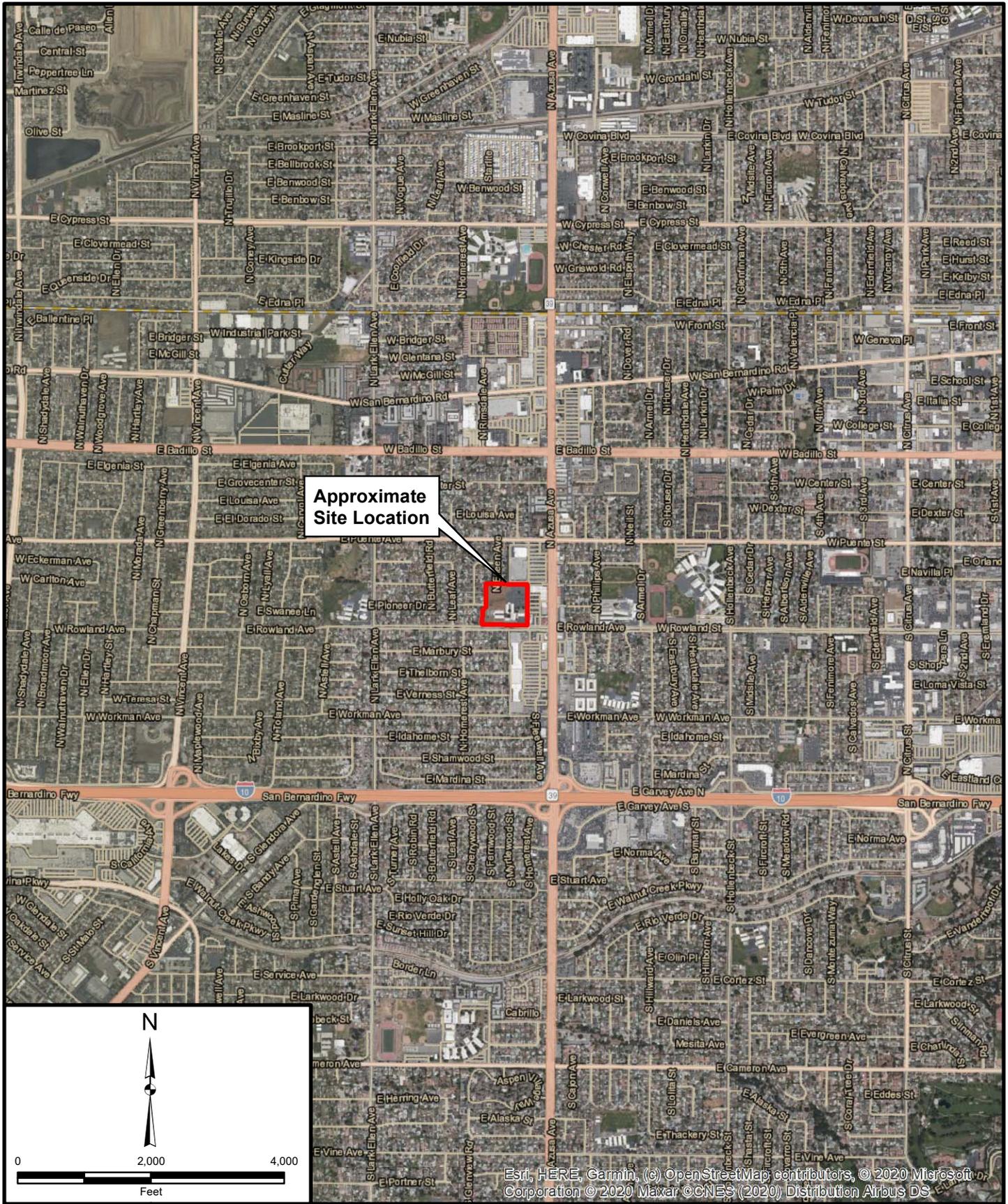
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined by §312.10 of 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject site. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Zachary Freeman, P.G.
Project Geologist





Project: 12064.003	Eng/Geol: ZAF
Scale: 1" = 2,000'	Date: July 2020
Base Map: ESRI ArcGIS Online 2020	
Thematic Information: Leighton	
Author: Leighton Geomatics (btran)	

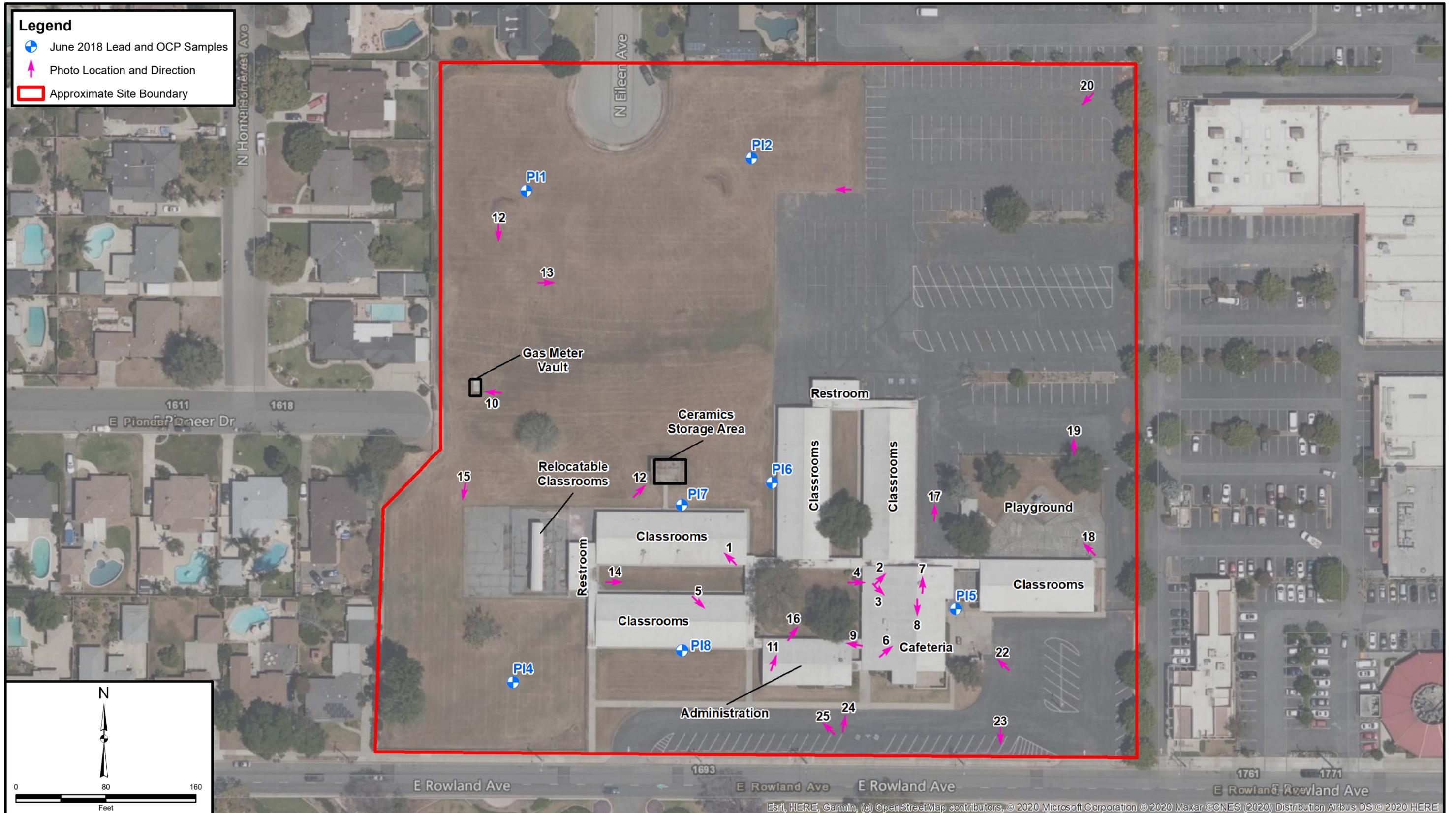
SITE LOCATION MAP
 CVUSD Pioneer School
 1651 East Rowland Avenue
 West Covina, California

Figure 1

Leighton

Legend

-  June 2018 Lead and OCP Samples
-  Photo Location and Direction
-  Approximate Site Boundary



N



0 80 160

Feet

Project: 12064.003	Eng/Geol: ZAF
Scale: 1" = 80'	Date: July 2020
Base Map: ESRI ArcGIS Online 2020 Thematic Information: Leighton Author: Leighton Geomatics (btran)	

SITE PLAN
 CVUSD Pioneer School
 1651 East Rowland Avenue
 West Covina, California

Figure 2



Leighton

Table 1
Summary of Lead and Arsenic in Soil
Pioneer Elementary School
West Covina, California

Sample ID Number	Depth (ft bgs)	Date Sampled	Arsenic (mg/kg)	Lead (mg/kg)	Dilution Factor
PI1-0.5	0.5	6/25/2018	4.57	-	1
PI2-0.5	0.5	6/25/2018	3.90	-	1
PI3-0.5	0.5	6/25/2018	6.29	-	1
PI4-0.5	0.5	6/25/2018	3.76	-	1
PI5-0.5	0.5	6/25/2018	-	14.6	1
PI6-0.5	0.5	6/25/2018	-	10.9	1
PI7-0.5	0.5	6/25/2018	-	67.0	1
PI8-0.5	0.5	6/25/2018	-	5.31	1
US EPA Residential RSLs			0.68	400	-
DTSC Modified Residential SLs			0.11	80	-
DTSC Background As Concentration			12	-	-

Notes:

ft bgs = feet below ground surface

mg/kg = milligrams per kilograms

US EPA Residential RSL = United States Environmental Protection Agency Residential Regional Screening Level (May 2020)

DTSC Modified Residential SLs = Department of Toxic Substances Control Human Health Risk Assessment Note 3 Screening Levels for residential land use (June 2020)

DTSC Background As Concentration = Arsenic screening level from *Determination of a Southern California Regional Arsenic Concentration in Soil*, California Department of Toxic Substance Control (DTSC), March 2008.

Table 2
 Summary of OCPs in Soil
 Pioneer Elementary School
 West Covina, California

Sample ID Number	Depth (ft bgs)	Date Sampled	4,4'-DDE (mg/kg)	4,4'-DDT (mg/kg)	Dilution Factor
PI1-0.5	0.5	6/25/2018	<0.0001	<0.0001	1
PI2-0.5	0.5	6/25/2018	0.0006J	<0.0001	1
PI3-0.5	0.5	6/25/2018	<0.0001	0.0008J	1
PI4-0.5	0.5	6/25/2018	0.001	0.0008J	1
PI5-0.5	0.5	6/25/2018	0.012	0.003J	5
PI6-0.5	0.5	6/25/2018	<0.0001	<0.0001	1
PI7-0.5	0.5	6/25/2018	0.008J	0.011	10
PI8-0.5	0.5	6/25/2018	<0.0001	<0.0001	1
US EPA Residential RSLs			2.0	1.9	-
DTSC Modified Residential SLs			2.0	1.9	-

Notes:

ft bgs = feet below ground surface

mg/kg = milligrams per kilograms

<0.0001 = concentration is less than laboratory method detection limit of 0.0001 mg/kg

J = Indicates an estimated value between laboratory detection limit and practical quantitation limit.

US EPA Residential RSL = United States Environmental Protection Agency Residential Regional Screening Levels (May 2020)

DTSC Modified Residential SLs = Department of Toxic Substances Control Human Health Risk Assessment Note 3 Screening Levels for residential land use (June 2020)

**APPENDIX A
REFERENCES**



Leighton

APPENDIX A

References

- ASTM International, 2013, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-13, dated November 6, 2013.
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APPENDIX B
SITE RECONNAISSANCE PHOTOS



Leighton



Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

June 25, 2020

Client Name:
Lewis Land Developers, Inc.

Site Location:
1651 East Rowland Avenue, West Covina, CA

Project No.
12064.003

Photo No. 1

View of Direction of Photo:
Northwest

Description: Interior of a typical classroom at the subject site.



Photo No. 2

View of Direction of Photo:
Northeast

Description:
Light staining on the floor of the HVAC room





Client Name:
Lewis Land Developers, Inc.

Site Location:
1651 East Rowland Avenue, West Covina, CA

Project No.
12064.003

Photo No. 3

View of Direction of Photo:
Southeast

Description:
Electrical circuit breaker panel in the HVAC electrical room, no staining observed associated with the electrical equipment.



Photo No. 4

View of Direction of Photo:
East

Description:
Exterior door to the HVAC/Electrical room with a sign warning of asbestos containing materials.





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

June 25, 2020

Client Name:
Lewis Land Developers, Inc.

Site Location:
1651 East Rowland Avenue, West Covina, CA

Project No.
12064.003

Photo No. 5

View of Direction of Photo:
Southeast

Description:
Classroom interior view.



Photo No. 6

View of Direction of Photo:
Northeast

Description:
Cafeteria interior view





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

June 25, 2020

Client Name:
Lewis Land Developers, Inc.

Site Location:
1651 East Rowland Avenue, West Covina, CA

Project No.
12064.003

Photo No. 7

View of Direction of Photo:
North

Description:
Interior view of the cafeteria scullery.



Photo No. 8

View of Direction of Photo:
South

Description:
Interior view of the cafeteria kitchen.





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

June 25, 2020

Client Name:
Lewis Land Developers, Inc.

Site Location:
1651 East Rowland Avenue, West Covina, CA

Project No.
12064.003

Photo No. 9

View of Direction of Photo:
West

Description:
Interior view of the administration building.



Photo No. 10

View of Direction of Photo:
West

Description:
View of the gas meter vault and associated ventilation riser.





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

June 25, 2020

Client Name:
Lewis Land Developers, Inc.

Site Location:
1651 East Rowland Avenue, West Covina, CA

Project No.
12064.003

Photo No. 11

View of Direction of Photo:
North

Description:
Interior view of the administration building.



Photo No. 12

View of Direction of Photo:
Northeast

Description:
View of the ceramics class storage area.





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

June 25, 2020

Client Name:
Lewis Land Developers, Inc.

Site Location:
1651 East Rowland Avenue, West Covina, CA

Project No.
12064.003

Photo No. 13

View of Direction of Photo:
East

Description:
View across the northern portion of the subject site.



Photo No. 14

View of Direction of Photo:
East

Description:
View across the east side of the subject site.





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD
June 25, 2020

Client Name:
Lewis Land Developers, Inc.

Site Location:
1651 East Rowland Avenue, West Covina, CA

Project No.
12064.003

Photo No. 15

View of Direction of Photo:
South

Description:
View looking south across the west side of the subject site.



Photo No. 16

View of Direction of Photo:
Northeast

Description:
View across the center of Pioneer School.





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

June 25, 2020

Client Name:
Lewis Land Developers, Inc.

Site Location:
1651 East Rowland Avenue, West Covina, CA

Project No.
12064.003

Photo No. 17

View of Direction of Photo:
South

Description:
View looking south across the middle of the subject site.



Photo No. 18

View of Direction of Photo:
Northwest

Description:
View of the playground on the east side of the subject site.





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

June 25, 2020

Client Name:
Lewis Land Developers, Inc.

Site Location:
1651 East Rowland Avenue, West Covina, CA

Project No.
12064.003

Photo No. 19

View of Direction of Photo:
North

Description:
View across the northern parking lot on the east side of the subject site.



Photo No. 20

View of Direction of Photo:
Southwest

Description:
View across the subject site.





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

June 25, 2020

Client Name:
Lewis Land Developers, Inc.

Site Location:
1651 East Rowland Avenue, West Covina, CA

Project No.
12064.003

Photo No. 21

View of Direction of Photo:
West

Description:
View across the northern portion of the subject site.



Photo No. 22

View of Direction of Photo:
Northwest

Description:
View of the structure that formerly contained the subject site's main electrical transformer.





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

June 25, 2020

Client Name:
Lewis Land Developers, Inc.

Site Location:
1651 East Rowland Avenue, West Covina, CA

Project No.
12064.003

Photo No. 23

View of Direction of Photo:
South

Description:
View of the business (gym) adjacent to the south of the subject site.



Photo No. 24

View of Direction of Photo:
North

Description:
View of the south-facing side of Pioneer School.





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD
June 25, 2020

Client Name:
Lewis Land Developers, Inc.

Site Location:
1651 East Rowland Avenue, West Covina, CA

Project No.
12064.003

Photo No. 25

View of Direction of Photo:
Northwest

Description:
View of the south-facing side of Pioneer School



APPENDIX C
USER PROVIDED INFORMATION



Leighton



Phase I ESA Users Questionnaire

Project Name:

Complete and Correct Address(es) of the Property and APN(s):

User Company Name:

User Name/Title:

User Phone/Email:

Interviewee Name and Relationship to Project:

Site Owner:

Reason Phase I is required:

Type of property:

Type of property transaction (e.g., Sale, purchase, exchange):

Any scope of services beyond the ASTM Practice E 1527:

All Parties that will rely on the Phase I report:

Name and Contact Information for Site Contact:

Any special terms or conditions:

Any other pertinent knowledge or experience with the property (e.g., prior reports, documents, correspondence concerning the environmental conditions of the property):

(1). Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? Yes | No

If Yes, Describe:

(2). Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? Yes | No

If Yes, Describe:

(3). Specialized knowledge or experience of the person seeking to qualify for the Landowners Liability Protections (LLP) (40 CFR 312.28).

Do you have any specialized knowledge or experience related to the property or the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes | No

If Yes, Describe:

(4). Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 DRF 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Yes | No

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? Yes | No

If Yes, Describe:

(5). Commonly known or reasonable ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the property that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the property? Yes | No

(b.) Do you know of specific chemicals that are present or once were present at the property? Yes | No

(c.) Do you know of spills or other chemical releases that have taken place at the property? Yes | No

(d.) Do you know of any environmental cleanups that have taken place at the property? Yes | No

If Yes, Describe:

(6). The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

Based on your knowledge and experience related to the *property*, are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*? Yes | No

If Yes, Describe:

Kyle Weichert

Signature

Date





Phase I ESA Owner/Site Contact Interview Form

Interviewee Name:	Title:
--------------------------	---------------

Address:	Phone:
-----------------	---------------

Relationship to Property:

Name of Property Owner:

Address of Property Owner:

Site Name:

Property Address:

Previous Street Names/Numbers:

General Business Type/Present Property Use:

Property Utilization during Ownership:

Assessor Parcel #:	Grant Total Square Footage:
---------------------------	------------------------------------

Total # of Buildings:	Date Built:
------------------------------	--------------------

Name and Address of Past Owners (include dates of ownership):

Past Property Uses (include dates):

Source of Potable Water Supply (municipal/groundwater wells):

Sewage Disposal (municipal/septic) (provide name of utility):

Means of Heating/Cooling (gas, electric, heating oil, etc.):

Fuel Source for Heating/Air Conditioning (provide name of utility):

Neighboring Property Types (commercial/industrial/residential):

Current Uses of Adjoining Properties:	North:
--	---------------

	South:
--	---------------

	East:
--	--------------

	West:
--	--------------

ARE THERE NOW, OR HAVE THERE BEEN IN THE PAST, ANY OF THESE ITEMS ONSITE OR ON ADJACENT PROPERTIES:

ITEM	YES	NO	UNK	ADJACENT PROPERTY
• Hazardous Materials				
• Hazardous Waste				
• MSDS Sheets				
• Underground Storage Tanks (USTs)				
• Aboveground Storage Tanks (ASTs)				
• Vent Pipes, fill pipes, or access ways indicating a fill pipe to an underground storage area				
• Odors				
• Drums				
• Electrical or hydraulic equipment known to contain Polychlorinated Biphenyls (PCBs)				
• Stained soil or surfaces				
• Drains				
• Sumps				
• Clarifier				
• Pits, ponds, or lagoons				
• Stressed vegetation				
• Areas for dumping solid waste (landfill)				
• Wastewater				
• Wells (groundwater, oil, and/or gas)				
• Septic Systems				
• Fill Material (if fill material is on site, please state source of fill)				

ADDITIONAL QUESTIONS:	YES	NO	UNK	REMARKS
Has the Site been used as any of the following: gas station, motor repair facility, commercial printing facility, metal plating, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? If so, state which type of facility.				
Are you aware of any Phase I or Phase II environmental site assessments, soil sampling reports, geotechnical or geologic reports, environmental compliance audit reports, environmental permits, registrations for USTs or ASTs, community right-to-know plans, environmental safety plans or reports regarding hazardous waste generation for the Site?				
Do you know of any notices or correspondence from any government agency relating to past or current violations of environmental laws with respect to the Site or relating to environmental liens encumbering the Site?				
Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?				
Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?				
Do you know of any environmental concerns associated with the Site? If so please state in remarks column.				
Do you know of any environmental concerns associated with any adjacent or nearby properties? If so please state in remarks column.				

Additional Comments:

Preparer presents that to the best of the preparer's knowledge the above statements and facts are true and correct, and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.



Signature

Date



Zachary Freeman

From: Mike Stragier <mstragier@c-vusd.org>
Sent: Thursday, July 2, 2020 8:46 AM
To: Zachary Freeman
Subject: Re: Phase 1 Questionnaire for Covina-Valley

Zach,

The questions didn't allow for an explanation. The hazmat waste and material is the asbestos that I mentioned in the last section of the survey. There may be ACM floor tile, mastic and insulation throughout some of the buildings. We did an asbestos abatement at the school, but I cannot say for certain that none remains. The vent pipe that I referred to is the gas company's vent pipe at the point of connection on the west side of the site. There is not an underground tank at the site.

Sorry for the confusion,

On Thu, Jul 2, 2020 at 8:36 AM Zachary Freeman <zfreeman@leightongroup.com> wrote:

Hi Mike,

Thanks for responding so quickly. I wanted to follow up on a few of the questions in the Phase I questionnaire. You indicated that there were hazardous wastes, hazardous materials, and MSDS sheets for the school. During my site walk I found a binder full of MSDS sheets for the cleaning products used in the cafeteria. Could you elaborate on what other kinds of hazardous materials or hazardous wastes there might have been on the campus? You also indicated the presence of fill pipes or vent pipes that indicated the presence of an underground storage tank. Is there a tank on the school site? I'm aware of that big vent pipe out on the west side of the play field, according to Jesse that is part of the gas meter vault for the school.

Many thanks,

Zach Freeman, PG
Environmental Project Geologist
10532 Acacia Street Suite B-6
Rancho Cucamonga, CA 91786
951-743-2642 Mobile
909-527-8785 Office

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Solutions You Can Build On

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Please consider the environment before printing this e-mail.

From: Mike Stragier [mailto:mstragier@c-vusd.org]
Sent: Wednesday, July 1, 2020 12:34 PM
To: Zachary Freeman <zfreeman@leightongroup.com>
Cc: Richard Rebenstorff <rrebenstorff@c-vusd.org>
Subject: Phase 1 Questionnaire for Covina-Valley

Zach,

Please feel free to contact me if you have any more questions regarding the history of this property.

Thank you,

--

Mike Stragier

Manager of MOF&T

Covina-Valley Unified School District

--

Mike Stragier

Manager of MOF&T

Covina-Valley Unified School District

APPENDIX D
ENVIRONMENTAL LIEN AND AUL SEARCH REPORT



Leighton



The NETR Environmental Lien and AUL Search Report

**1651 EAST ROWLAND AVENUE
WEST COVINA, CALIFORNIA**

Friday, November 16, 2018

Project Number: L18-02002

2055 East Rio Salado Parkway
Tempe, Arizona 85281

Telephone: 480-967-6752
Fax: 480-966-9422

ENVIRONMENTAL LIEN AND AUL REPORT

The NETR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
- provide a copy of the deed or cite documents reviewed;

Thank you for your business

Please contact NETR at 480-967-6752
with any questions or comments

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ENVIRONMENTAL LIEN AND AUL REPORT

The NETR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

1651 East Rowland Avenue
West Covina, California

RESEARCH SOURCE

Source: Los Angeles County Assessor
Los Angeles County Recorder

DEED INFORMATION

Type of Instrument: Final Order Of Condemnation

Grantor: Lawrence R. Gieselman, et al., defendants

Grantee: Covina School District, Plaintiff

Deed Dated: 10/28/1957
Deed Recorded: 11/12/1957
Instrument: 2466

LEGAL DESCRIPTION

That portion of Lots 7 and 8, of the Phillips Tract, according to the map or plat thereof, as filed of record in Book 9, Page 3, Los Angeles County, State of California

Assessor's Parcel Number(s): 8442-018-900

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

ENVIRONMENTAL LIEN AND AUL REPORT

TARGET PROPERTY INFORMATION

ADDRESS

1651 East Rowland Avenue
West Covina, California

RESEARCH SOURCE

Source: Los Angeles County Assessor
Los Angeles County Recorder

DEED INFORMATION

Type of Instrument: Final Order Of Condemnation

Grantor: Lawrence R. Gieselman, et al., defendants

Grantee: Covina School District, Plaintiff

Deed Dated: 10/28/1957
Deed Recorded: 11/12/1957
Instrument: 2466

LEGAL DESCRIPTION

That portion of Lot 7, of the Phillips Tract, according to the map or plat thereof, as filed of record in Book 9, Page 3, Los Angeles County, State of California

Assessor's Parcel Number(s): 8442-021-900

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

1
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THIS CERTIFIED COPY IS GIVEN FREE OF CHARGE PURSUANT TO LAW SOLELY UPON THE CONDITION THAT IT IS TO BE USED FOR OFFICIAL BUSINESS AND/OR TO DETERMINE ELIGIBILITY FOR VETERANS BENEFITS.

THE DOCUMENTS TO WHICH THIS CERTIFICATE IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL AND FULL AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF LOS ANGELES COUNTY, CALIFORNIA, AND HAS BEEN FILED AND ENTERED IN THE JUDGMENT BOOK PAGE 1957
TESTED AND CORRECTED BY HAROLD L. OSLEY, County Clerk and Clerk of the Superior Court of the State of California, in and for the County of Los Angeles.
BY *[Signature]* DEPUTY

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF LOS ANGELES

COVENA SCHOOL DISTRICT,
Plaintiff,
vs.
LAWRENCE R. GINSHELMAN, et al.,
Defendants.

No. 678378
FINAL ORDER OF
CONDEMNATION
(Parcel 2)

It appearing satisfactorily to the Court that the plaintiff has paid to the defendants, LAWRENCE R. GINSHELMAN and LOIS H. GINSHELMAN, owners of the real property described in the complaint as file herein as Parcel 2, the sum provided to be paid by the terms of the interlocutory judgment in condemnation made and filed herein;
NOW, THEREFORE, on motion of ZAROLD W. KINNEY, County Counsel, and EDWIN P. HANFEN, Deputy County Counsel, attorneys for plaintiff, it is hereby ORDERED, ADJUDGED AND DECREED:

That the real property heretofore referred to and described as Parcel 2, be and the same is condemned as prayed, and the plaintiff, COVENA SCHOOL DISTRICT, shall and by this judgment does take and acquire the fee simple title in and to said parcel of land for the construction and maintenance thereon of public school buildings, grounds and appurtenances thereto and for any public use authorized by law.

Said real property is located in the County of Los Angeles, State of California and is more particularly described as follows:

RECORDS REQUESTED BY
HAROLD W. KENNEDY, COUNTY COUNSEL
1100 HALL OF RECORDS
LOS ANGELES, CALIFORNIA
REV. 9211

APPENDIX E
ENVIRONMENTAL RADIUS REPORT
AND VAPOR ENCROACHMENT SCREEN



Leighton

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



DATABASE REPORT

Project Property: *Pioneer School
1651 East Rowland Avenue
West Covina CA 91791*

Project No: *12064.003*

Report Type: *Database Report*

Order No: *20181114114*

Requested by: *Leighton and Associates, Inc.*

Date Completed: *November 16, 2018*

**Environmental Risk
Information Services**
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

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Executive Summary

Property Information:

Project Property: *Pioneer School
1651 East Rowland Avenue West Covina CA 91791*

Project No: *12064.003*

Coordinates:

Latitude: *34.080095*
Longitude: *-117.910065*
UTM Northing: *3,771,410.54*
UTM Easting: *416,035.13*
UTM Zone: *UTM Zone 11S*

Elevation: *469 FT*

Order Information:

Order No: *20181114114*
Date Requested: *November 14, 2018*
Requested by: *Leighton and Associates, Inc.*
Report Type: *Database Report*

Historicals/Products:

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
ODI	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	1	1
RCRA TSD	Y	.5	0	0	0	0	-	0
RCRA LQG	Y	.25	0	0	1	-	-	1
RCRA SQG	Y	.25	0	2	0	-	-	2
RCRA CESQG	Y	.25	0	0	0	-	-	0
RCRA NON GEN	Y	.25	0	0	0	-	-	0
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
FEMA UST	Y	.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
RESPONSE	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
ENVIROSTOR	Y	1	0	0	0	3	0	3
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	1	0	1
LDS	Y	.5	0	0	0	0	-	0
SWAT	Y	.5	0	0	0	0	-	0
LUST	Y	.5	0	0	2	5	-	7
DELISTED LST	Y	.5	0	0	0	0	-	0
SWRCB SWF	Y	.5	0	0	0	0	-	0
UST	Y	.25	0	0	0	-	-	0
UST CLOSURE	Y	.5	0	0	0	0	-	0
HHSS	Y	.25	0	0	1	-	-	1
AST	Y	.25	0	0	0	-	-	0
DELISTED TNK	Y	.25	0	0	2	-	-	2
CERS TANK	Y	.25	0	0	0	-	-	0
LUR	Y	.5	0	0	0	0	-	0
HLUR	Y	.5	0	0	0	0	-	0
DEED	Y	.5	0	0	0	0	-	0
VCP	Y	.5	0	0	0	0	-	0
CLEANUP SITES	Y	.5	0	0	0	0	-	0
DELISTED CTNK	Y	.25	0	0	0	-	-	0
HIST TANK	Y	.25	0	0	1	-	-	1
Tribal								
INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
DELISTED ILST	Y	.5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0
County								
DELISTED COUNTY	Y	.25	0	0	0	-	-	0
BURBANK CUPA	Y	.25	0	0	0	-	-	0
UST ELSEGUNDO	Y	.25	0	0	0	-	-	0
UST SANTAFESP	Y	.25	0	0	0	-	-	0
SANTAMON AST	Y	.25	0	0	0	-	-	0
SANTAMON CUPA	Y	.25	0	0	0	-	-	0
UST SANTA MONICA	Y	.25	0	0	0	-	-	0
UST TORRANCE	Y	.25	0	0	0	-	-	0
VERNON CUPA	Y	.25	0	0	0	-	-	0
UST VERNON	Y	.25	0	0	0	-	-	0
LA HMS	Y	.25	0	2	2	-	-	4
UST LONGB	Y	.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
LA SWF	Y	.5	0	0	0	0	-	0
UST LA CITY	Y	.25	0	0	0	-	-	0
AST LA CITY	Y	.25	0	0	0	-	-	0
LA CITY HAZMAT	Y	.25	0	0	0	-	-	0

Additional Environmental Records

Federal

FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	PO	0	-	-	-	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED FED DRY	Y	.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	.25	0	0	0	-	-	0
ALT FUELS	Y	.25	0	0	0	-	-	0
SSTS	Y	.25	0	0	0	-	-	0
PCB	Y	.5	0	0	0	0	-	0

State

DRYCLEANERS	Y	.25	0	3	0	-	-	3
DELISTED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DRYC GRANT	Y	.25	0	1	0	-	-	1
HWSS CLEANUP	Y	.5	0	0	0	0	-	0
DTSC HWF	Y	.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	0	0	0	0
CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	1	2	-	-	-	3
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HIST CORTESE	Y	.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
CDO/CAO	Y	.5	0	0	0	0	-	0
CERS HAZ	Y	.125	0	5	-	-	-	5
DELISTED HAZ	Y	.5	0	0	0	0	-	0
WASTE DISCHG	Y	.25	0	0	0	-	-	0
EMISSIONS	Y	.25	0	2	1	-	-	3
CDL	Y	.125	0	1	-	-	-	1

Tribal *No Tribal additional environmental record sources available for this State.*

County

LA SML	Y	.5	0	0	0	0	-	0
SANTAMON HAZ	Y	.25	0	0	0	-	-	0
SANTAMON HW	Y	.25	0	0	0	-	-	0

Total: 1 18 10 9 1 39

* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
1	HAZNET	COVINA VALLEY USD - PIONEER CTR	1651 E ROWLAND AVE WEST COVINA CA 917911250	-	0.00 / 0.00	0	23

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
2	HAZNET	ANDREW & ELIZABETH GUERRERO	601 N EILEEN AVE WEST COVINA CA 917911231	NNW	0.01 / 46.39	1	23
3	HAZNET	MICHAEL DOBSZEWICZ	600 N EILEEN AVE WEST COVINA CA 917911230	NNW	0.01 / 47.24	1	24
4	CERS HAZ	AT&T Mobility - 39 HIGHWAY / PUENTE (USID12173)	521 N AZUSA AVE WEST COVINA CA 91791	E	0.06 / 342.65	5	24
4	CERS HAZ	SHERWIN-WILLIAMS #1517	521 N AZUSA AVE WEST COVINA CA 91791	E	0.06 / 342.65	5	26
5	EMISSIONS	STEAK CORRAL	501 N AZUSA WEST COVINA CA 91791	ESE	0.07 / 343.80	4	30
6	CDL		615 N AZUSA AVE WEST COVINA CA 91290	NE	0.07 / 387.83	9	30
6	CERS HAZ	Food 4 Less #337	615 N AZUSA AVE WEST COVINA CA 91791	NE	0.07 / 387.83	9	30
6	LA HMS		615 N AZUSA AVE WEST COVINA CA 91790	NE	0.07 / 387.83	9	33
7	CERS HAZ	\$1 DOLLAR CLEANERS	610 N AZUSA AVE WEST COVINA CA 91792	ENE	0.08 / 421.10	9	33
7	DRYCLEANERS	ONE DOLLAR CLEANERS	610 N AZUSA AVE WEST COVINA CA 917911147	ENE	0.08 / 421.10	9	37
7	DRYCLEANERS	ONE DOLLAR MOST GARMENT DBA \$1 CLEANERS	610 N AZUSA WEST COVINA CA 91791	ENE	0.08 / 421.10	9	37
7	EMISSIONS	1.00 MOST GARMENT CLEANERS	610 N AZUSA AVE WEST COVINA CA 91792	ENE	0.08 / 421.10	9	38

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
7	RCRA SQG	ONE DOLLAR CLEANERS	610 N AZUSA AVE WEST COVINA CA 91791	ENE	0.08 / 421.10	9	38
8	CERS HAZ	Big Lots West Covina 4066	635 N AZUSA AVE WEST COVINA CA 91791	NE	0.11 / 582.44	12	39
9	DRYCLEANERS	VALET CLEANERS	425 N AZUSA AVE WEST COVINA CA 917900000	SE	0.12 / 639.35	-2	41
9	DRYC GRANT	HQ Cleaners	425 N Azusa Ave West Covina CA 91791-1348	SE	0.12 / 639.35	-2	41
9	RCRA SQG	H Q CLEANERS	425 N AZUSA AVE WEST COVINA CA 91791	SE	0.12 / 639.35	-2	42
10	LA HMS		434 N AZUSA AVE WEST COVINA CA 91791	SE	0.12 / 645.10	-1	43
11	LUST	WEST COVINA GAS UP	711 AZUSA AVE N WEST COVINA CA 91791	NNE	0.15 / 809.29	14	43
<i>Global ID Status Status Date:</i> T0603703350 Completed - Case Closed 1990-10-09 00:00:00							
12	HHSS	WEST COVINA GAS-UP	711 N. AZUSA AVE WEST COVINA CA 91791	NNE	0.16 / 838.10	15	44
12	LA HMS		711 N AZUSA AVE WEST COVINA CA 91791	NNE	0.16 / 838.10	15	44
12	HIST TANK	WEST COVINA GAS-UP	711 N. AZUSA AVE WEST COVINA CA	NNE	0.16 / 838.10	15	44
13	RCRA LQG	CVS PHARMACY #9687	702 NORTH AZUSA AVE WEST COVINA CA 91791	NE	0.17 / 896.47	15	45
14	EMISSIONS	RED LOBSTER RESTAURANT #526	381 N AZUSA AVE WEST COVINA CA 91791	SSE	0.17 / 910.46	-4	51
15	LUST	ALL AMERICAN RENT-A-CAR	702 AZUSA AVE N WEST COVINA CA 91791	NE	0.19 / 978.79	16	51
<i>Global ID Status Status Date:</i> T0603704422 Completed - Case Closed 1996-09-16 00:00:00							
16	LA HMS		702 N AZUSA AVE WEST COVINA CA 91790	NE	0.19 / 995.85	16	52

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
17	DELISTED TNK	ARCO PRODUCTS #01276	300 N AZUSA AVE WEST COVINA CA 91791	SE	0.23 / 1,196.31	0	52
18	DELISTED TNK	TOSCO/UNOCAL #30670	245 N AZUSA AVE WEST COVINA CA 91791	SE	0.23 / 1,197.64	-3	52
19	LUST	ARCO #1276	300 NORTH AZUSA AVENUE WEST COVINA CA 91790	SSE	0.26 / 1,368.14	-6	53
<i>Global ID Status Status Date:</i> T0603724238 Completed - Case Closed 2010-10-18 00:00:00							
19	LUST	ARCO #1276	300 AZUSA AVE N WEST COVINA CA 91791	SSE	0.26 / 1,368.14	-6	54
<i>Global ID Status Status Date:</i> T0603703037 Completed - Case Closed 1992-02-13 00:00:00							
20	LUST	UNOCAL #4550	245 AZUSA AVE N WEST COVINA CA 91791	SSE	0.33 / 1,757.39	-11	54
<i>Global ID Status Status Date:</i> T0603703737 Completed - Case Closed 1996-03-13 00:00:00							
21	ENVIROSTOR	LA PUENTE DUMP	147 NORTH AZUZA AVENUE LA PUENTE CA 91744	SSE	0.39 / 2,061.30	-13	55
<i>Estor/EPA ID Cleanup Status:</i> 19490192 REFER: OTHER AGENCY AS OF 8/15/1995							
22	LUST	MOBIL #11-MHY	107 AZUSA AVE N COVINA CA 91722	NNE	0.40 / 2,105.46	23	57
<i>Global ID Status Status Date:</i> T0603703397 Completed - Case Closed 1996-08-13 00:00:00							
23	ENVIROSTOR	HONEYWELL INC	-- WEST COVINA CA 917900000	WNW	0.42 / 2,241.82	-18	57
<i>Estor/EPA ID Cleanup Status:</i> CAD008351827							
23	ENVIROSTOR	HONEYWELL INC	-- WEST COVINA CA 917900000	WNW	0.42 / 2,241.82	-18	59
<i>Estor/EPA ID Cleanup Status:</i> 80001565 NO FURTHER ACTION AS OF 9/3/2009							
23	HWP	HONEYWELL INC	-- WEST COVINA CA 917900000	WNW	0.42 / 2,241.82	-18	60
24	LUST	Couch Family Trust Residence	220 Houser Dr S Covina CA 91722	ENE	0.49 / 2,589.81	40	61
<i>Global ID Status Status Date:</i> T10000004628 Completed - Case Closed 2014-02-27 00:00:00							
25	RCRA CORRACTS	HUGHES TRAINING INC	1200 E SAN BERNARDINO RD WEST COVINA CA 91791-1098	NNW	0.56 / 2,935.36	2	62

Executive Summary: Summary by Data Source

Standard

Federal

RCRA CORRACTS - RCRA CORRACTS-Corrective Action

A search of the RCRA CORRACTS database, dated Aug 2, 2018 has found that there are 1 RCRA CORRACTS site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
HUGHES TRAINING INC	1200 E SAN BERNARDINO RD WEST COVINA CA 91791-1098	NNW	0.56 / 2,935.36	25

RCRA LQG - RCRA Generator List

A search of the RCRA LQG database, dated Aug 2, 2018 has found that there are 1 RCRA LQG site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CVS PHARMACY #9687	702 NORTH AZUSA AVE WEST COVINA CA 91791	NE	0.17 / 896.47	13

RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Aug 2, 2018 has found that there are 2 RCRA SQG site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ONE DOLLAR CLEANERS	610 N AZUSA AVE WEST COVINA CA 91791	ENE	0.08 / 421.10	7

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
H Q CLEANERS	425 N AZUSA AVE WEST COVINA CA 91791	SE	0.12 / 639.35	9

State

ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Jul 18, 2018 has found that there are 3 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
LA PUENTE DUMP	147 NORTH AZUSA AVENUE LA PUENTE CA 91744	SSE	0.39 / 2,061.30	21
<i>Estor/EPA ID Cleanup Status: 19490192 REFER: OTHER AGENCY AS OF 8/15/1995</i>				
HONEYWELL INC	-- WEST COVINA CA 917900000	WNW	0.42 / 2,241.82	23
<i>Estor/EPA ID Cleanup Status: 80001565 NO FURTHER ACTION AS OF 9/3/2009</i>				
HONEYWELL INC	-- WEST COVINA CA 917900000	WNW	0.42 / 2,241.82	23
<i>Estor/EPA ID Cleanup Status: CAD008351827 </i>				

HWP - EnviroStor Hazardous Waste Facilities

A search of the HWP database, dated Aug 23, 2018 has found that there are 1 HWP site(s) within approximately 1.00 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
HONEYWELL INC	-- WEST COVINA CA 917900000	WNW	0.42 / 2,241.82	23

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Jul 6, 2018 has found that there are 7 LUST site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
WEST COVINA GAS UP	711 AZUSA AVE N WEST COVINA CA 91791	NNE	0.15 / 809.29	11
<i>Global ID Status Status Date: T0603703350 Completed - Case Closed 1990-10-09 00:00:00</i>				
ALL AMERICAN RENT-A-CAR	702 AZUSA AVE N WEST COVINA CA 91791	NE	0.19 / 978.79	15
<i>Global ID Status Status Date: T0603704422 Completed - Case Closed 1996-09-16 00:00:00</i>				
MOBIL #11-MHY	107 AZUSA AVE N COVINA CA 91722	NNE	0.40 / 2,105.46	22
<i>Global ID Status Status Date: T0603703397 Completed - Case Closed 1996-08-13 00:00:00</i>				
Couch Family Trust Residence	220 Houser Dr S Covina CA 91722	ENE	0.49 / 2,589.81	24
<i>Global ID Status Status Date: T10000004628 Completed - Case Closed 2014-02-27 00:00:00</i>				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ARCO #1276	300 AZUSA AVE N WEST COVINA CA 91791	SSE	0.26 / 1,368.14	19
<i>Global ID Status Status Date: T0603703037 Completed - Case Closed 1992-02-13 00:00:00</i>				
ARCO #1276	300 NORTH AZUSA AVENUE WEST COVINA CA 91790	SSE	0.26 / 1,368.14	19

Lower Elevation **Address** **Direction** **Distance (mi/ft)** **Map Key**

Global ID | Status | Status Date: T0603724238 | Completed - Case Closed | 2010-10-18 00:00:00

UNOCAL #4550 245 AZUSA AVE N SSE 0.33 / 1,757.39 [20](#)
WEST COVINA CA 91791

Global ID | Status | Status Date: T0603703737 | Completed - Case Closed | 1996-03-13 00:00:00

HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 1 HHSS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation **Address** **Direction** **Distance (mi/ft)** **Map Key**

WEST COVINA GAS-UP 711 N. AZUSA AVE NNE 0.16 / 838.10 [12](#)
WEST COVINA CA 91791

DELISTED TNK - Delisted Storage Tanks

A search of the DELISTED TNK database, dated Oct 2, 2018 has found that there are 2 DELISTED TNK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation **Address** **Direction** **Distance (mi/ft)** **Map Key**

ARCO PRODUCTS #01276 300 N AZUSA AVE SE 0.23 / 1,196.31 [17](#)
WEST COVINA CA 91791

Lower Elevation **Address** **Direction** **Distance (mi/ft)** **Map Key**

TOSCO/UNOCAL #30670 245 N AZUSA AVE SE 0.23 / 1,197.64 [18](#)
WEST COVINA CA 91791

HIST TANK - Historical Hazardous Substance Storage Container Information - Facility Summary

A search of the HIST TANK database, dated May 27, 1988 has found that there are 1 HIST TANK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation **Address** **Direction** **Distance (mi/ft)** **Map Key**

WEST COVINA GAS-UP 711 N. AZUSA AVE NNE 0.16 / 838.10 [12](#)
WEST COVINA CA

County

LA HMS - Los Angeles County HMS List

A search of the LA HMS database, dated Sep 20, 2018 has found that there are 4 LA HMS site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	615 N AZUZA AVE WEST COVINA CA 91790	NE	0.07 / 387.83	6
	711 N AZUSA AVE WEST COVINA CA 91791	NNE	0.16 / 838.10	12
	702 N AZUSA AVE WEST COVINA CA 91790	NE	0.19 / 995.85	16

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	434 N AZUSA AVE WEST COVINA CA 91791	SE	0.12 / 645.10	10

Non Standard

State

DRYCLEANERS - Drycleaner Facilities

A search of the DRYCLEANERS database, dated Jun 21, 2018 has found that there are 3 DRYCLEANERS site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ONE DOLLAR MOST GARMENT DBA \$1 CLEANERS	610 N AZUSA WEST COVINA CA 91791	ENE	0.08 / 421.10	7
ONE DOLLAR CLEANERS	610 N AZUSA AVE WEST COVINA CA 917911147	ENE	0.08 / 421.10	7

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
VALET CLEANERS	425 N AZUSA AVE WEST COVINA CA 917900000	SE	0.12 / 639.35	9

DRYC GRANT - Non-Toxic Dry Cleaning Incentive Program

A search of the DRYC GRANT database, dated Feb 28, 2018 has found that there are 1 DRYC GRANT site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
HQ Cleaners	425 N Azusa Ave West Covina CA 91791-1348	SE	0.12 / 639.35	9

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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HAZNET - Hazardous Waste Manifest Data

A search of the HAZNET database, dated Oct 24, 2016 has found that there are 3 HAZNET site(s) within approximately 0.02 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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ANDREW & ELIZABETH GUERRERO	601 N EILEEN AVE WEST COVINA CA 917911231	NNW	0.01 / 46.39	<u>2</u>
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MICHAEL DOBSZEWICZ	600 N EILEEN AVE WEST COVINA CA 917911230	NNW	0.01 / 47.24	<u>3</u>
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<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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COVINA VALLEY USD - PIONEER CTR	1651 E ROWLAND AVE WEST COVINA CA 917911250	-	0.00 / 0.00	<u>1</u>
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CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the CERS HAZ database, dated Jul 9, 2018 has found that there are 5 CERS HAZ site(s) within approximately 0.12 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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AT&T Mobility - 39 HIGHWAY / PUENTE (USID12173)	521 N AZUSA AVE WEST COVINA CA 91791	E	0.06 / 342.65	<u>4</u>
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SHERWIN-WILLIAMS #1517	521 N AZUSA AVE WEST COVINA CA 91791	E	0.06 / 342.65	<u>4</u>
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Food 4 Less #337	615 N AZUSA AVE WEST COVINA CA 91791	NE	0.07 / 387.83	<u>6</u>
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\$1 DOLLAR CLEANERS	610 N AZUSA AVE WEST COVINA CA 91792	ENE	0.08 / 421.10	<u>7</u>
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Big Lots West Covina 4066	635 N AZUSA AVE WEST COVINA CA 91791	NE	0.11 / 582.44	<u>8</u>
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EMISSIONS - Toxic Pollutant Emissions Facilities

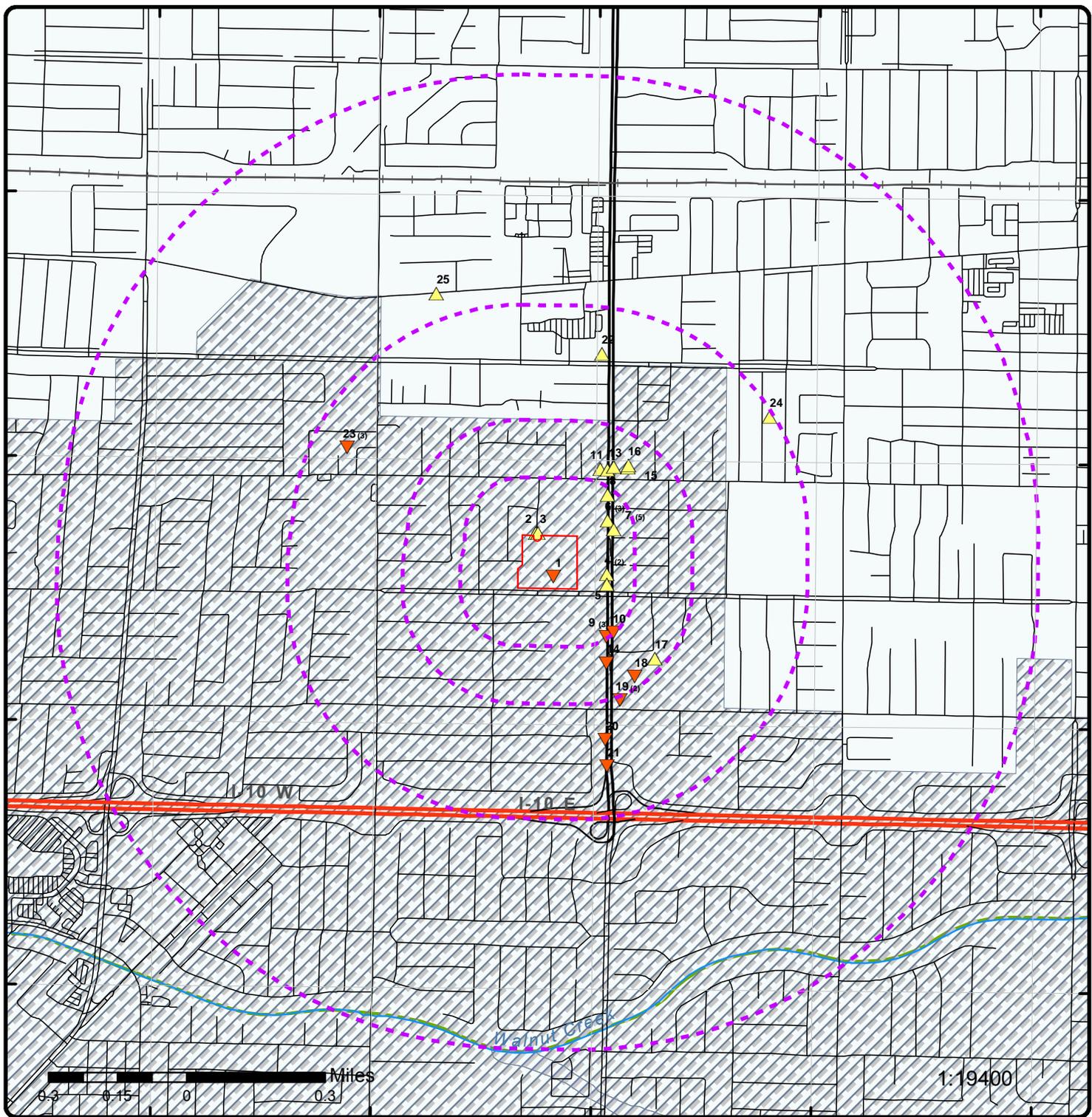
A search of the EMISSIONS database, dated Dec 31, 2016 has found that there are 3 EMISSIONS site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
STEAK CORRAL	501 N AZUSA WEST COVINA CA 91791	ESE	0.07 / 343.80	5
1.00 MOST GARMENT CLEANERS	610 N AZUSA AVE WEST COVINA CA 91792	ENE	0.08 / 421.10	7
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RED LOBSTER RESTAURANT #526	381 N AZUSA AVE WEST COVINA CA 91791	SSE	0.17 / 910.46	14

CDL - Clandestine Drug Lab Sites

A search of the CDL database, dated Dec 31, 2017 has found that there are 1 CDL site(s) within approximately 0.12 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	615 N AZUSA AVE WEST COVINA CA 91290	NE	0.07 / 387.83	6



Map : 1 Mile Radius

Order No: 20181114114

Address: 1651 East Rowland Avenue, West Covina, CA, 91791



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



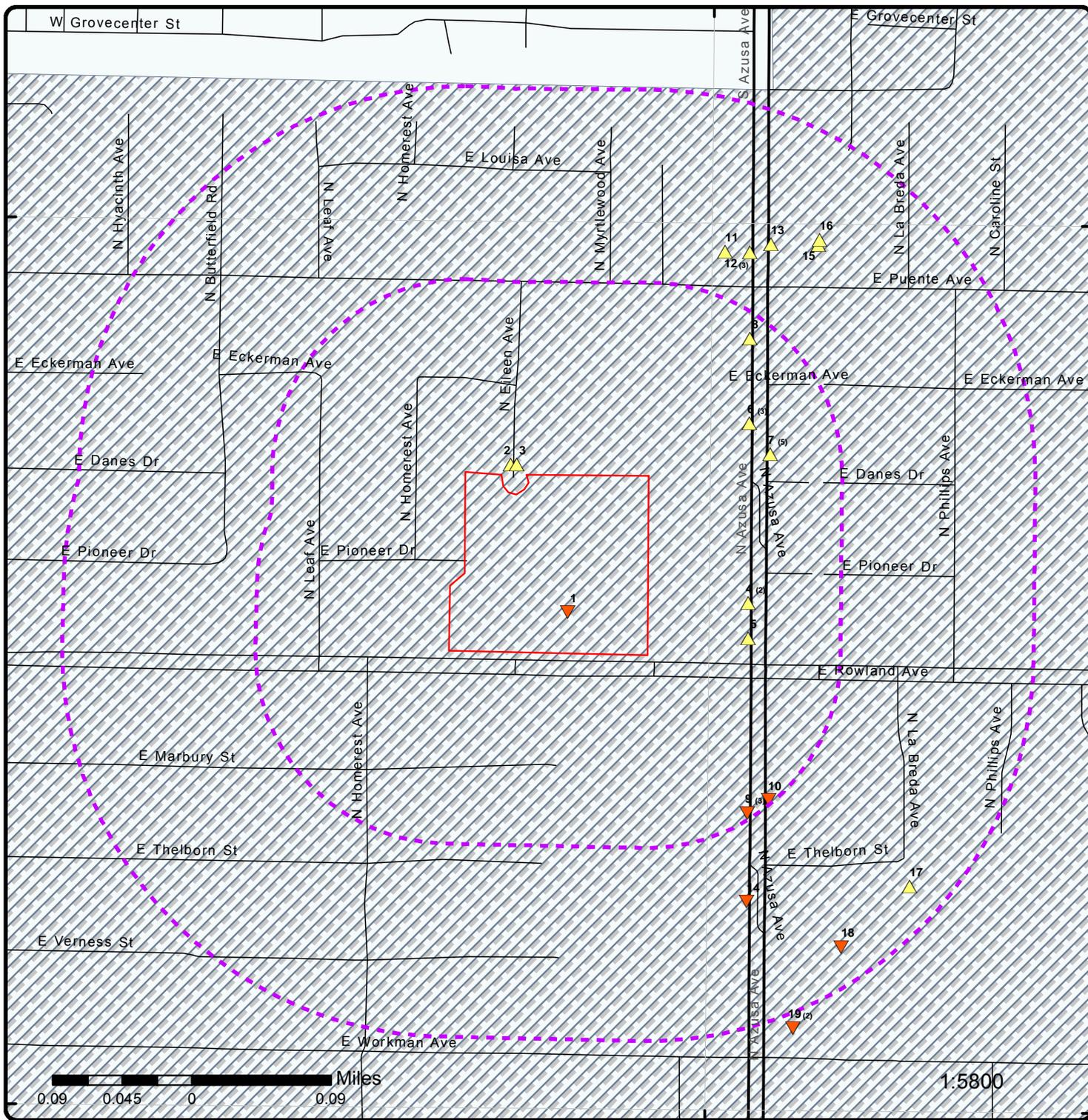
Map : 0.5 Mile Radius

Order No: 20181114114

Address: 1651 East Rowland Avenue, West Covina, CA, 91791



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



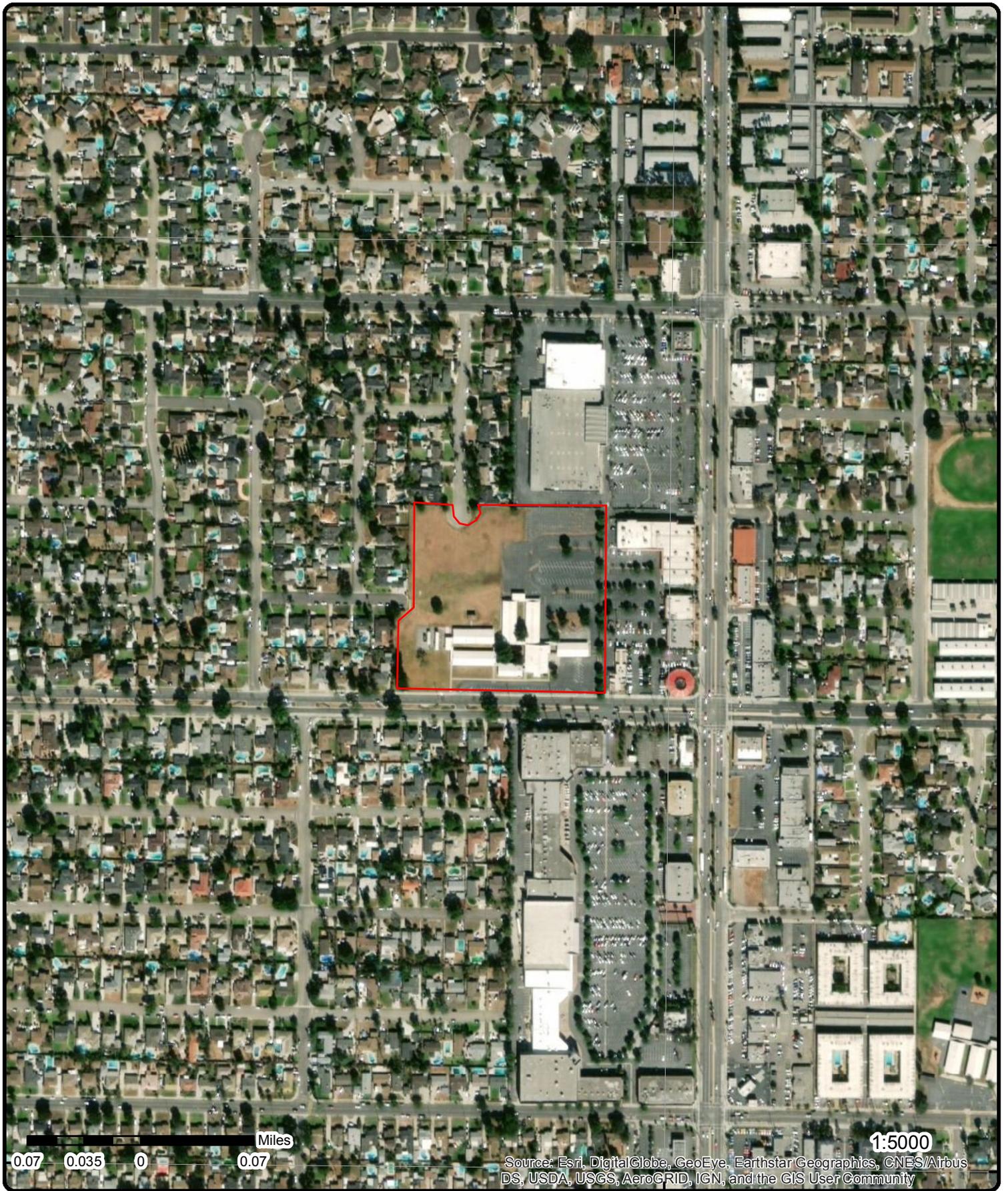
Map : 0.25 Mile Radius

Order No: 20181114114

Address: 1651 East Rowland Avenue, West Covina, CA, 91791



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



Aerial (2017)

Address: 1651 East Rowland Avenue, West Covina, CA, 91791

Source: ESRI World Imagery

Order No: 2018114114



© ERIS Information Inc.

117°56'W

117°55'30"W

117°55'W

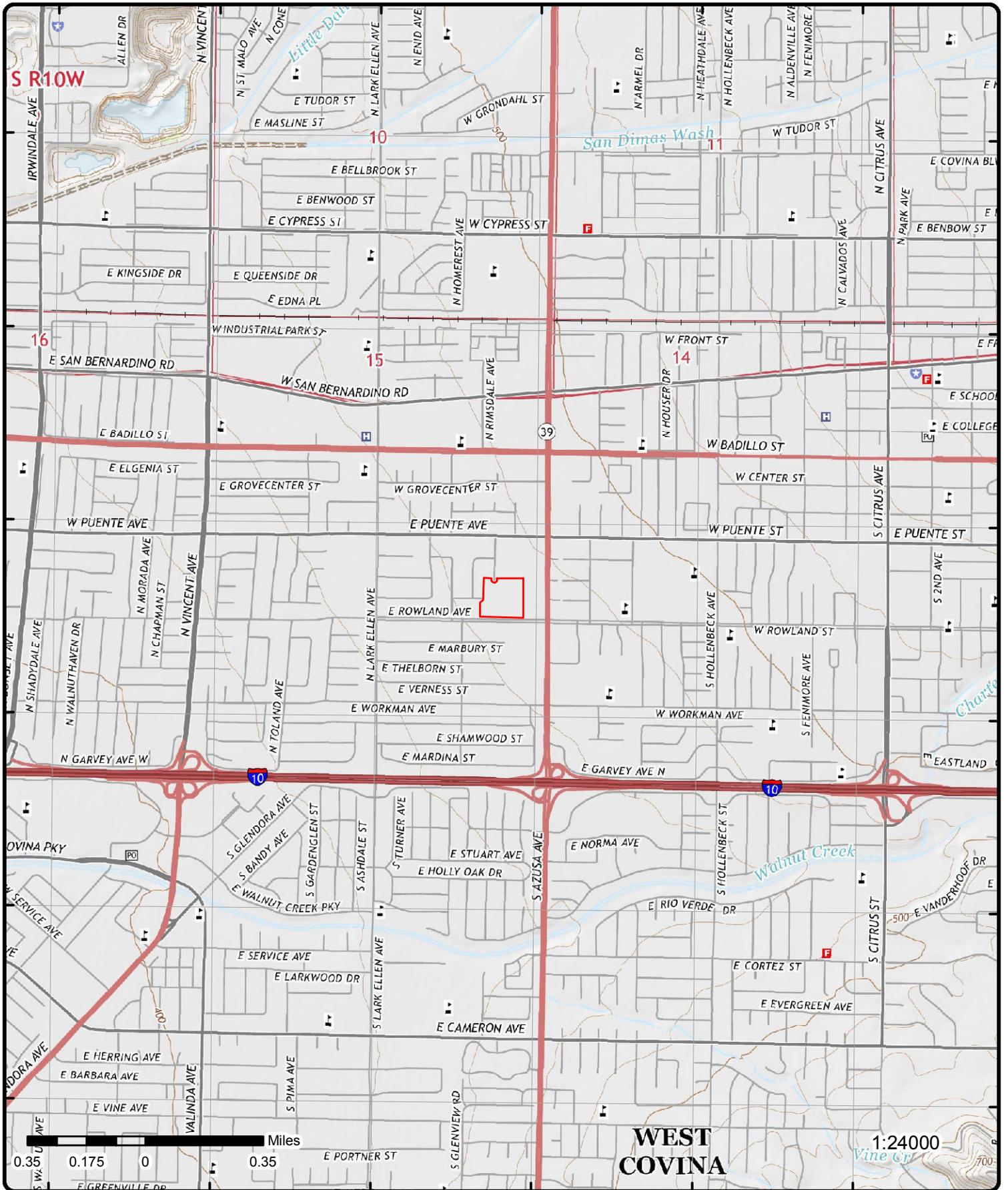
117°54'30"W

117°54'W

117°53'30"W

34°6'N
34°5'30"N
34°5'N
34°4'30"N
34°4'N
34°3'30"N

34°6'N
34°5'30"N
34°5'N
34°4'30"N
34°4'N
34°3'30"N



Topographic Map (2015)

Address: 1651 East Rowland Avenue, West Covina, CA, 91791

Quadrangle(s): Baldwin Park, CA

Source: USGS Topographic Map

Order No: 2018114114



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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>1</u>	1 of 1	-	0.00 / 0.00	468.87 / 0	COVINA VALLEY USD - PIONEER CTR 1651 E ROWLAND AVE WEST COVINA CA 917911250	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC002617426
Create Date: 6/6/2007
Fac Act Ind: No
Inact Date: 12/4/2007
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 519 E BADILLO ST
Mailing Addr 2:
Owner Fax:

Mailing City: COVINA
Mailing State: CA
Mailing Zip: 917232803
Region Code: 3
Owner Name: COVINA VALLEY USD
Owner Addr 1: 519 E BADILLO ST
Owner Addr 2:
Owner City: COVINA
Owner State: CA
Owner Zip: 917232803
Owner Phone: 6269747000

Contact Information

--
Contact Name: MIKE STRAGIER X 2150
Street Address 1: 519 E BADILLO ST
Street Address 2:
City: COVINA
State: CA
Zip: 917232803
Phone: 6269747000
 --

<u>2</u>	1 of 1	NNW	0.01 / 46.39	470.21 / 1	ANDREW & ELIZABETH GUERRERO 601 N EILEEN AVE WEST COVINA CA 917911231	HAZNET
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SIC Code:
NAICS Code:
EPA ID: CAC002699657
Create Date: 7/20/2012
Fac Act Ind: No
Inact Date: 10/19/2012
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 601 N EILEEN AVE
Mailing Addr 2:
Owner Fax:

Mailing City: WEST COVINA
Mailing State: CA
Mailing Zip: 917911231
Region Code: 3
Owner Name: ANDREW & ELIZABETH GUERRERO
Owner Addr 1: 601 N EILEEN AVE
Owner Addr 2:
Owner City: WEST COVINA
Owner State: CA
Owner Zip: 917911231
Owner Phone: 6263317732

Contact Information

--
Contact Name: ANDREW & ELIZABETH GUERRERO
Street Address 1: 601 N EILEEN AVE
Street Address 2:
City: WEST COVINA
State: CA
Zip: 917911231
Phone: 6263317732
 --

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	1 of 1	NNW	0.01 / 47.24	470.51 / 1	MICHAEL DOBSZEWICZ 600 N EILEEN AVE WEST COVINA CA 917911230	HAZNET

SIC Code:		Mailing City:	WEST COVINA
NAICS Code:		Mailing State:	CA
EPA ID:	CAC002724822	Mailing Zip:	917911230
Create Date:	3/27/2013	Region Code:	3
Fac Act Ind:	No	Owner Name:	MICHAEL DOBSZEWICZ
Inact Date:	6/26/2013	Owner Addr 1:	600 N EILEEN AVE
County Code:	19	Owner Addr 2:	
County Name:	Los Angeles	Owner City:	WEST COVINA
Mail Name:		Owner State:	CA
Mailing Addr 1:	600 N EILEEN AVE	Owner Zip:	917911230
Mailing Addr 2:		Owner Phone:	6263391737
Owner Fax:			

Contact Information

--

Contact Name: MICHAEL DOBSZEWICZ
Street Address 1: 600 N EILEEN AVE
Street Address 2:
City: WEST COVINA
State: CA
Zip: 917911230
Phone: 6263391737

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Tanner Information

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Generator EPA ID: CAC002724822
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: AZC950823111
TSD County Code: 99
TSD County: Unknown
State Waste Code: 151
State Waste Code Desc.: Asbestos containing waste
Method Code: H132
Method Description: LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL(TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)

Tons: 0.4
Year: 2013

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4	1 of 2	E	0.06 / 342.65	474.12 / 5	AT&T Mobility - 39 HIGHWAY / PUENTE (USID12173) 521 N AZUSA AVE WEST COVINA CA 91791	CERS HAZ
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Site ID: 94520
Latitude: 34.079788
Longitude: -117.908455

Regulated Programs

EI ID: 10198651 **EI Description:** Chemical Storage Facilities

Affiliations

Affil Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title:
Address: 5825 Rickenbacker Road
City: Commerce

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
State:		CA				
Country:						
Zip Code:		90040-3027				
Phone:		(323) 890-4045				
Affil Type Desc:		Environmental Contact				
Entity Name:		Gretchen Munoz				
Entity Title:						
Address:		600 E. Green St., 3rd Floor - Cubicle 65				
City:		Pasadena				
State:		CA				
Country:						
Zip Code:		91101				
Phone:		(626) 817-4333				
Affil Type Desc:		Facility Mailing Address				
Entity Name:		Mailing Address				
Entity Title:						
Address:		308 S. Akard St., 17th Floor				
City:		Dallas				
State:		TX				
Country:						
Zip Code:		75202				
Phone:						
Affil Type Desc:		Identification Signer				
Entity Name:		Jeremy McGrue				
Entity Title:		National EPCRA Manager				
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:						
Affil Type Desc:		Legal Owner				
Entity Name:		NEW CINGULAR WIRELESS PCS, LLC				
Entity Title:						
Address:		308 S. Akard St., 17th Floor				
City:		Dallas				
State:		TX				
Country:		United States				
Zip Code:		75202				
Phone:		(214) 464-1712				
Affil Type Desc:		Operator				
Entity Name:		AT&T Mobility				
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:		(626) 817-4333				
Affil Type Desc:		Primary Emergency Contact				
Entity Name:		Gretchen Munoz				
Entity Title:		Environmental Site Manager				
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:		(800) 566-9347				
Affil Type Desc:		Secondary Emergency Contact				
Entity Name:		Wireless Network Control Center				
Entity Title:		Call Center				
Address:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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City:
State:
Country:
Zip Code:
Phone: (800) 638-2822

Affil Type Desc: Document Preparer
Entity Name: Peter Burnell, Sigma Consultants, Inc.
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Parent Corporation
Entity Name: AT&T Mobility
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Property Owner
Entity Name: NEW CINGULAR WIRELESS PCS, LLC
Entity Title:
Address: 308 S. Akard St., Room 1708
City: Dallas
State: TX
Country: United States
Zip Code: 75202
Phone: (214) 464-2626

Coordinates

Env Int Type Code:	HMBP	Longitude:	-117.908450
Program ID:	10198651	Coord Name:	
Latitude:	34.079790	Ref Point Type Desc:	Center of a facility or station.

Evaluations

Eval Date: 6/9/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Dwane Hartwill

<u>4</u>	2 of 2	E	0.06 / 342.65	474.12 / 5	SHERWIN-WILLIAMS #1517 521 N AZUSA AVE WEST COVINA CA 91791	CERS HAZ
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Site ID: 31560
Latitude: 34.079788
Longitude: -117.908455

Regulated Programs

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
<i>EI ID:</i>	10285864				<i>EI Description:</i> Hazardous Waste Generator	
<i>EI ID:</i>	10285864				<i>EI Description:</i> Chemical Storage Facilities	

Affiliations

Affil Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title:
Address: 5825 Rickenbacker Road
City: Commerce
State: CA
Country:
Zip Code: 90040-3027
Phone: (323) 890-4045

Affil Type Desc: Document Preparer
Entity Name: Yenny Khuu
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Environmental Contact
Entity Name: Yenny Khuu
Entity Title:
Address: 2100 W. Orangewood Ave. Ste100
City: Cleveland
State: OH
Country:
Zip Code: 44115
Phone: (714) 474-7617

Affil Type Desc: Property Owner
Entity Name: JANE'S HOUSE SQUARE LLC
Entity Title:
Address: 19507 Ventura Blvd
City: Tarzana
State: CA
Country: United States
Zip Code: 91356
Phone: (818) 343-3000

Affil Type Desc: Identification Signer
Entity Name: Yenny Khuu
Entity Title: Area EHS Manager
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Legal Owner
Entity Name: The Sherwin-Williams Company
Entity Title:
Address: 101 Prospect Ave W. 1000 Midland Building
City: Cleveland
State: OH
Country: United States
Zip Code: 44115
Phone: (216) 566-1710

Affil Type Desc: Operator

Entity Name: The Sherwin Williams Company
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (216) 566-1710

Affil Type Desc: Parent Corporation
Entity Name: Sherwin-Williams Company
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Secondary Emergency Contact
Entity Name: Jesus Dazid
Entity Title: Assistant Store Manager
Address:
City:
State:
Country:
Zip Code:
Phone: (909) 438-7193

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 521-A N AZUSA AVE
City: WEST COVINA
State: CA
Country:
Zip Code: 91791
Phone:

Affil Type Desc: Primary Emergency Contact
Entity Name: Patricia "Patty" Baldelomar
Entity Title: Store Manager
Address:
City:
State:
Country:
Zip Code:
Phone: (626) 233-8983

Coordinates

Env Int Type Code: HWG	Longitude: -117.908450
Program ID: 10285864	Coord Name:
Latitude: 34.079790	Ref Point Type Desc: Center of a facility or station.

Evaluations

Eval Date: 5/10/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

JESUS DAVID

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Eval Date: 5/10/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

JESUS DAVID NO SIGNIFICANT VIOLATIONS OBSERVED

Eval Date: 12/4/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

KEVIN PAREDES ASSIT MANAGER

Eval Date: 12/4/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

KEVIN PAREDES ASST MANAGER

Violations

Violation Date: 5/10/2018
Violation Division: Los Angeles County Fire Department
Citation: HSC 6.5 25123.3(h)(1) - California Health and Safety Code, Chapter 6.5, Section(s) 25123.3(h)(1)
Violation Program:

HW

Violation Source:

CERS

Violation Notes:

OBSERVATION: Observed 1 x 5-gallon black can labeled as hazardous waste with an accumulation start date of May 11, 2015 and 1 x 5-gallon white can without an accumulation start date. CORRECTIVE ACTION: Dispose the observed hazardous waste and submit a copy of the manifest/receipt to the CUPA. Email it to assumpta.desilva@fire.lacounty.gov.

Violation Description:

- Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met:
- (1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms.
 - (2) The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f).
 - (3) The generator does not hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>5</u>	1 of 1	ESE	0.07 / 343.80	472.83 / 4	STEAK CORRAL 501 N AZUSA WEST COVINA CA 91791	EMISSIONS

1990 Criteria Data

Facility ID:	65847	CERR Code:	
Facility SIC Code:	5812	TOGT:	.3
CO:	19	ROGT:	.12669
Air Basin:	SC	COT:	
District:	SC	NOXT:	0
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	.9
CHAPIS:		PM10T:	.855

1990 Toxic Data

Facility ID:	65847	COID:	LA
Facility SIC Code:	5812	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

<u>6</u>	1 of 3	NE	0.07 / 387.83	478.43 / 9	615 N AZUSA AVE WEST COVINA CA 91290	CDL
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Clue: 2000-09-004
Date: 9/1/2000
County: LOS ANGELES
Lab Type: L
Lab Type Description: Illegal Drug Lab - location where an illegal drug lab was operated or drug lab equipment and/or materials were stored.

<u>6</u>	2 of 3	NE	0.07 / 387.83	478.43 / 9	Food 4 Less #337 615 N AZUSA AVE WEST COVINA CA 91791	CERS HAZ
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Site ID: 30870
Latitude: 34.081493
Longitude: -117.908943

Regulated Programs

EI ID:	10160251	EI Description:	Chemical Storage Facilities
EI ID:	10160251	EI Description:	Hazardous Waste Generator

Affiliations

Affil Type Desc: Identification Signer
Entity Name: Matthew Eaton
Entity Title: Manager Environmental Affairs
Address:
City:
State:
Country:
Zip Code:

Phone:

Affil Type Desc: Parent Corporation
Entity Name: Ralphs Grocery Company
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Secondary Emergency Contact
Entity Name: 24-Hr Call Center
Entity Title: 24 Hour Security
Address:
City:
State:
Country:
Zip Code:
Phone: (800) 472-5747

Affil Type Desc: Legal Owner
Entity Name: Ralphs Grocery Company
Entity Title:
Address: P.O. Box 54143
City: Los Angeles
State: CA
Country: United States
Zip Code: 90054-0143
Phone: (310) 884-9000

Affil Type Desc: Primary Emergency Contact
Entity Name: Store Director
Entity Title: Director
Address:
City:
State:
Country:
Zip Code:
Phone: (714) 608-1993

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: P.O. Box 54143
City: Los Angeles
State: CA
Country:
Zip Code: 90054-0143
Phone:

Affil Type Desc: Operator
Entity Name: Ralphs Grocery Company
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (310) 884-9000

Affil Type Desc: Property Owner
Entity Name: Sterik West Covina, L.P.
Entity Title:
Address: 50 Tice Blvd
City: Woodcliff Lake
State: NJ
Country: United States

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Zip Code: 07675-
Phone: (619) 431-2600

Affil Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title:
Address: 5825 Rickenbacker Road
City: Commerce
State: CA
Country:
Zip Code: 90040-3027
Phone: (323) 890-4045

Affil Type Desc: Document Preparer
Entity Name: Ralphs Grocery Company
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Environmental Contact
Entity Name: Matthew Eaton
Entity Title:
Address: P.O. Box 54143
City: Los Angeles
State: CA
Country:
Zip Code: 90054-0143
Phone: (310) 884-4016

Coordinates

Env Int Type Code:	HWG	Longitude:	-117.908940
Program ID:	10160251	Coord Name:	
Latitude:	34.081490	Ref Point Type Desc:	Center of a facility or station.

Evaluations

Eval Date: 9/5/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

MIKE CARDIEL,MANAGER

Eval Date: 11/13/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Robert Puig, manager

Eval Date: 11/13/2017
Violations Found: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Robert Puig, manager

Eval Date: 9/5/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

6	3 of 3	NE	0.07 / 387.83	478.43 / 9	615 N AZUZA AVE WEST COVINA CA 91792	LA HMS
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Site No: 030368
Area: 6C

--Details--

File No: 044341
File Name: FOOD 4 LESS #337
Status Code: OPEN
Status Desc: File Opened, no permit exists
Permit No:
Permit Category:
Permit Category Desc:
Permit Status Code:
Permit Status Desc:
Permit Type:
Permit Type Desc:

7	1 of 5	ENE	0.08 / 421.10	478.38 / 9	\$1 DOLLAR CLEANERS 610 N AZUSA AVE WEST COVINA CA 91792	CERS HAZ
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Site ID: 55
Latitude: 34.081180
Longitude: -117.907460

Regulated Programs

EI ID:	10284667	EI Description:	Chemical Storage Facilities
EI ID:	10284667	EI Description:	Hazardous Waste Generator

Affiliations

Affil Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title:
Address: 5825 Rickenbacker Road
City: Commerce
State: CA
Country:
Zip Code: 90040-3027

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Phone:			(323) 890-4045			
Affil Type Desc:			Environmental Contact			
Entity Name:			AMAR ISSA			
Entity Title:						
Address:			610 N. AZUSA AVE			
City:			WEST COVINA			
State:			CA			
Country:						
Zip Code:			91791			
Phone:			(626) 967-5075			
Affil Type Desc:			Facility Mailing Address			
Entity Name:			Mailing Address			
Entity Title:						
Address:			610 N AZUSA AVE			
City:			WEST COVINA			
State:			CA			
Country:						
Zip Code:			91791			
Phone:						
Affil Type Desc:			Identification Signer			
Entity Name:			Wassim Issa			
Entity Title:			owner			
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:						
Affil Type Desc:			Parent Corporation			
Entity Name:			\$1 DOLLAR CLEANERS			
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:						
Affil Type Desc:			Primary Emergency Contact			
Entity Name:			WASSIM ISSA			
Entity Title:			OPERATOR			
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:			(626) 533-2257			
Affil Type Desc:			Legal Owner			
Entity Name:			WASSIM ISSA			
Entity Title:						
Address:			610 N AZUSA AVE			
City:			West Covina			
State:			CA			
Country:			United States			
Zip Code:			91791			
Phone:			(626) 533-2257			
Affil Type Desc:			Secondary Emergency Contact			
Entity Name:			AMAR ISSA			
Entity Title:			OWNER			
Address:						
City:						
State:						
Country:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Zip Code:
Phone: (626) 488-1295

Affil Type Desc: Operator
Entity Name: AMAR ISSA

Entity Title:

Address:

City:

State:

Country:

Zip Code:

Phone: (626) 533-2257

Evaluations

Eval Date: 6/24/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Eval Date: 11/7/2017
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

S. Issa, owner

Eval Date: 6/24/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 11/7/2017
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

S.Issa, owner

Violations

Violation Date: 11/7/2017
Violation Division: Los Angeles County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Program:

HMRRP

Violation Source:

CERS

Violation Notes:

Returned to compliance on 04/13/2018. OBSERVATION: The business failed to complete and electronically submit a site map with all required content including: north orientation, loading area, internal roads, adjacent streets, storm and sewer drains, access and exit points, emergency shut offs, evacuation staging area, hazardous materials/waste storage areas and emergency response equipment CORRECTIVE ACTION: Complete and electronically submit a site map with all required content.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 11/7/2017
Violation Division: Los Angeles County Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Program:

HMRRP

Violation Source:

CERS

Violation Notes:

Returned to compliance on 04/13/2018. OBSERVATION: The business failed to establish and electronically submit adequate emergency response procedures for a release or threatened release of a hazardous material. CORRECTIVE ACTION: Establish and electronically submit adequate emergency response procedures for a release or threatened release of a hazardous material within 30 days.

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violations

Violation Date: 11/7/2017
Violation Division: Los Angeles County Fire Department
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Program:

HW

Violation Source:

CERS

Violation Notes:

Returned to compliance on 01/04/2018. OBSERVATION: The generator has not obtained an active EPA ID number to manage hazardous waste. A hazardous waste generator shall not treat, store, dispose of, transport or offer for transportation, hazardous waste without an active EPA ID number. CORRECTIVE ACTION: Submit documentation to the CUPA demonstrating that you have obtained an EPA ID number.

Violation Description:

Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.

Violations

Violation Date: 11/7/2017

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violation Division: Los Angeles County Fire Department
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Program:

HW

Violation Source:

CERS

Violation Notes:

Returned to compliance on 04/18/2018. OBSERVATION: Uniform Hazardous Waste Manifests for used perc were not available at the time of inspection. CORRECTIVE ACTION: Locate a copy of all manifests for perc and submit copies to the CUPA.

Violation Description:

Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste.

<u>7</u>	2 of 5	ENE	0.08 / 421.10	478.38 / 9	ONE DOLLAR CLEANERS 610 N AZUSA AVE WEST COVINA CA 917911147	DRYCLEANERS
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EPA ID:	CAR000017731	Owner Phone:	6265332257
Create Date:	6/19/1997	Owner Fax:	
Facility Act Ind:	No	Contact Name:	SAM ISSA
In Act Date:	6/30/2013	Contact Street 1:	610 N AZUSA AVE
Reason:	SIC/NAICS	Contact Street 2:	
County Name:	Los Angeles	Contact City:	WEST COVINA
Region Code:	3	Contact State:	CA
Owner Name:	SAM ISSA	Contact Zip:	917911147
Owner Street 1:	610 N AZUSA AVE	Contact Phone:	6269675075
Owner Street 2:		Mail Name:	
Owner City:	WEST COVINA	Latitude:	34.081442
Owner State:	CA	Longitude:	-117.90757
Owner Zip:	917911147		

--Details--

NAICS Code: 81232
Naics Desc: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Desc: Power Laundries, Family and Commercial

<u>7</u>	3 of 5	ENE	0.08 / 421.10	478.38 / 9	ONE DOLLAR MOST GARMENT DBA \$1 CLEANERS 610 N AZUSA WEST COVINA CA 91791	DRYCLEANERS
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EPA ID:	CAL000436588	Owner Phone:	6265332257
Create Date:	5/30/2018 10:29:30 AM	Owner Fax:	
Facility Act Ind:	Yes	Contact Name:	WASSIM ISSA
In Act Date:		Contact Street 1:	610 N AZUSA
Reason:	SIC/NAICS	Contact Street 2:	
County Name:	Los Angeles	Contact City:	WEST COVINA
Region Code:	3	Contact State:	CA
Owner Name:	WASSIM ISSA	Contact Zip:	91791
Owner Street 1:	P.O. BOX 3586	Contact Phone:	6269675075
Owner Street 2:		Mail Name:	
Owner City:	COVINA	Latitude:	0
Owner State:	CA	Longitude:	0
Owner Zip:	91722		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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--Details--

NAICS Code: 812320
Naics Desc: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Desc: Power Laundries, Family and Commercial

7	4 of 5	ENE	0.08 / 421.10	478.38 / 9	1.00 MOST GARMENT CLEANERS 610 N AZUSA AVE WEST COVINA CA 91792	EMISSIONS
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2015 Toxic Data

Facility ID:	108078	COID:	LA
Facility SIC Code:	2842	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2016 Toxic Data

Facility ID:	108078	TS:	
Facility SIC Code:	2842	HRA:	
CERR CODE:		CH Index:	
COID:	LA	AH Index:	
CO:	19	Air Basin:	SC
DISN:	SOUTH COAST AQMD	District:	SC
CHAPIS:			

7	5 of 5	ENE	0.08 / 421.10	478.38 / 9	ONE DOLLAR CLEANERS 610 N AZUSA AVE WEST COVINA CA 91791	RCRA SQG
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EPA Handler ID: CAR000017731
Gen Status Universe: Small Quantity Generator
Contact Name: SAM ISSA
Contact Address: 610 N AZUSA AVE, , WEST COVINA, CA, 91702, US
Contact Phone No and Ext: 818-967-5075
Contact Email:
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 19970129

Violation/Evaluation Summary

Note: NO RECORDS: As of Aug 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Furnace Exemption:		No				
Underground Injection Activity:		No				
Commercial TSD:		No				
Used Oil Transporter:		No				
Used Oil Transfer Facility:		No				
Used Oil Processor:		No				
Used Oil Refiner:		No				
Used Oil Burner:		No				
Used Oil Market Burner:		No				
Used Oil Spec Marketer:		No				

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19970129
Handler Name: ONE DOLLAR CLEANERS
Generator Status Universe: Small Quantity Generator
Source Type: N

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	610 N AZUZA AVE
Name:	SAM ISSA	Street 2:	
Date Became Current:		City:	WEST COVINA
Date Ended Current:		State:	CA
Phone:	818-967-5075	Country:	
Source Type:	N	Zip Code:	91702

<u>8</u>	1 of 1	NE	0.11 / 582.44	481.44 / 12	Big Lots West Covina 4066 635 N AZUSA AVE WEST COVINA CA 91791	CERS HAZ
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Site ID: 12250
Latitude: 34.082314
Longitude: -117.909134

Regulated Programs

EI ID: 10594165 **EI Description:** Hazardous Waste Generator

Affiliations

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 300 Phillipi Rd
City: Columbus
State: OH
Country:
Zip Code: 43228
Phone:

Affil Type Desc: Legal Owner
Entity Name: Big Lots
Entity Title:
Address: 300 Phillipi Rd
City: Columbus
State: OH
Country: United States
Zip Code: 43228
Phone: (614) 278-6800

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:					Primary Emergency Contact Jake Stark District Team Leader (626) 533-8718	
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:					Parent Corporation Big Lots 	
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:					Operator Big Lots (614) 278-6800	
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:					Secondary Emergency Contact Nichole Huber Asset Protection Leader (909) 420-5023	
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:					Environmental Contact William Boas 19331 SOLEDAD CANYON RD SANTA CLARITA CA 91351 (916) 284-4785	
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:					CUPA District Los Angeles County Fire 5825 Rickenbacker Road Commerce CA 90040-3027 (323) 890-4045	
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:					Document Preparer Dena Feraru 	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Affil Type Desc: Identification Signer
Entity Name: Dena Feraru
Entity Title: Store Operations Specialist
Address:
City:
State:
Country:
Zip Code:
Phone:

Coordinates

Env Int Type Code: HWG	Longitude: -117.909130
Program ID: 10594165	Coord Name:
Latitude: 34.082330	Ref Point Type Desc: Center of a facility or station.

Evaluations

Eval Date: 5/10/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

YESSEL GONZALES NO SIGNIFICANT VIOLATIONS OBSERVED

Eval Date: 5/7/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

GLORIA RODRIGUEZ, MANAGER

<u>9</u>	1 of 3	SE	0.12 / 639.35	467.42 / -2	VALET CLEANERS 425 N AZUSA AVE WEST COVINA CA 917900000	DRYCLEANERS
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EPA ID: CAD981651201	Owner Phone: 0000000000
Create Date: 7/3/1987	Owner Fax:
Facility Act Ind: No	Contact Name: UNDELIVERABLE SURVEY 1-28-95JV
In Act Date: 1/28/1995	Contact Street 1: --
Reason: Cleaners	Contact Street 2: --
County Name: Los Angeles	Contact City: --
Region Code: 3	Contact State: 99
Owner Name: --	Contact Zip: --
Owner Street 1: --	Contact Phone: --
Owner Street 2: --	Mail Name:
Owner City: --	Latitude: 34.078148
Owner State: 99	Longitude: -117.907772
Owner Zip: --	

<u>9</u>	2 of 3	SE	0.12 / 639.35	467.42 / -2	HQ Cleaners 425 N Azusa Ave West Covina CA 91791-1348	DRY GRANT
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Grant Year:	2007	Districts:	South Coast AQMD
Technology:	Water-Based Cleaning	Exec Full:	Young Min Lee
Phone No:	626-858-0390		

<u>9</u>	3 of 3	SE	0.12 / 639.35	467.42 / -2	H Q CLEANERS 425 N AZUSA AVE WEST COVINA CA 91791	RCRA SQG
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EPA Handler ID: CAD981651201
Gen Status Universe: Small Quantity Generator
Contact Name: KIM HYUN NAM
Contact Address: 425 N AZUSA AVE, , WEST COVINA, CA, 91791, US
Contact Phone No and Ext: 818-858-0390
Contact Email:
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 19930106

Violation/Evaluation Summary

Note: NO RECORDS: As of Aug 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19930106
Handler Name: H Q CLEANERS
Generator Status Universe: Small Quantity Generator
Source Type: N

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Private	Street 1:	NOT REQUIRED
Name:	NOT REQUIRED	Street 2:	
Date Became Current:		City:	NOT REQUIRED
Date Ended Current:		State:	ME
Phone:	415-555-1212	Country:	
Source Type:	N	Zip Code:	99999

Owner/Operator Ind:	Current Owner	Street No:	
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Type:	Private	Street 1:	425 N AZUSA AVE
Name:	KIM HYUN NAM	Street 2:	
Date Became Current:		City:	WEST COVINA
Date Ended Current:		State:	CA
Phone:	818-858-0390	Country:	
Source Type:	N	Zip Code:	91791

10	1 of 1	SE	0.12 / 645.10	468.19 / -1	434 N AZUSA AVE WEST COVINA CA 91791	LA HMS
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Site No: 004881
Area: 6C

--Details--

File No: I05067
File Name: TEXACO OIL CORP
Status Code: OPEN
Status Desc: File Opened, no permit exists
Permit No:
Permit Category:
Permit Category Desc:
Permit Status Code:
Permit Status Desc:
Permit Type:
Permit Type Desc:

File No: 005067
File Name: UNION OIL
Status Code: REM
Status Desc: Equipment Removed
Permit No: 000126333
Permit Category: T
Permit Category Desc: Underground Storage Tank
Permit Status Code: REM
Permit Status Desc: Equipment Removed
Permit Type: 1
Permit Type Desc: Underground Storage Tank Interim Permit

11	1 of 1	NNE	0.15 / 809.29	483.11 / 14	WEST COVINA GAS UP 711 AZUSA AVE N WEST COVINA CA 91791	LUST
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Global ID:	T0603703350	CUF Case:	NO
Case Type:	LUST Cleanup Site	Begin Date:	1990-07-30 00:00:00
Status:	Completed - Case Closed	How Discovered:	Tank Closure
Status Date:	1990-10-09 00:00:00	Stop Method:	
RB Case No:	I-09159	County:	Los Angeles
LOC Case No:		Latitude:	34.083069
Lead Agency:	LOS ANGELES COUNTY	Longitude:	-117.908167
Case Worker:		File Location:	
Local Agency:	LOS ANGELES COUNTY		
Potential Media Of Concern:	Waste Oil / Motor / Hydraulic / Lubricating		
Potential Media Affected:	Soil		
How Discovered Description:			
Stop Description:			
Cal Water Watershed Name:	San Gabriel River - Upper San Gabriel (405.20)		
DWR Groundwater Subbasin Name:	San Gabriel Valley (4-013)		
Site History:			

Status History

Status:	Open - Site Assessment	Status Date:	1990-08-20 00:00:00
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Status: Completed - Case Closed **Status Date:** 1990-10-09 00:00:00

Status: Open - Case Begin Date **Status Date:** 1990-07-30 00:00:00

Activities

Action Type: Other
Action: Leak Stopped
Date: 1990-07-30 00:00:00

Action Type: Other
Action: Leak Discovery
Date: 1990-07-30 00:00:00

Action Type: Other
Action: Leak Reported
Date: 1990-08-20 00:00:00

Contacts

Contact Type: Local Agency Caseworker **City:** ALHAMBRA
Contact Name: FARO HARIRI **Email:**
Organization Name: LOS ANGELES COUNTY **Phone No:**
Address: 900 S FREMONT AVE

Contact Type: Regional Board Caseworker **City:** Los Angeles
Contact Name: YUE RONG **Email:** yrong@waterboards.ca.gov
Organization Name: LOS ANGELES RWQCB (REGION 4) **Phone No:**
Address: 320 W. 4TH ST., SUITE 200

12	1 of 3	NNE	0.16 / 838.10	483.81 / 15	WEST COVINA GAS-UP 711 N. AZUSA AVE WEST COVINA CA 91791	HHSS
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County:
Pdf File Url: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027e84.pdf>

12	2 of 3	NNE	0.16 / 838.10	483.81 / 15	711 N AZUSA AVE WEST COVINA CA 91791	LA HMS
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Site No: 009356
Area: 6C

--Details--

File No: 009159
File Name: R F WHITE CO INC
Status Code: REM
Status Desc: Equipment Removed
Permit No: 00000143T
Permit Category: T
Permit Category Desc: Underground Storage Tank
Permit Status Code: REM
Permit Status Desc: Equipment Removed
Permit Type: 0
Permit Type Desc: Underground Storage Tank Operating Permit

12	3 of 3	NNE	0.16 / 838.10	483.81 / 15	WEST COVINA GAS-UP 711 N. AZUSA AVE WEST COVINA CA	HIST TANK
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Owner Name:	R.F. WHITE CO., INC.	No of Containers:	5
Owner Street:	1401 E. ARROW HWY	County:	LOS ANGELES
Owner City:	UPLAND	Facility State:	CA
Owner State:	CA	Facility Zip:	91791
Owner Zip:	91786		

13	1 of 1	NE	0.17 / 896.47	484.42 / 15	CVS PHARMACY #9687 702 NORTH AZUSA AVE WEST COVINA CA 91791	RCRA LQG
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EPA Handler ID:	CAR000238261
Gen Status Universe:	Large Quantity Generator
Contact Name:	NICOLE WILKINSON
Contact Address:	1, CVS DR, MAIL CODE 2340, WOONSOCKET, RI, 02895, US
Contact Phone No and Ext:	401-770-7132
Contact Email:	NICOLE.WILKINSON@CVSHEALTH.COM
Contact Country:	US
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	20160831

Violation/Evaluation Summary

Note: NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Aug, 2018.

Evaluation Details

Evaluation Start Date:	20161024
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:	
Return to Compliance Date:	
Evaluation Agency:	State

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	2
Receive Date:	20160831
Handler Name:	CVS PHARMACY #9687
Generator Status Universe:	Large Quantity Generator
Source Type:	B

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Waste Code Details

Hazardous Waste Code:	122
Waste Code Description:	Alkaline solution without metals (pH > 12.5)
Hazardous Waste Code:	214
Waste Code Description:	Unspecified solvent mixture
Hazardous Waste Code:	311
Waste Code Description:	Pharmaceutical waste
Hazardous Waste Code:	331
Waste Code Description:	Off-specification, aged, or surplus organics
Hazardous Waste Code:	D001
Waste Code Description:	IGNITABLE WASTE
Hazardous Waste Code:	D002
Waste Code Description:	CORROSIVE WASTE
Hazardous Waste Code:	D007
Waste Code Description:	CHROMIUM
Hazardous Waste Code:	D009
Waste Code Description:	MERCURY
Hazardous Waste Code:	D010
Waste Code Description:	SELENIUM
Hazardous Waste Code:	D024
Waste Code Description:	M-CRESOL
Hazardous Waste Code:	P001
Waste Code Description:	2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%
Hazardous Waste Code:	P075
Waste Code Description:	NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS
Hazardous Waste Code:	U002
Waste Code Description:	2-PROPANONE (I) (OR) ACETONE (I)
Hazardous Waste Code:	U129
Waste Code Description:	CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE
Hazardous Waste Code:	U205
Waste Code Description:	SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20140325
Handler Name:	CVS PHARMACY #9687
Generator Status Universe:	Large Quantity Generator
Source Type:	B

Waste Code Details

Hazardous Waste Code:	122
Waste Code Description:	Alkaline solution without metals (pH > 12.5)
Hazardous Waste Code:	123
Waste Code Description:	Unspecified alkaline solution

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Hazardous Waste Code: Waste Code Description:			131		Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions)	
Hazardous Waste Code: Waste Code Description:			134		Aqueous solution with <10% total organic residues	
Hazardous Waste Code: Waste Code Description:			141		Off-specification, aged, or surplus inorganics	
Hazardous Waste Code: Waste Code Description:			181		Other inorganic solid waste	
Hazardous Waste Code: Waste Code Description:			214		Unspecified solvent mixture	
Hazardous Waste Code: Waste Code Description:			311		Pharmaceutical waste	
Hazardous Waste Code: Waste Code Description:			331		Off-specification, aged, or surplus organics	
Hazardous Waste Code: Waste Code Description:			352		Other organic solids	
Hazardous Waste Code: Waste Code Description:			541		Photochemicals / photo processing waste	
Hazardous Waste Code: Waste Code Description:			561		Detergent and soap	
Hazardous Waste Code: Waste Code Description:			791		Liquids with pH < 2	
Hazardous Waste Code: Waste Code Description:			D001		IGNITABLE WASTE	
Hazardous Waste Code: Waste Code Description:			D002		CORROSIVE WASTE	
Hazardous Waste Code: Waste Code Description:			D004		ARSENIC	
Hazardous Waste Code: Waste Code Description:			D005		BARIUM	
Hazardous Waste Code: Waste Code Description:			D006		CADMIUM	
Hazardous Waste Code: Waste Code Description:			D007		CHROMIUM	
Hazardous Waste Code: Waste Code Description:			D008		LEAD	
Hazardous Waste Code: Waste Code Description:			D009		MERCURY	
Hazardous Waste Code: Waste Code Description:			D010		SELENIUM	
Hazardous Waste Code: Waste Code Description:			D011		SILVER	
Hazardous Waste Code: Waste Code Description:			D016		2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)	
Hazardous Waste Code: Waste Code Description:			D018		BENZENE	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Hazardous Waste Code: Waste Code Description:					D024 M-CRESOL	
Hazardous Waste Code: Waste Code Description:					D027 1,4-DICHLOROBENZENE	
Hazardous Waste Code: Waste Code Description:					D035 METHYL ETHYL KETONE	
Hazardous Waste Code: Waste Code Description:					D039 TETRACHLOROETHYLENE	
Hazardous Waste Code: Waste Code Description:					P001 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%	
Hazardous Waste Code: Waste Code Description:					P012 ARSENIC OXIDE AS2O3 (OR) ARSENIC TRIOXIDE	
Hazardous Waste Code: Waste Code Description:					P075 NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS	
Hazardous Waste Code: Waste Code Description:					P081 1,2,3-PROPANETRIOL, TRINITRATE (R) (OR) NITROGLYCERINE (R)	
Hazardous Waste Code: Waste Code Description:					P188 BENZOIC ACID, 2-HYDROXY-, COMPD. WITH (3AS-CIS)-1,2,3,3A,8,8A-HEXAHYDRO-1,3A,8-TRIMETHYLPYRROLO[2,3-B]INDOL-5-YL METHYLCARBAMATE ESTER (1:1) (OR) PHYSOSTIGMINE SALICYLATE	
Hazardous Waste Code: Waste Code Description:					U002 2-PROPANONE (I) (OR) ACETONE (I)	
Hazardous Waste Code: Waste Code Description:					U010 AZIRINO [2',3':3,4]PYRROLO[1,2-A]INDOLE-4,7-DIONE, 6-AMINO-8-[[AMINOCARBONYLOXY]METHYL]-1,1A,2,8,8A,8B-HEXAHYDRO-8A-METHOXY-5-METHYL-, [1AS-(1AALPHA, 8BETA, 8AALPHA, 8BALPHA)]- (OR) MITOMYCIN C	
Hazardous Waste Code: Waste Code Description:					U031 1-BUTANOL (I) (OR) N-BUTYL ALCOHOL (I)	
Hazardous Waste Code: Waste Code Description:					U034 ACETALDEHYDE, TRICHLORO- (OR) CHLORAL	
Hazardous Waste Code: Waste Code Description:					U035 BENZENE BUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) CHLORAMBUCIL	
Hazardous Waste Code: Waste Code Description:					U044 CHLOROFORM (OR) METHANE, TRICHLORO-	
Hazardous Waste Code: Waste Code Description:					U058 2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE	
Hazardous Waste Code: Waste Code Description:					U059 5,12-NAPHTHACENEDIONE, 8-ACETYL-10-[(3-AMINO-2,3,6-TRIDEOXY)-ALPHA-L-LYXO-HEXOPYRANOSYL]OXY]-7,8,9,10-TETRAHYDRO-6,8,11-TRIHYDROXY-1-METHOXY-, (8S-CIS)- (OR) DAUNOMYCIN	
Hazardous Waste Code: Waste Code Description:					U070 BENZENE, 1,2-DICHLORO- (OR) O-DICHLOROBENZENE	
Hazardous Waste Code: Waste Code Description:					U072 BENZENE, 1,4-DICHLORO- (OR) P-DICHLOROBENZENE	
Hazardous Waste Code: Waste Code Description:					U089 DIETHYLSTILBESTEROL (OR) PHENOL, 4,4'-(1,2-DIETHYL-1,2-ETHENEDIYL)BIS, (E)-	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Hazardous Waste Code:						
Waste Code Description:						
Hazardous Waste Code:						
Waste Code Description:						
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Waste Code Description:						
Hazardous Waste Code:						
Waste Code Description:						

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20130327
Handler Name: CVS PHARMACY NO 9687
Generator Status Universe: Large Quantity Generator
Source Type: N

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code:	D009					
Waste Code Description:	MERCURY					
Hazardous Waste Code:	P001					
Waste Code Description:	2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%					
Hazardous Waste Code:	P042					
Waste Code Description:	1,2-BENZENEDIOL, 4-[1-HYDROXY-2-(METHYLAMINO)ETHYL]-, (R)- (OR) EPINEPHRINE					
Hazardous Waste Code:	P075					
Waste Code Description:	NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS					
Hazardous Waste Code:	P081					
Waste Code Description:	1,2,3-PROPANETRIOL, TRINITRATE (R) (OR) NITROGLYCERINE (R)					

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Private	Street 1:	
Name:	GARFIELD BEACH CVS LLC	Street 2:	
Date Became Current:	20060602	City:	
Date Ended Current:		State:	
Phone:		Country:	US
Source Type:	N	Zip Code:	
Owner/Operator Ind:	Current Operator	Street No:	
Type:	Private	Street 1:	
Name:	GARFIELD BEACH CVS LLC	Street 2:	
Date Became Current:	20060602	City:	
Date Ended Current:		State:	
Phone:		Country:	
Source Type:	B	Zip Code:	
Owner/Operator Ind:	Current Owner	Street No:	670
Type:	Private	Street 1:	WEST 17TH ST SUITE C-4
Name:	DL EQUITY INVESTMENTS LLC	Street 2:	
Date Became Current:	20000530	City:	COSTA MESA
Date Ended Current:		State:	CA
Phone:	949-574-7350	Country:	
Source Type:	B	Zip Code:	92627
Owner/Operator Ind:	Current Operator	Street No:	
Type:	Private	Street 1:	
Name:	GARFIELD BEACH CVS, L.L.C.	Street 2:	
Date Became Current:	20060602	City:	
Date Ended Current:		State:	
Phone:		Country:	
Source Type:	B	Zip Code:	
Owner/Operator Ind:	Current Owner	Street No:	670
Type:	Private	Street 1:	W 17TH ST STE C-4
Name:	DL EQUITY INVESTMENTS 1 LLC	Street 2:	
Date Became Current:	20000530	City:	COSTA MESA
Date Ended Current:		State:	CA
Phone:	949-574-7350	Country:	US
Source Type:	B	Zip Code:	92627
Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	670 W 17TH ST
Name:	DL EQUITY INVESTMENTS 1 LLC	Street 2:	STE C4
Date Became Current:	20000530	City:	COSTA MESA
Date Ended Current:		State:	CA
Phone:	949-574-7350	Country:	US
Source Type:	N	Zip Code:	92627

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	1 of 1	SSE	0.17 / 910.46	465.42 / -4	RED LOBSTER RESTAURANT #526 381 N AZUSA AVE WEST COVINA CA 91791	EMISSIONS

1990 Criteria Data

Facility ID:	68566	CERR Code:	
Facility SIC Code:	5812	TOGT:	.1
CO:	19	ROGT:	.04223
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	.2
CHAPIS:		PM10T:	.19

1990 Toxic Data

Facility ID:	68566	COID:	LA
Facility SIC Code:	5812	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

15	1 of 1	NE	0.19 / 978.79	485.42 / 16	ALL AMERICAN RENT-A-CAR 702 AZUSA AVE N WEST COVINA CA 91791	LUST
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Global ID:	T0603704422	CUF Case:	NO
Case Type:	LUST Cleanup Site	Begin Date:	1992-02-27 00:00:00
Status:	Completed - Case Closed	How Discovered:	Tank Closure
Status Date:	1996-09-16 00:00:00	Stop Method:	
RB Case No:	I-16597	County:	Los Angeles
LOC Case No:		Latitude:	34.083137
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	Longitude:	-117.907109
Case Worker:	YR	File Location:	
Local Agency:	LOS ANGELES COUNTY		
Potential Media Of Concern:	Gasoline		
Potential Media Affected:	Soil		
How Discovered Description:			
Stop Description:			
Cal Water Watershed Name:	San Gabriel River - Upper San Gabriel (405.20)		
DWR Groundwater Subbasin Name:	San Gabriel Valley (4-013)		
Site History:			

Status History

Status:	Completed - Case Closed	Status Date:	1996-09-16 00:00:00
Status:	Open - Case Begin Date	Status Date:	1992-02-27 00:00:00
Status:	Open - Site Assessment	Status Date:	1992-03-30 00:00:00

Activities

Action Type: Other

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Action:		Leak Discovery				
Date:		1992-02-27 00:00:00				
Action Type:		Other				
Action:		Leak Reported				
Date:		1992-03-30 00:00:00				
Contacts						
Contact Type:	Local Agency Caseworker			City:	ALHAMBRA	
Contact Name:	JOHN AWUJO			Email:	jawujo@dpw.lacounty.gov	
Organization Name:	LOS ANGELES COUNTY			Phone No:	6264583507	
Address:	900 S FREMONT AVE					
Contact Type:	Regional Board Caseworker			City:	Los Angeles	
Contact Name:	YUE RONG			Email:	yrong@waterboards.ca.gov	
Organization Name:	LOS ANGELES RWQCB (REGION 4)			Phone No:		
Address:	320 W. 4TH ST., SUITE 200					

16	1 of 1	NE	0.19 / 995.85	485.57 / 16	702 N AZUSA AVE WEST COVINA CA 91790	LA HMS
Site No:	004928					
Area:	6C					

--Details--

File No:	I05114					
File Name:	MOBIL OIL CORP					
Status Code:	OPEN					
Status Desc:	File Opened, no permit exists					
Permit No:						
Permit Category:						
Permit Category Desc:						
Permit Status Code:						
Permit Status Desc:						
Permit Type:						
Permit Type Desc:						
File No:	016597					
File Name:	ALL AMERICAN RENT-A-CAR					
Status Code:	REM					
Status Desc:	Equipment Removed					
Permit No:	00006200T					
Permit Category:	T					
Permit Category Desc:	Underground Storage Tank					
Permit Status Code:	REM					
Permit Status Desc:	Equipment Removed					
Permit Type:	0					
Permit Type Desc:	Underground Storage Tank Operating Permit					

17	1 of 1	SE	0.23 / 1,196.31	469.51 / 0	ARCO PRODUCTS #01276 300 N AZUSA AVE WEST COVINA CA 91791	DELISTED TNK
Facility ID:	5113			Latitude:	34.0771153	
County:	Los Angeles			Longitude:	-117.9060184	
Permitting Agency:	LOS ANGELES COUNTY					
Original Source:	UST					
Record Date:	30-JAN-2017					

18	1 of 1	SE	0.23 / 1,197.64	466.43 / -3	TOSCO/UNOCAL #30670 245 N AZUSA AVE	DELISTED TNK
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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WEST COVINA CA 91791

Facility ID: 24646 **Latitude:** 34.076544
County: Los Angeles **Longitude:** -117.906787
Permitting Agency: LOS ANGELES COUNTY
Original Source: UST
Record Date: 30-JAN-2017

19	1 of 2	SSE	0.26 / 1,368.14	463.43 / -6	ARCO #1276 300 NORTH AZUSA AVENUE WEST COVINA CA 91790	LUST
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Global ID: T0603724238 **CUF Case:** NO
Case Type: LUST Cleanup Site **Begin Date:** 2000-11-21 00:00:00
Status: Completed - Case Closed **How Discovered:** Tank Closure
Status Date: 2010-10-18 00:00:00 **Stop Method:** Close and Remove Tank
RB Case No: **County:** Los Angeles
LOC Case No: 004927-005113 **Latitude:** 34.075781
Lead Agency: LOS ANGELES COUNTY **Longitude:** -117.907323
Case Worker: KBR **File Location:** Local Agency
Local Agency: LOS ANGELES COUNTY
Potential Media Of Concern: Gasoline
Potential Media Affected: Under Investigation
How Discovered Description:
Stop Description:
Cal Water Watershed Name: San Gabriel River - Upper San Gabriel (405.20)
DWR Groundwater Subbasin Name: San Gabriel Valley (4-013)
Site History:

Status History

Status:	Open - Site Assessment	Status Date:	2005-02-24 00:00:00
Status:	Open - Case Begin Date	Status Date:	2000-11-21 00:00:00
Status:	Completed - Case Closed	Status Date:	2010-10-18 00:00:00

Activities

Action Type: Other
Action: Leak Discovery
Date: 2000-11-21 00:00:00

Action Type: Other
Action: Leak Reported
Date: 2001-01-09 00:00:00

Contacts

Contact Type: Local Agency Caseworker Contact Name: KATTYA BATRES RINZE Organization Name: LOS ANGELES COUNTY Address: 900 SOUTH FREMONT AVE	City: ALHAMBRA Email: gbatres@dpw.lacounty.gov Phone No:
Contact Type: Regional Board Caseworker Contact Name: YUE RONG Organization Name: LOS ANGELES RWQCB (REGION 4) Address: 320 W. 4TH ST., SUITE 200	City: Los Angeles Email: yrong@waterboards.ca.gov Phone No:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
19	2 of 2	SSE	0.26 / 1,368.14	463.43 / -6	ARCO #1276 300 AZUSA AVE N WEST COVINA CA 91791	LUST

Global ID: T0603703037
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1992-02-13 00:00:00
RB Case No: I-05113
LOC Case No:
Lead Agency: LOS ANGELES COUNTY
Case Worker: JOA
Local Agency: LOS ANGELES COUNTY
Potential Media Of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Potential Media Affected: Soil
How Discovered Description:
Stop Description:
Cal Water Watershed Name: San Gabriel River - Upper San Gabriel (405.20)
DWR Groundwater Subbasin Name: San Gabriel Valley (4-013)
Site History:

CUF Case: YES
Begin Date: 1991-01-10 00:00:00
How Discovered: Tank Closure
Stop Method:
County: Los Angeles
Latitude: 34.075781
Longitude: -117.907322
File Location:

Status History

Status: Open - Case Begin Date
Status Date: 1991-01-10 00:00:00
Status: Completed - Case Closed
Status Date: 1992-02-13 00:00:00

Activities

Action Type: Other
Action: Leak Discovery
Date: 1991-01-10 00:00:00

Action Type: Other
Action: Leak Stopped
Date: 1991-01-10 00:00:00

Action Type: Other
Action: Leak Reported
Date: 1991-02-14 00:00:00

Contacts

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone No:

Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone No: 6264583507

20	1 of 1	SSE	0.33 / 1,757.39	458.46 / -11	UNOCAL #4550 245 AZUSA AVE N WEST COVINA CA 91791	LUST
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Global ID: T0603703737
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1996-03-13 00:00:00
RB Case No: I-11098
LOC Case No:

CUF Case: NO
Begin Date: 1994-09-08 00:00:00
How Discovered: Other Means
Stop Method:
County: Los Angeles
Latitude: 34.0745336

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Lead Agency:	LOS ANGELES RWQCB (REGION 4)			Longitude:	-117.9078719	
Case Worker:	YR			File Location:		
Local Agency:	LOS ANGELES COUNTY					
Potential Media Of Concern:	Diesel					
Potential Media Affected:	Soil					
How Discovered Description:						
Stop Description:						
Cal Water Watershed Name:	San Gabriel River - Upper San Gabriel (405.20)					
DWR Groundwater Subbasin Name:	San Gabriel Valley (4-013)					
Site History:						

Status History

Status:	Open - Case Begin Date	Status Date:	1994-09-08 00:00:00
Status:	Open - Verification Monitoring	Status Date:	1995-06-07 00:00:00
Status:	Completed - Case Closed	Status Date:	1996-03-13 00:00:00

Activities

Action Type:	Other
Action:	Leak Discovery
Date:	1994-09-08 00:00:00
Action Type:	Other
Action:	Leak Stopped
Date:	1994-09-08 00:00:00
Action Type:	Other
Action:	Leak Reported
Date:	1994-09-16 00:00:00

Contacts

Contact Type:	Regional Board Caseworker	City:	Los Angeles
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
Organization Name:	LOS ANGELES RWQCB (REGION 4)	Phone No:	
Address:	320 W. 4TH ST., SUITE 200		
Contact Type:	Local Agency Caseworker	City:	ALHAMBRA
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
Organization Name:	LOS ANGELES COUNTY	Phone No:	6264583507
Address:	900 S FREMONT AVE		

21	1 of 1	SSE	0.39 / 2,061.30	456.43 / -13	LA PUENTE DUMP 147 NORTH AZUZA AVENUE LA PUENTE CA 91744	ENVIROSTOR
Estor/EPA ID:	19490192			County:	LOS ANGELES	
Site Code:				Latitude:	34.0736949	
Special Program:				Longitude:	-117.9077994	
Census Tract:	6037405600			Office:	CLEANUP CHATSWORTH	
Permit Renew Lead:				Nat Priority List:	NO	
Project Manager:				Funding:		
Pub Particip Spec:				Assembly District:		
Supervisor:				Senate District:		
Site Type:	* HISTORICAL					
Cleanup Status:	REFER: OTHER AGENCY AS OF 8/15/1995					
Clean Up Oversight Agency:	NONE SPECIFIED					
Cause of Contamination:	NONE SPECIFIED					
Potential Media Affected:	NONE SPECIFIED					
School District:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
APN:		NONE SPECIFIED				
Acres:		NONE SPECIFIED				
Potential Contaminants:						
UNCATEGORIZED						
Site History:						
Program Type:		HISTORICAL				
Status:		REFER: OTHER AGENCY				
Cal Enviro Score:		46-50%				
Summary Link:		http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19490192				
<u>Completed Activities</u>						
Date Completed:		8/21/1991				
Area Name:						
Sub Area:						
Title:		Site Screening				
Area Link:						
Sub Area Link:						
Title Link:						
Document Type:		Site Screening				
Comments:		EPA Federal Investigation Team report reviewed. DTSC concurs with the EPA further action recommendation.				
Date Completed:		12/21/1988				
Area Name:						
Sub Area:						
Title:		Site Screening				
Area Link:						
Sub Area Link:						
Title Link:						
Document Type:		Site Screening				
Comments:		Site Screening done: EPA E&E review of Preliminary Assessment completed by DHS in September 1988 recommends medium-priority Screening Site Inspection under Cercla due to high value for depth to aquifer, containment, and waste quantity. DHS agrees with this recommendation. Sample Results: Solid Waste Assessment Report by Kleinfelder found TCE at 9.0 ppb and 11.0 ppb in two groundwater monitoring wells.				
Date Completed:		12/2/1987				
Area Name:						
Sub Area:						
Title:		Site Screening				
Area Link:						
Sub Area Link:						
Title Link:						
Document Type:		Site Screening				
Comments:		SITE SCREENING DONE SITE IS ON THE SWAT LIST- RANK 13- TO BE ASSESSED IN 1988				
Date Completed:		4/1/1984				
Area Name:						
Sub Area:						
Title:		Preliminary Assessment Report				
Area Link:						
Sub Area Link:						
Title Link:						
Document Type:		Preliminary Assessment Report				
Comments:		SOURCE ACT: CO ENGR IWP - CLII LDFL. CURRENTLY USED AS GOLF COURSE & OTHER RECREATIONAL FAC. OVERLIES A PORTION OF SAN GABRIEL G-WATER BASIN. INCIDENT: 4/ 23/84 SULPHUR & METHANE ODOR COMPLAINT FROM RESIDENT(CO ENGR FILE). WASTE TYPE: CERCLA FILED BY IT CORP - OIL REFINERY & OIL PRODUCTION WASTES DISP. CONDNGR, CO HLTH, SWMB. PRELIM ASSESS DONE RCRA 3012				
Date Completed:		9/28/1983				
Area Name:						
Sub Area:						
Title:		Discovery				
Area Link:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Sub Area Link:
Title Link:
Document Type: * Discovery
Comments: FACILITY IDENTIFIED ID FROM ERRIS

22	1 of 1	NNE	0.40 / 2,105.46	492.26 / 23	MOBIL #11-MHY 107 AZUSA AVE N COVINA CA 91722	LUST
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Global ID:	T0603703397	CUF Case:	NO
Case Type:	LUST Cleanup Site	Begin Date:	1990-05-24 00:00:00
Status:	Completed - Case Closed	How Discovered:	
Status Date:	1996-08-13 00:00:00	Stop Method:	
RB Case No:	I-09376	County:	Los Angeles
LOC Case No:		Latitude:	34.086697
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	Longitude:	-117.908142
Case Worker:	YR	File Location:	
Local Agency:	LOS ANGELES COUNTY		
Potential Media Of Concern:	Gasoline		
Potential Media Affected:	Soil		
How Discovered Description:			
Stop Description:			
Cal Water Watershed Name:	San Gabriel River - Upper San Gabriel (405.20)		
DWR Groundwater Subbasin Name:	San Gabriel Valley (4-013)		
Site History:			

Status History

Status:	Open - Case Begin Date	Status Date:	1990-05-24 00:00:00
Status:	Completed - Case Closed	Status Date:	1996-08-13 00:00:00
Status:	Open - Site Assessment	Status Date:	1991-02-18 00:00:00

Activities

Action Type:	Other
Action:	Leak Reported
Date:	1991-02-18 00:00:00
Action Type:	Other
Action:	Leak Discovery
Date:	1990-05-24 00:00:00

Contacts

Contact Type:	Local Agency Caseworker	City:	ALHAMBRA
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
Organization Name:	LOS ANGELES COUNTY	Phone No:	6264583507
Address:	900 S FREMONT AVE		
Contact Type:	Regional Board Caseworker	City:	Los Angeles
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
Organization Name:	LOS ANGELES RWQCB (REGION 4)	Phone No:	
Address:	320 W. 4TH ST., SUITE 200		

23	1 of 3	WNW	0.42 / 2,241.82	451.44 / -18	HONEYWELL INC -- WEST COVINA CA 917900000	ENVIROSTOR
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Estor/EPA ID:	CAD008351827	County:	LOS ANGELES
Site Code:	300473	Latitude:	34.083677

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Special Program:					Longitude: -117.917728	
Census Tract:	6037405600				Office:	
Permit Renew Lead:					Nat Priority List:	
Project Manager:					Funding:	
Pub Particip Spec:					Assembly District: 48	
Supervisor:					Senate District: 22	
Site Type:		CLOSED				
Cleanup Status:						
Clean Up Oversight Agency:						
Cause of Contamination:						
Potential Media Affected:						
School District:						
APN:						
Acres:						
Potential Contaminants:						

Site History:

Update 6/29/07 - An RFA is a backlog project for this facility. The property owner was listed as Bank of America. Facility files are in the Glendale DTSC office. The new project manager will need to have files sent to the Sacramento office and conduct Preliminary Review. EPA RCRA Info website says the property is located at 1200 East San Bernardino Road, West Covina, CA 91790, however, Los Angeles County Assessor wasn't able to match this address. The closest match was AIN 8434-016-035 at 1220 W San Bernardino, Covina, CA, 91722. RCRA Info states the NAICS Code is 335999 with the description: All other miscellaneous electrical equipment and component manufacturing. Early web searches show that in the 1980s, Honeywell Marine Systems Division in West Covina designed/built submarine sonars and missiles. In 1989, Hughes Aircraft bought Honeywell. Raytheon later aquired/bought Hughes.

Update 1/25/08 - The facility was located at 1200 East San Bernardino Drive, West Covina, California 91790 in Los Angeles County. The Facility was owned and operated by Honeywell, Inc - Training and Control Systems Division (from 1963 to 1988), Hughes Rediffusion Simulation, Inc (estimated early 1989), Hughes Simulation Systems, Inc (from 1989 to 1991), and Hughes Training, Inc (HTI) (from 1991 to 1994).

These companies engaged in the manufacture and assembly of flight simulators and electronic components, which generated wastes which were not treated but stored and sent off-site to permitted facilities for recycling, treatment, or disposal.

From 1981 to 1993 there was one hazardous waste management unit, the Hazardous Waste Storage Area (HWSA), located at the HTI facility. The HWSA was not operated by Honeywell. All wastes generated at the HWSA were analyzed and characterized according to hazard class and type, and disposed of according to local, state, and federal regulatory guidelines. The types and quantities of hazardous wastes that were stored at the HWSA included the following: solvents, machine oils and hydraulic oils, waste paints, polychlorinated biphenyl-containing light ballasts, spent batteries, acids, adhesives, and empty containers.

HTI submitted a closure report for the HWSA on November 22-23, 1994 to DTSC. On November 23, 1994, DTSC determined the closure report met the requirements of the November 18, 1994 amended HWSA closure plan, and consequently decided the HWSA (and thus, the facility) was clean closed. Closure of the HWSA was also considered as closure of the property because DTSC's concerns encompassed the entire facility.

Currently, the site is not managing hazardous waste and has been converted to a place of worship, listed as Faith Community Church at both 1200 East San Bernardino Road and 1211 East Badillo Street (the latter address being associated with Los Angeles County Office of the Assessor, Assessor's Identification Number: 8434-015-018). The owner of parcel 18 was Bank of America prior to 1984, St Francis Hospital in 1984, Honeywell Inc in 1986, Rediffusion Simulation Inc in 1989, and Faith Community Church of West Covina starting in 1994.

Program Type: HAZ WASTE
Status: CLOSED
Cal Enviro Score: 46-50%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAD008351827

Permit Units - Completed Activities

Date:
Unit: NO PERMIT ACTIVITIES HAVE BEEN COMPLETED FOR THIS SITE
Event Description:
Doc Link:

Units Undergoing Closure

Unit: MULTIPLE UNITS: CONTAIN1, CONTAIN2, CONTAIN3, CONTAIN4, CONTAIN5, CONTAIN6, CONTAIN7, TANKTRT1, TANKTRT2, TANKTRT3
Date: 11/23/1994
Event Description: CLOSURE FINAL - ISSUE CLOSURE VERIFICATION
Doc Link:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Unit: MULTIPLE UNITS: CONTAIN1, CONTAIN2, CONTAIN3, CONTAIN4, CONTAIN5, CONTAIN6, CONTAIN7, TANKTRT1, TANKTRT2, TANKTRT3
Date: 11/23/1994
Event Description: CLOSURE FINAL - RECEIVE CLOSURE CERTIFICATION
Doc Link:

23	2 of 3	WNW	0.42 / 2,241.82	451.44 / -18	HONEYWELL INC -- WEST COVINA CA 917900000	ENVIROSTOR
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Estor/EPA ID:	80001565	County:	LOS ANGELES
Site Code:	300473	Latitude:	34.083677
Special Program:		Longitude:	-117.917728
Census Tract:	6037405600	Office:	CLEANUP SACRAMENTO
Permit Renew Lead:		Nat Priority List:	NO
Project Manager:		Funding:	
Pub Particip Spec:		Assembly District:	48
Supervisor:	* PAULINE BATARSEH	Senate District:	22
Site Type:	CORRECTIVE ACTION		
Cleanup Status:	NO FURTHER ACTION AS OF 9/3/2009		
Clean Up Oversight Agency:	DTSC - SITE CLEANUP PROGRAM		
Cause of Contamination:	NONE SPECIFIED		
Potential Media Affected:	NONE SPECIFIED		
School District:			
APN:	NONE SPECIFIED		
Acres:	0 ACRES		
Potential Contaminants:			

NONE SPECIFIED

Site History:

Update 6/29/07 - An RFA is a backlog project for this facility. The property owner was listed as Bank of America. Facility files are in the Glendale DTSC office. The new project manager will need to have files sent to the Sacramento office and conduct Preliminary Review. EPA RCRA Info website says the property is located at 1200 East San Bernardino Road, West Covina, CA 91790, however, Los Angeles County Assessor wasn't able to match this address. The closest match was AIN 8434-016-035 at 1220 W San Bernardino, Covina, CA, 91722. RCRA Info states the NAICS Code is 335999 with the description: All other miscellaneous electrical equipment and component manufacturing. Early web searches show that in the 1980s, Honeywell Marine Systems Division in West Covina designed/built submarine sonars and missiles. In 1989, Hughes Aircraft bought Honeywell. Raytheon later acquired/bought Hughes.

Update 1/25/08 - The facility was located at 1200 East San Bernardino Drive, West Covina, California 91790 in Los Angeles County. The Facility was owned and operated by Honeywell, Inc - Training and Control Systems Division (from 1963 to 1988), Hughes Rediffusion Simulation, Inc (estimated early 1989), Hughes Simulation Systems, Inc (from 1989 to 1991), and Hughes Training, Inc (HTI) (from 1991 to 1994).

These companies engaged in the manufacture and assembly of flight simulators and electronic components, which generated wastes which were not treated but stored and sent off-site to permitted facilities for recycling, treatment, or disposal.

From 1981 to 1993 there was one hazardous waste management unit, the Hazardous Waste Storage Area (HWSA), located at the HTI facility. The HWSA was not operated by Honeywell. All wastes generated at the HWSA were analyzed and characterized according to hazard class and type, and disposed of according to local, state, and federal regulatory guidelines. The types and quantities of hazardous wastes that were stored at the HWSA included the following: solvents, machine oils and hydraulic oils, waste paints, polychlorinated biphenyl-containing light ballasts, spent batteries, acids, adhesives, and empty containers.

HTI submitted a closure report for the HWSA on November 22-23, 1994 to DTSC. On November 23, 1994, DTSC determined the closure report met the requirements of the November 18, 1994 amended HWSA closure plan, and consequently decided the HWSA (and thus, the facility) was clean closed. Closure of the HWSA was also considered as closure of the property because DTSC's concerns encompassed the entire facility.

Currently, the site is not managing hazardous waste and has been converted to a place of worship, listed as Faith Community Church at both 1200 East San Bernardino Road and 1211 East Badillo Street (the latter address being associated with Los Angeles County Office of the Assessor, Assessor's Identification Number: 8434-015-018). The owner of parcel 18 was Bank of America prior to 1984, St Francis Hospital in 1984, Honeywell Inc in 1986, Rediffusion Simulation Inc in 1989, and Faith Community Church of West Covina starting in 1994.

Program Type:	CORRECTIVE ACTION
Status:	NO FURTHER ACTION
Cal Enviro Score:	46-50%
Summary Link:	http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=80001565

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Completed Activities

Date Completed: 7/18/1991
Area Name:
Sub Area:
Title: Voluntary C A
Area Link:
Sub Area Link:
Title Link:
Document Type: Consent Order
Comments:

Date Completed: 6/26/2008
Area Name:
Sub Area:
Title: CA PROCESS IS TERMINATED-NO FURTHER ACTION (CA999NF)
Area Link:
Sub Area Link:
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=80001565&enforcement_id=6015879
Document Type: * CA Process is Terminated
Comments: RFA showed no further action necessary.
cs 7/10/08

1211 East Badillo St. - new
1200 East San Bernardino Road - Old

Date Completed: 6/26/2008
Area Name:
Sub Area:
Title: DETERMINATION OF NEED FOR A RFI-RFI IS NOT NECESSARY (CA070NO)
Area Link:
Sub Area Link:
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=80001565&enforcement_id=6016399
Document Type: RCRA Facility Assessment Report
Comments: No futher aciton.
cs 7/10/08

Date Completed: 6/26/2008
Area Name:
Sub Area:
Title: RFA COMPLETED (CA050)
Area Link:
Sub Area Link:
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=80001565&enforcement_id=6015878
Document Type: RCRA Facility Assessment Report
Comments: RFA no further action necessary.
cs 7/10/08

23	3 of 3	WNW	0.42 / 2,241.82	451.44 / -18	HONEYWELL INC -- WEST COVINA CA 917900000	HWP
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EPA ID: CAD008351827	Public Part Speci:
Site Code: 300473	Public Info Officer:
Status: CLOSED	Assembly District: 48
Facility Type: Historical - Non-Operating	Senate District: 22
Facility Size:	County: LOS ANGELES
Team:	Latitude: 34.083677
Project Manager:	Longitude: -117.917728

Hazardous Waste Units Undergoing Closure

Completed Date: 11/23/1994
Event Description: Closure Final - ISSUE CLOSURE VERIFICATION
Unit Names: CONTAIN1, CONTAIN2, CONTAIN3, CONTAIN4, CONTAIN5, CONTAIN6, CONTAIN7, TANKTRT1, TANKTRT2, TANKTRT3

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Completed Date: 11/23/1994
Event Description: Closure Final - RECEIVE CLOSURE CERTIFICATION
Unit Names: CONTAIN1, CONTAIN2, CONTAIN3, CONTAIN4, CONTAIN5, CONTAIN6, CONTAIN7, TANKTRT1, TANKTRT2, TANKTRT3

Alias

Alias: 300473
Alias Type: Project Code (Site Code)

24	1 of 1	ENE	0.49 / 2,589.81	509.61 / 40	Couch Family Trust Residence 220 Houser Dr S Covina CA 91722	LUST
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Global ID:	T10000004628	CUF Case:	NO
Case Type:	LUST Cleanup Site	Begin Date:	2012-05-14 00:00:00
Status:	Completed - Case Closed	How Discovered:	Tank Closure
Status Date:	2014-02-27 00:00:00	Stop Method:	Close and Remove Tank
RB Case No:	R-56680	County:	Los Angeles
LOC Case No:		Latitude:	34.084758
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	Longitude:	-117.901769
Case Worker:	GK	File Location:	Local Agency
Local Agency:	LOS ANGELES COUNTY		
Potential Media Of Concern:	Benzene, Ethylbenzene, Gasoline, Toluene, Xylene		
Potential Media Affected:	Soil		
How Discovered Description:			
Stop Description:			
Cal Water Watershed Name:	San Gabriel River - Upper San Gabriel (405.20)		
DWR Groundwater Subbasin Name:	San Gabriel Valley (4-013)		
Site History:			

Status History

Status:	Open - Case Begin Date	Status Date:	2012-05-14 00:00:00
Status:	Open - Site Assessment	Status Date:	2013-02-28 00:00:00
Status:	Open - Eligible for Closure	Status Date:	2013-07-01 00:00:00
Status:	Completed - Case Closed	Status Date:	2014-02-27 00:00:00

Activities

Action Type:	ENFORCEMENT
Action:	Referral to Regional Board
Date:	2013-02-28 00:00:00
Action Type:	ENFORCEMENT
Action:	Staff Letter
Date:	2013-04-04 00:00:00
Action Type:	ENFORCEMENT
Action:	Notification - Preclosure
Date:	2013-12-16 00:00:00
Action Type:	Other
Action:	Leak Stopped
Date:	2012-05-14 00:00:00
Action Type:	RESPONSE
Action:	Other Report / Document
Date:	2013-06-03 00:00:00

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Action Type: Other
Action: Leak Discovery
Date: 2012-05-14 00:00:00

Action Type: Other
Action: Leak Reported
Date: 2013-02-28 00:00:00

Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter
Date: 2014-02-27 00:00:00

Contacts

Contact Type:	Local Agency Caseworker	City:	ALHAMBRA
Contact Name:	KATTYA BATRES RINZE	Email:	gbatres@dpw.lacounty.gov
Organization Name:	LOS ANGELES COUNTY	Phone No:	
Address:	900 SOUTH FREMONT AVE		

25	1 of 1	NNW	0.56 / 2,935.36	471.42 / 2	HUGHES TRAINING INC 1200 E SAN BERNARDINO RD WEST COVINA CA 91791-1098	RCRA CORRACTS
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EPA Handler ID: CAD008351827
Gen Status Universe: No Report
Contact Name:
Contact Address: US
Contact Phone No and Ext:
Contact Email:
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date:

Event/Area Details

Area Name: ENTIRE FACILITY
Event Code: CA050
Corrective Action Event Descri: RFA COMPLETED
Actual Date of Event: 20080626
Orig Sched Event Date: 20080626
New Sched Event Date:
Best Date: 20080626
Groundwater Release Indicator: Yes
Soil Release Indicator: Yes
Air Release Indicator: Yes
Surface Waste Release Ind: Yes
Event Responsible Agency: State

Area Name: ENTIRE FACILITY
Event Code: CA070NO
Corrective Action Event Descri: DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NOT NECESSARY
Actual Date of Event: 20080626
Orig Sched Event Date: 20080626
New Sched Event Date:
Best Date: 20080626
Groundwater Release Indicator: Yes
Soil Release Indicator: Yes
Air Release Indicator: Yes
Surface Waste Release Ind: Yes
Event Responsible Agency: State

Area Name: ENTIRE FACILITY
Event Code: CA999NF
Corrective Action Event Descri: CA PROCESS IS TERMINATED-NO FURTHER ACTION

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Actual Date of Event:		20080626				
Orig Sched Event Date:		20080626				
New Sched Event Date:						
Best Date:		20080626				
Groundwater Release Indicator:		Yes				
Soil Release Indicator:		Yes				
Air Release Indicator:		Yes				
Surface Waste Release Ind:		Yes				
Event Responsible Agency:		State				

Violation/Evaluation Summary

Note: NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Aug, 2018.

Evaluation Details

Evaluation Start Date: 19941110
Evaluation Type Description: FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19921019
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State Contractor/Grantee

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19920304
Handler Name: HUGHES TRAINING, INC.
Generator Status Universe: No Report
Source Type: R

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19910731
Handler Name: HUGHES TRAINING INC
Generator Status Universe: No Report
Source Type: I

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19910725
Handler Name: HUGHES TRAINING INC
Generator Status Universe: No Report
Source Type: N

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	1200 E SAN BERNARDINO RD
Name:	HUGHES TRAINING INC	Street 2:	
Date Became Current:		City:	WEST COVINA
Date Ended Current:		State:	CA
Phone:	818-915-9530	Country:	
Source Type:	N	Zip Code:	91791-1098

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Private	Street 1:	1200 E SAN BERNARDINO RD
Name:	HUGHES TRAINING INC	Street 2:	
Date Became Current:		City:	WEST COVINA
Date Ended Current:		State:	CA
Phone:	818-915-9530	Country:	
Source Type:	I	Zip Code:	91790-1098

Unplottable Summary

Total: 9 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
CERCLIS	NAVAL OCEAN SYSTEMS CENTER	HWY 39	AZUSA CA	91702	805415880
DELISTED COUNTY	NAVAL COMMAND CONTROL OCEAN	0000 N STATE HWY 39, 4.5NE AZU	AZUSA CA	91702	820048644
HAZNET	1X COVINA-VALLEY UNIFIED SCHOOL DISTRICT	ROWLAND GRAMMAR SCHOOL	WEST COVINA CA	000000000	826390294
HHSS	BALDWIN PARK MOVING CENTER	? PUENTE AVE	BALDWIN PARK CA	91706	822945427
HIST MANIFEST		ROWLAND GRAMMAR SCHOOL	WEST COVINA CA	0	827532184
RCRA SQG	UNIVERSAL MOTION COMPONENTS	17788 ROWLAND ST	LA PUENTE CA	91748	810722689
RCRA SQG	USNAVY NAVAL OCEAN SYSTEMS CENTER	HIGHWAY 39	AZUSA CA	91702	810723217
RCRA SQG	SHELL SERVICE STATION	422 AZUSA S A P 135067	AZUSA CA	91702	810609556
SEMS	NAVAL OCEAN SYSTEMS CENTER	HWY 39	AZUSA CA	91702	828845858

Unplottable Report

Site: NAVAL OCEAN SYSTEMS CENTER
HWY 39 AZUSA CA 91702

CERCLIS

Site ID:	0903443	RNPL Status Code:	N
Site EPA ID:	CA6170024750	NPL Status:	Not on the NPL
Site Street Address 2:		RFED Facility Code:	Y
Site County Name:	LOS ANGELES	RFED Facility Desc:	Federal Facility
Site FIPS Code:	06037	USGS Hydro Unit No.:	18070106
Region Code:	09	Site Cong. Dist. Code:	30
Site SMSA No.:	4480	ROT Desc:	Federally Owned
Site Prim. Latitude:	34D08M06S	FR NPL Update No.:	
Site Prim. Longitude:	117D51M30S	RFRA Code:	
Lat Long Source:			
RNON NPL Status Desc:	Fed Fac Site Inspection Review Start Needed		

CERCLIS Site Contact Name(s)

Person ID: 13004003.00
First Name: Carl
Last Name: Brickner
Phone No.:
Email:

CERCLIS Site Contact Name(s)

Person ID: 13003854.00
First Name: Leslie
Last Name: Ramirez
Phone No.: 4159723978
Email:

CERCLIS Site Contact Name(s)

Person ID: 13003858.00
First Name: Sharon
Last Name: Murray
Phone No.: 4159724250
Email:

CERCLIS Assess History

OU ID:	00	RALT Short Name:	Fed Fac
Act Code ID:	001	Act Start Date:	
RAT Code:	PA	Act Complete Date:	11/12/1991 00:00:00
RAT Short Name:	PA	AGT Order No.:	130
RAT Name:	PRELIMINARY ASSESSMENT	SH OU:	
RAT Hist. Only Flag:		SH Code:	
RAT NSI Indicator:	B	SH Seq:	
RAT Level:	1	SH Start Date:	
RAT DEF OU:	00	SH Complete Date:	
RFBS Code:	P	SH Lead:	
SPA Code:	13		
RAT Def:	Collection of diverse existing information about the source and nature of the site hazard. It is EPA policy to complete the preliminary assessment within one year of site discovery.		

Site Desc:
Site Alias:

CERCLIS Assess History

OU ID:	00	RALT Short Name:	
Act Code ID:		Act Start Date:	
RAT Code:		Act Complete Date:	
RAT Short Name:		AGT Order No.:	0
RAT Name:		SH OU:	
RAT Hist. Only Flag:		SH Code:	
RAT NSI Indicator:		SH Seq:	
RAT Level:		SH Start Date:	
RAT DEF OU:		SH Complete Date:	
RFBS Code:		SH Lead:	
SPA Code:			
RAT Def:			
Site Desc:	No description available		
Site Alias:	FORMER NOSC AZUSA,HWY 39,AZUSA,CA,96858;		

CERCLIS Assess History

OU ID:	00	RALT Short Name:	Fed Fac
Act Code ID:	001	Act Start Date:	
RAT Code:	DS	Act Complete Date:	5/1/1988 00:00:00
RAT Short Name:	DISCVRY	AGT Order No.:	10
RAT Name:	DISCOVERY	SH OU:	
RAT Hist. Only Flag:		SH Code:	
RAT NSI Indicator:	B	SH Seq:	
RAT Level:	1	SH Start Date:	
RAT DEF OU:	00	SH Complete Date:	
RFBS Code:		SH Lead:	
SPA Code:	13		
RAT Def:	The process by which a potential hazardous waste site is brought to the attention of the EPA. The process can occur through the use of several mechanisms such as a phone call or referral by another government agency.		
Site Desc:			
Site Alias:			

Site: NAVAL COMMAND CONTROL OCEAN
0000 N STATE HWY 39, 4.5NE AZU AZUSA CA 91702 DELISTED COUNTY

Original Source Facility ID:
Original Source Name: Los Angeles County Site Mitigation List
Record Date: 23-JUN-2015

Site: 1X COVINA-VALLEY UNIFIED SCHOOL DISTRICT
ROWLAND GRAMMAR SCHOOL WEST COVINA CA 00000000 HAZNET

SIC Code:		Mailing City:	COVINA
NAICS Code:		Mailing State:	CA
EPA ID:	CAC000157181	Mailing Zip:	917230000
Create Date:	3/10/1989	Region Code:	3
Fac Act Ind:	No	Owner Name:	COVINA-VALLEY UNIFIED SCH DIST
Inact Date:	10/25/2000	Owner Addr 1:	--
County Code:	19	Owner Addr 2:	--
County Name:	Los Angeles	Owner City:	--
Mail Name:		Owner State:	99
Mailing Addr 1:	P.O. BOX 269	Owner Zip:	--
Mailing Addr 2:		Owner Phone:	0000000000
Owner Fax:			

Contact Information
--
Contact Name: GWEN JANKINS, SECTY
Street Address 1: --
Street Address 2: --
City: --
State: 99
Zip: --

Phone: 8183313371
-- --

Site: BALDWIN PARK MOVING CENTER
? PUENTE AVE BALDWIN PARK CA 91706

HHSS

County: Los Angeles
Pdf File Url: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028e53.pdf>

Site: ROWLAND GRAMMAR SCHOOL WEST COVINA CA 0

HIST MANIFEST

Gen EPA ID: CAC000157181
Create Date: 03/10/1989 0:00
Inact Date: 10/25/2000 0:00:00
Facility Mail Street: P.O. BOX 269
Facility Mail City: COVINA
Facility Mail State: CA
Facility Mail Zip: 917230000
Contact Phone(s): 8183313371
File Year(s): 1989
Contact Name(s): GWEN JANKINS, SECTY

Tanner Information

Method Description:
Tons: 0.1
Year: 1989
Generator County Code: 19
Generator County: Los Angeles
Method Code: D80
Tsd County Code: 19
Tsd County: Los Angeles
State Waste Code: 151
State Waste Code Desc: Asbestos containing waste
Tsd Epa ID: CAD067786749

Tanner Information

Method Description:
Tons: 0
Year: 1989
Generator County Code: 19
Generator County: Los Angeles
Method Code:
Tsd County Code: 19
Tsd County: Los Angeles
State Waste Code:
State Waste Code Desc:
Tsd Epa ID: CAD067786749

Site: UNIVERSAL MOTION COMPONENTS
17788 ROWLAND ST LA PUENTE CA 91748

RCRA SQG

EPA Handler ID: CA0000148858
Gen Status Universe: Small Quantity Generator
Contact Name: KAREN GALVAN
Contact Address: 17788 ROWLAND ST, , CITY OF INDUSTRY, CA, 91728-1119, US
Contact Phone No and Ext: 818-935-1940
Contact Email:
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 19940314

Violation/Evaluation Summary

Note: NO RECORDS: As of Aug 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19940314
Handler Name: UNIVERSAL MOTION COMPONENTS
Generator Status Universe: Small Quantity Generator
Source Type: N

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	442 GLENWOOD DR
Name:	STEVE ECOFF	Street 2:	
Date Became Current:		City:	OXNARD
Date Ended Current:		State:	CA
Phone:	805-983-1223	Country:	
Source Type:	N	Zip Code:	93050

Site: USNAVY NAVAL OCEAN SYSTEMS CENTER
HIGHWAY 39 AZUSA CA 91702

[RCRA SQG](#)

EPA Handler ID: CA6170024750
Gen Status Universe: Small Quantity Generator
Contact Name:
Contact Address: US
Contact Phone No and Ext:
Contact Email:
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 19960901

Violation/Evaluation Summary

Note: NO RECORDS: As of Aug 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No

Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 19990304
Handler Name: SSC-SD, MORRIS DAM FACILITY
Generator Status Universe: Small Quantity Generator
Source Type: R

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19960901
Handler Name: USNAVY NAVAL OCEAN SYSTEMS CENTER
Generator Status Universe: Small Quantity Generator
Source Type: I

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 19960901
Handler Name: USNAVY NAVAL OCEAN SYSTEMS CENTER
Generator Status Universe: Small Quantity Generator
Source Type: I

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19920305
Handler Name: NCCOSC RDT&E DIV - MORRIS DAM
Generator Status Universe: Small Quantity Generator
Source Type: R

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19810415
Handler Name: USNAVY NAVAL OCEAN SYSTEMS CENTER
Generator Status Universe: Small Quantity Generator
Source Type: N

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Federal
Name: NOT REQUIRED
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: N

Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Owner/Operator Ind: Current Operator
Type: Federal

Street No:
Street 1: NOT REQUIRED

Name: NOT REQUIRED
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: I

Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Site: SHELL SERVICE STATION
422 AZUSA S A P 135067 AZUSA CA 91702

RCRA SQG

EPA Handler ID: CAR000073312
Gen Status Universe: Small Quantity Generator
Contact Name: SONDRA BIENVENU
Contact Address: P O BOX 2099, , HOUSTON, TX, 77252-2099, US
Contact Phone No and Ext: 713-241-5036
Contact Email:
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20000512

Violation/Evaluation Summary

Note: NO RECORDS: As of Aug 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20000512
Handler Name: SHELL SERVICE STATION
Generator Status Universe: Small Quantity Generator
Source Type: N

Waste Code Details

Hazardous Waste Code: D000
Waste Code Description: DESCRIPTION

Hazardous Waste Code: D018
Waste Code Description: BENZENE

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: EQUILON ENTERPRISES LLC
Date Became Current:

Street No:
Street 1: P O BOX 2099
Street 2:
City: HOUSTON

Date Ended Current:
Phone: 713-241-5036
Source Type: N

State: TX
Country:
Zip Code: 77252-2099

Site: NAVAL OCEAN SYSTEMS CENTER
HWY 39 AZUSA CA 91702

SEMS

Site ID: 0903443
EPA ID: CA6170024750
Federal Facility: Yes
NPL: Not on the NPL
FIPS Code: 06037
Non NPL Status: Fed Fac Site Inspection Review Start Needed
Last Appeared on SEMS List: 13-AUG-2018

Cong District: 30
County: LOS ANGELES
Region: 09
Latitude:
Longitude:

Action Information

Operable Units:	00	Start Actual:	05/01/1988
Action Code:	DS	Finish Actual:	05/01/1988
Action Name:	DISCVRY	Qual:	
SEQ:	1	Curr Action Lead:	Fed Fac
Operable Units:	00	Start Actual:	
Action Code:	PA	Finish Actual:	11/12/1991
Action Name:	PA	Qual:	H
SEQ:	1	Curr Action Lead:	Fed Fac

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Oct 10, 2018

National Priority List - Proposed:

PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Oct 10, 2018

Deleted NPL:

DELETED NPL

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.

Government Publication Date: Oct 10, 2018

SEMS List 8R Active Site Inventory:

SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Aug 13, 2018

SEMS List 8R Archive Sites:

SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Aug 13, 2018

Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS:

CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands:

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:

CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means 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). 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.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:

RCRA CORRACTS

RCRA Info 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. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Aug 2, 2018

RCRA non-CORRACTS TSD Facilities:

RCRA TSD

RCRA Info 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. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Aug 2, 2018

RCRA Generator List:

RCRA LQG

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Aug 2, 2018

RCRA Small Quantity Generators List:

RCRA SQG

RCRA Info is the 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Aug 2, 2018

RCRA Conditionally Exempt Small Quantity Generators List:

[RCRA CESQG](#)

RCRA Info is the 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste or one kilogram or less per month of acutely hazardous waste.

Government Publication Date: Aug 2, 2018

RCRA Non-Generators:

[RCRA NON GEN](#)

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Aug 2, 2018

Federal Engineering Controls-ECs:

[FED ENG](#)

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 20, 2016

Federal Institutional Controls- ICs:

[FED INST](#)

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Jan 20, 2016

Emergency Response Notification System:

[ERNS 1982 TO 1986](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

[ERNS 1987 TO 1989](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

[ERNS](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 12, 2018

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

[FED BROWNFIELDS](#)

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 protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 20, 2018

FEMA Underground Storage Tank Listing:

[FEMA UST](#)

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

LIEN on Property:

[SEMS LIEN](#)

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: Aug 13, 2018

Superfund Decision Documents:

[SUPERFUND ROD](#)

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Aug 13, 2018

State

State Response Sites:

[RESPONSE](#)

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Jul 18, 2018

EnviroStor Database:

[ENVIROSTOR](#)

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Jul 18, 2018

Delisted State Response Sites:

[DELISTED ENVS](#)

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

Government Publication Date: Jul 18, 2018

Solid Waste Information System (SWIS):

[SWF/LF](#)

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Aug 15, 2018

EnviroStor Hazardous Waste Facilities:

[HWP](#)

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Aug 23, 2018

Land Disposal Sites:

[LDS](#)

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Jul 19, 2018

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report:

[SWAT](#)

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Leaking Underground Fuel Tank Reports:

[LUST](#)

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Delisted Leaking Storage Tanks:

[DELISTED LST](#)

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: Jul 19, 2018

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels:

[SWRCB SWF](#)

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

Permitted Underground Storage Tank (UST) in GeoTracker:

[UST](#)

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Oct 2, 2018

Proposed Closure of Underground Storage Tank Cases:

[UST CLOSURE](#)

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

Government Publication Date: Jul 19, 2018

Historical Hazardous Substance Storage Information Database:

[HHSS](#)

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Aboveground Storage Tanks:

[AST](#)

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

Delisted Storage Tanks:

[DELISTED TNK](#)

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Oct 2, 2018

California Environmental Reporting System (CERS) Tanks:

[CERS TANK](#)

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Jul 9, 2018

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions:

[LUR](#)

The Department of Toxic Substances Control (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 land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Jul 18, 2018

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions:

[HLUR](#)

The Department of Toxic Substances Control (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.

Deed Restrictions and Land Use Restrictions:

[DEED](#)

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Jul 27, 2018

Voluntary Cleanup Program:

[VCP](#)

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Jul 18, 2018

GeoTracker Cleanup Sites Data:

[CLEANUP SITES](#)

A list of cleanup sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Jul 6, 2018

Delisted California Environmental Reporting System (CERS) Tanks:

[DELISTED CTNK](#)

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Jul 9, 2018

Historical Hazardous Substance Storage Container Information - Facility Summary:

[HIST TANK](#)

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in the 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands:

[INDIAN LUST](#)

LUSTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Dec 31, 2017

Underground Storage Tanks (USTs) on Indian Lands:

[INDIAN UST](#)

USTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Dec 31, 2017

Delisted Tribal Leaking Storage Tanks:

[DELISTED ILST](#)

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Oct 14, 2017

Delisted Tribal Underground Storage Tanks:

[DELISTED IUST](#)

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Oct 14, 2017

County

Delisted County Records:

[DELISTED COUNTY](#)

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Nov 5, 2018

Los Angeles County - Burbank City CUPA List:

[BURBANK CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the City of Burbank. This list is made available by the City of Burbank Fire Department.

Government Publication Date: Nov 5, 2018

Los Angeles County - El Segundo City Underground Storage Tanks List:

[UST ELSEGUNDO](#)

List of registered Underground Storage Tanks (USTs) in the City of El Segundo of Los Angeles County, made available by El Segundo City Fire Department.

Government Publication Date: Jan 17, 2017

Los Angeles County - Santa Fe Springs Underground Storage Tank:

[UST SANTAFESP](#)

A list of registered active Underground Storage Tanks (USTs) in the City of Santa Fe Springs. This list is made available by Santa Fe Springs Department of Fire-Rescue.

Government Publication Date: Jun 30, 2017

Los Angeles County - Santa Monica City Aboveground Storage Tank List:

[SANTAMON AST](#)

List of registered Aboveground Storage Tanks (ASTs) made available by the Santa Monica Fire Department in the City of Santa Monica of Los Angeles County, California.

Government Publication Date: Aug 21, 2018

Los Angeles County - Santa Monica City CUPA Facilities List:

[SANTAMON CUPA](#)

The Santa Monica Fire Department's office maintains a list of CUPA Facilities located in Santa Monica city.

Government Publication Date: Aug 21, 2018

Los Angeles County - Santa Monica City Underground Storage Tank List:

[UST SANTA MONICA](#)

A list of registered active Underground Storage Tanks (USTs) in the City of Santa Monica made available by Santa Monica Fire Prevention Division.

Government Publication Date: Aug 21, 2018

Los Angeles County - Torrance City Underground Storage Tanks:

[UST TORRANCE](#)

A list of registered Underground Storage Tank (UST) sites in Torrance City of Los Angeles County. This list is made available by Torrance City Office of Clerk.

Government Publication Date: Aug 13, 2018

Los Angeles County - Vernon City CUPA List:

[VERNON CUPA](#)

The Vernon City Fire Department's office maintains a list of CUPA Facilities located in Vernon city.

Government Publication Date: May 30, 2018

Los Angeles County - Vernon City UST List:

[UST VERNON](#)

A list of Underground Storage Tanks (UST) in Vernon City provided by the Vernon City Fire Department.

Government Publication Date: Aug 30, 2018

Los Angeles County HMS List:

[LA HMS](#)

List of sites in the Los Angeles County Department of Public Works Hazardous Materials System (HMS) Database which have or have had permits for Industrial Waste, Underground Storage Tanks, or Stormwater in the county of Los Angeles.

Government Publication Date: Sep 20, 2018

Los Angeles County Long Beach UST List:

[UST LONGB](#)

List of registered Underground Storage Tanks (USTs) in the City of Long Beach, Los Angeles County, made available by the Long Beach Certified Unified Program Agency (CUPA). The Long Beach CUPA operates under oversight shared by the Long Beach Fire Department and Health Department.

Government Publication Date: Jul 9, 2018

Los Angeles County Solid Waste Sites:

[LA SWF](#)

List of permitted solid waste facilities, closed landfills, historical dumpsites and other solid waste sites in Los Angeles County, made available by the Department of Public Works in Los Angeles County.

Government Publication Date: Aug 21, 2018

Los Angeles County - City of Los Angeles UST List:

UST LA CITY

A list of active and inactive underground storage tank facilities made available by the Los Angeles Fire Department CUPA.

Government Publication Date: Sep 1, 2018

Los Angeles County - City of Los Angeles AST List:

AST LA CITY

A list of active and inactive above ground petroleum storage tanks made available by the Los Angeles Fire Department CUPA.

Government Publication Date: Sep 1, 2018

Los Angeles County - City of Los Angeles Hazardous Materials Facilities:

LA CITY HAZMAT

A list of active and inactive hazardous materials facilities made available by the Los Angeles Fire Department CUPA.

Government Publication Date: Sep 1, 2018

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index:

FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

Government Publication Date: Apr 17, 2018

Toxics Release Inventory (TRI) Program:

TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Dec 31, 2017

Hazardous Materials Information Reporting System:

HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: May 23, 2018

National Clandestine Drug Labs:

NCDL

The U.S. Department of Justice ("the Department") provides this data 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.

Government Publication Date: Jul 18, 2018

Toxic Substances Control Act:

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Jun 30, 2017

Hist TSCA:

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Aug 13, 2018

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Nov 18, 2016

Drycleaner Facilities:

FED DRYCLEANERS

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 29, 2018

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: May 29, 2018

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Oct 23, 2018

Material Licensing Tracking System (MLTS):

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Historic Material Licensing Tracking System (MLTS) sites:

[HIST MLTS](#)

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

[MINES](#)

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Jan 30, 2018

Alternative Fueling Stations:

[ALT FUELS](#)

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Oct 16, 2018

Registered Pesticide Establishments:

[SSTS](#)

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Mar 1, 2018

Polychlorinated Biphenyl (PCB) Notifiers:

[PCB](#)

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Sep 14, 2018

State

Drycleaner Facilities:

[DRYCLEANERS](#)

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: Jun 21, 2018

Delisted Drycleaners:

[DELISTED DRYCLEANERS](#)

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

Government Publication Date: Jun 21, 2018

Non-Toxic Dry Cleaning Incentive Program:

[DRYC GRANT](#)

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

Government Publication Date: Feb 28, 2018

Hazardous Waste and Substances Site List - Site Cleanup:

[HWSS CLEANUP](#)

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: Aug 14, 2018

List of Hazardous Waste Facilities Subject to Corrective Action:

DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement:

INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Oct 2, 2018

School Property Evaluation Program Sites:

SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Jul 18, 2018

California Hazardous Material Incident Report System (CHMIRS):

CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jun 19, 2018

Hazardous Waste Manifest Data:

HAZNET

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Oct 24, 2016

Historical California Hazardous Material Incident Report System (CHMIRS):

HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Historical Hazardous Waste Manifest Data:

HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Dec 31, 1992

Historical Cortese List:

HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders:

CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

Government Publication Date: Feb 16, 2012

California Environmental Reporting System (CERS) Hazardous Waste Sites:

CERS HAZ

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Jul 9, 2018

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites:

[DELISTED HAZ](#)

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

Government Publication Date: Jul 9, 2018

Waste Discharge Requirements:

[WASTE DISCHG](#)

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Government Publication Date: May 30, 2018

Toxic Pollutant Emissions Facilities:

[EMISSIONS](#)

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

Government Publication Date: Dec 31, 2016

Clandestine Drug Lab Sites:

[CDL](#)

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/ clandestine drug laboratories.

Government Publication Date: Dec 31, 2017

Tribal

No Tribal additional environmental record sources available for this State.

County

Los Angeles County Site Mitigation List:

[LA SML](#)

A Site Mitigation List in the County of Los Angeles. The list is made available by Los Angeles County Fire Department. Site mitigation is handled by the Site Mitigation Unit (SMU) which facilitates completion of site clean-up projects of contaminated sites in an expeditious manner in all cities of the Los Angeles County except El Segundo, Glendale, Long Beach, Santa Fe Springs, and Vernon.

Government Publication Date: Jul 31, 2018

Los Angeles County - Santa Monica City Hazardous Materials Facilities:

[SANTAMON HAZ](#)

A list of Hazardous Materials Facilities in the City of Santa Monica, Los Angeles county. This list is made available by Santa Monica Fire Prevention Division which has been designated as the CUPA for the City.

Government Publication Date: Aug 21, 2018

Los Angeles County - Santa Monica City Hazardous Waste Facilities:

[SANTAMON HW](#)

A list of Hazardous Waste Facilities in Los Angeles County, City of Santa Monica. This list is made available by Santa Monica Fire Prevention Division.

Government Publication Date: Aug 21, 2018

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX F
HISTORICAL RESEARCH DOCUMENTATION



Leighton



HISTORICAL AERIAL REPORT

for the site:

Pioneer School
 1651 East Rowland Avenue
 West Covina, CA 91791
 PO #:

Report ID: 20181114114
 Completed: 11/14/2018

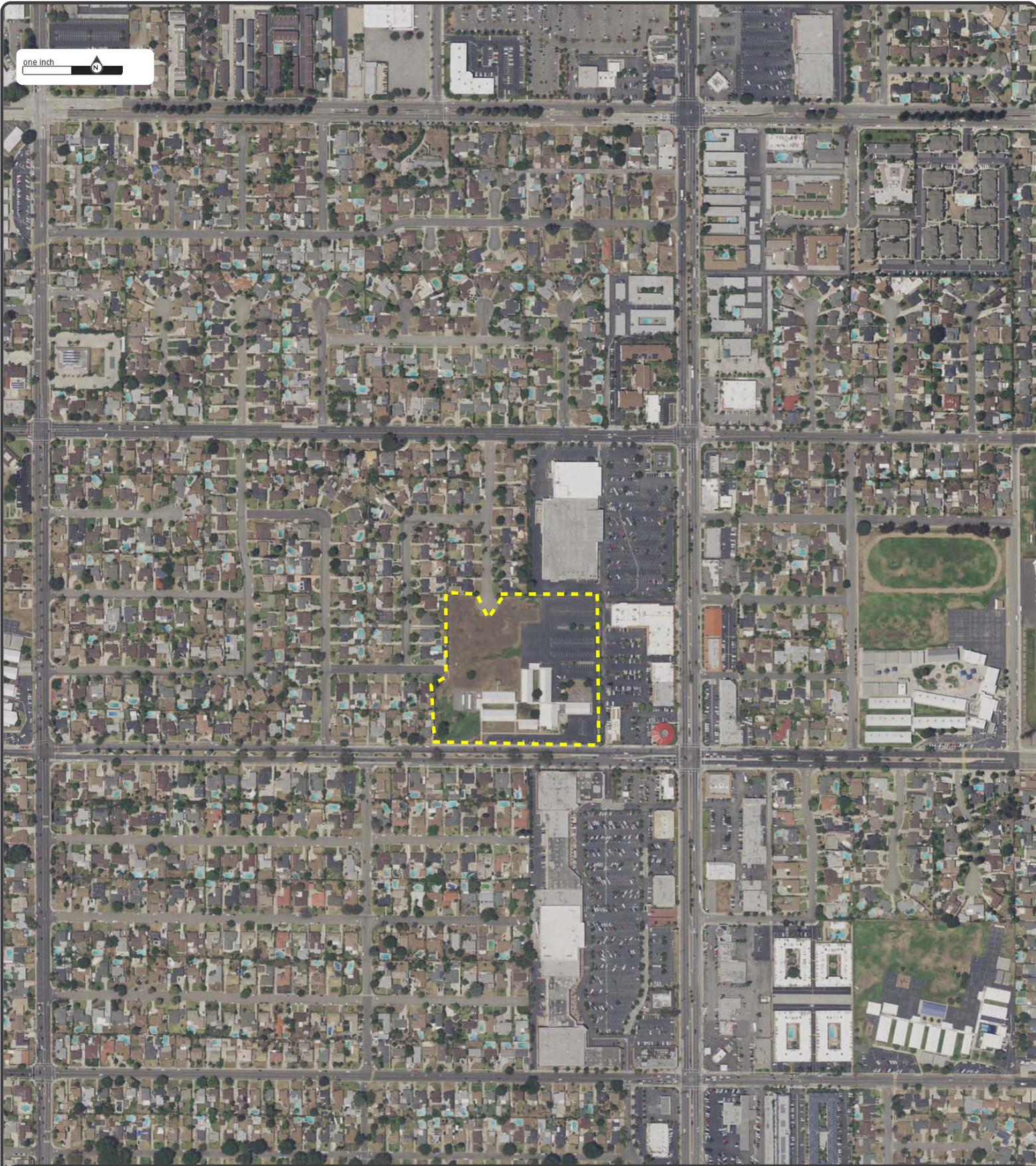
ERIS Information Inc.
 Environmental Risk Information
 Services (ERIS)
 A division of Glacier Media Inc.
 T: 1.866.517.5204
 E: info@erisinfo.com

www.erisinfo.com

Search Results Summary

Date	Source	Scale	Comment
2016	NAIP - National Agriculture Information Program	1"=500'	
2014	NAIP - National Agriculture Information Program	1"=500'	
2012	NAIP - National Agriculture Information Program	1"=500'	
2010	NAIP - National Agriculture Information Program	1"=500'	
2005	NAIP - National Agriculture Information Program	1"=500'	
1995	USGS - US Geological Survey	1"=500'	
1987	NHAP - National High Altitude Photography	1"=500'	BEST COPY AVAILABLE
1980	USGS - US Geological Survey	1"=500'	
1972	USGS - US Geological Survey	1"=500'	
1964	USGS - US Geological Survey	1"=500'	
1960	FAIRCHILD - Private Company	1"=500'	BEST COPY AVAILABLE
1952	USGS - US Geological Survey	1"=500'	
1948	ASCS - Agriculture and Soil Conservation Service	1"=500'	
1938	ASCS - Agriculture and Soil Conservation Service	1"=500'	
1934	FAIRCHILD - Private Company	1"=500'	BEST COPY AVAILABLE
1928	FAIRCHILD - Private Company	1"=500'	BEST COPY AVAILABLE

one inch



Date: 2016
Source: NAIP
Scale: 1" to 500'
Comments:

Subject: 1651 East Rowland Avenue West Covina CA
Approx Center: 34.08009 / -117.9100

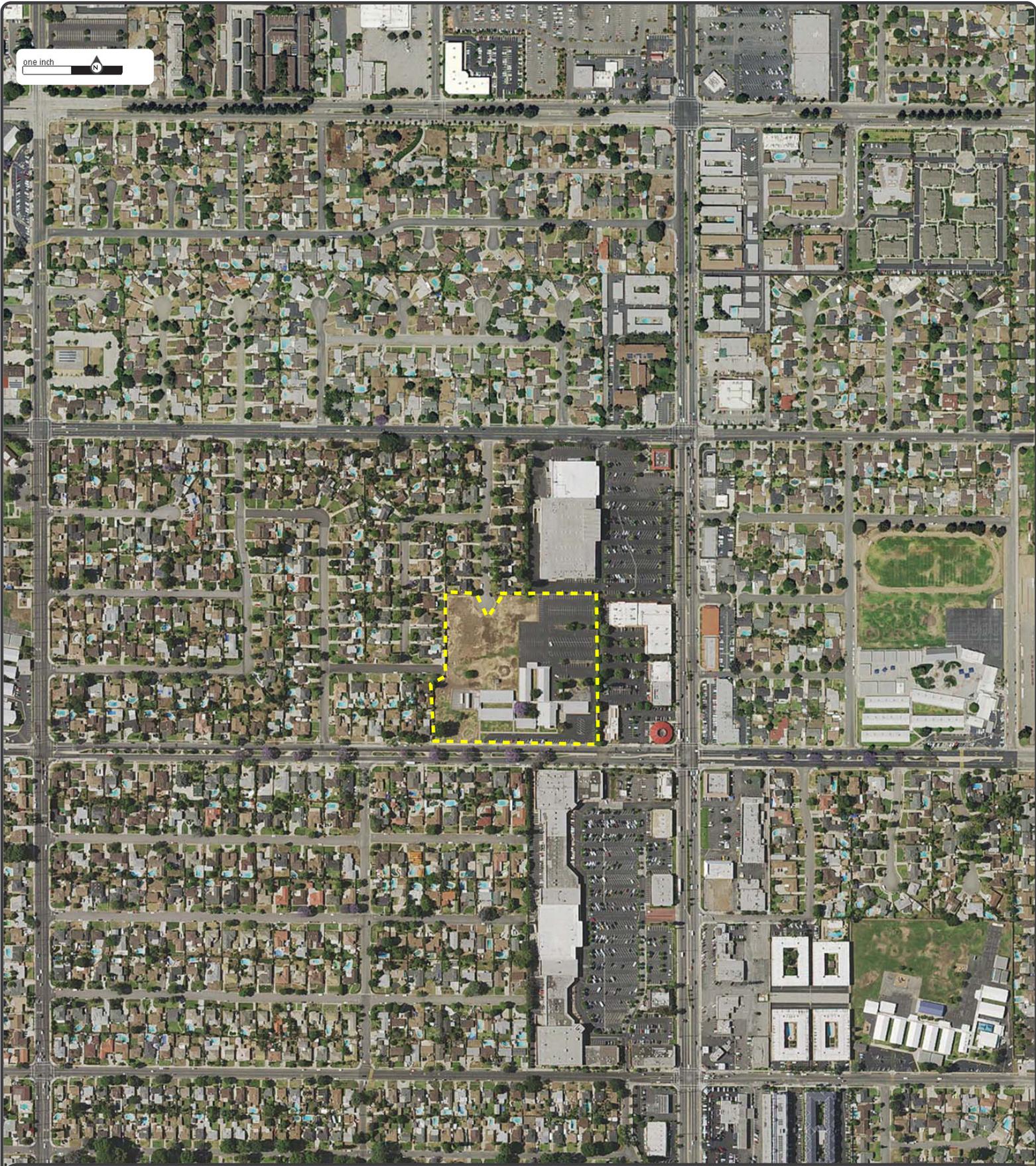


ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



www.erisinfo.com | 1.866.517.5204

one inch



Date: 2014
Source: NAIP
Scale: 1" to 500'
Comments:

Subject: 1651 East Rowland Avenue West Covina CA
Approx Center: 34.08009 / -117.9100

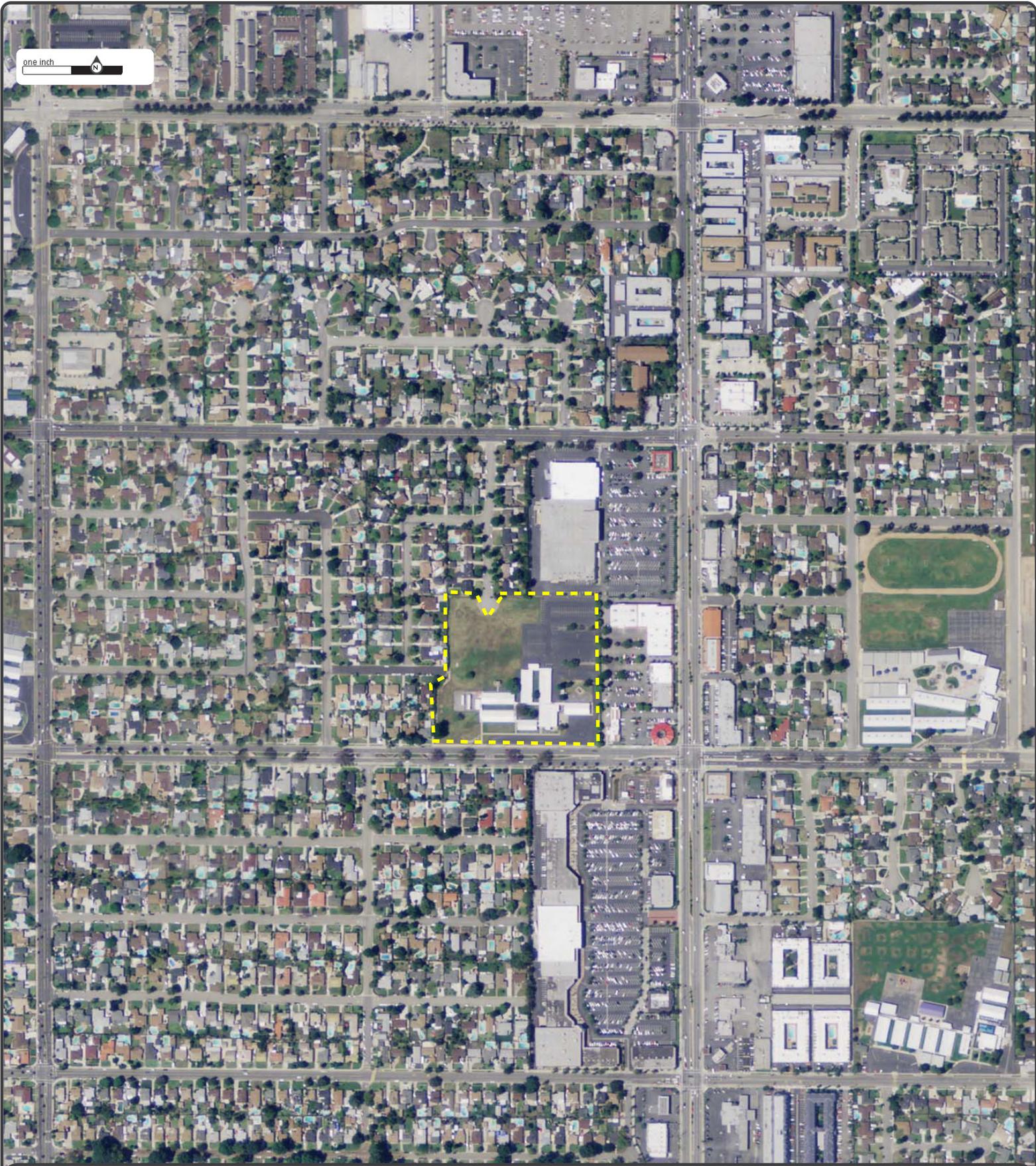


ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



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one inch



Date: 2012
Source: NAIP
Scale: 1" to 500'
Comments:

Subject: 1651 East Rowland Avenue West Covina CA
Approx Center: 34.08009 / -117.9100

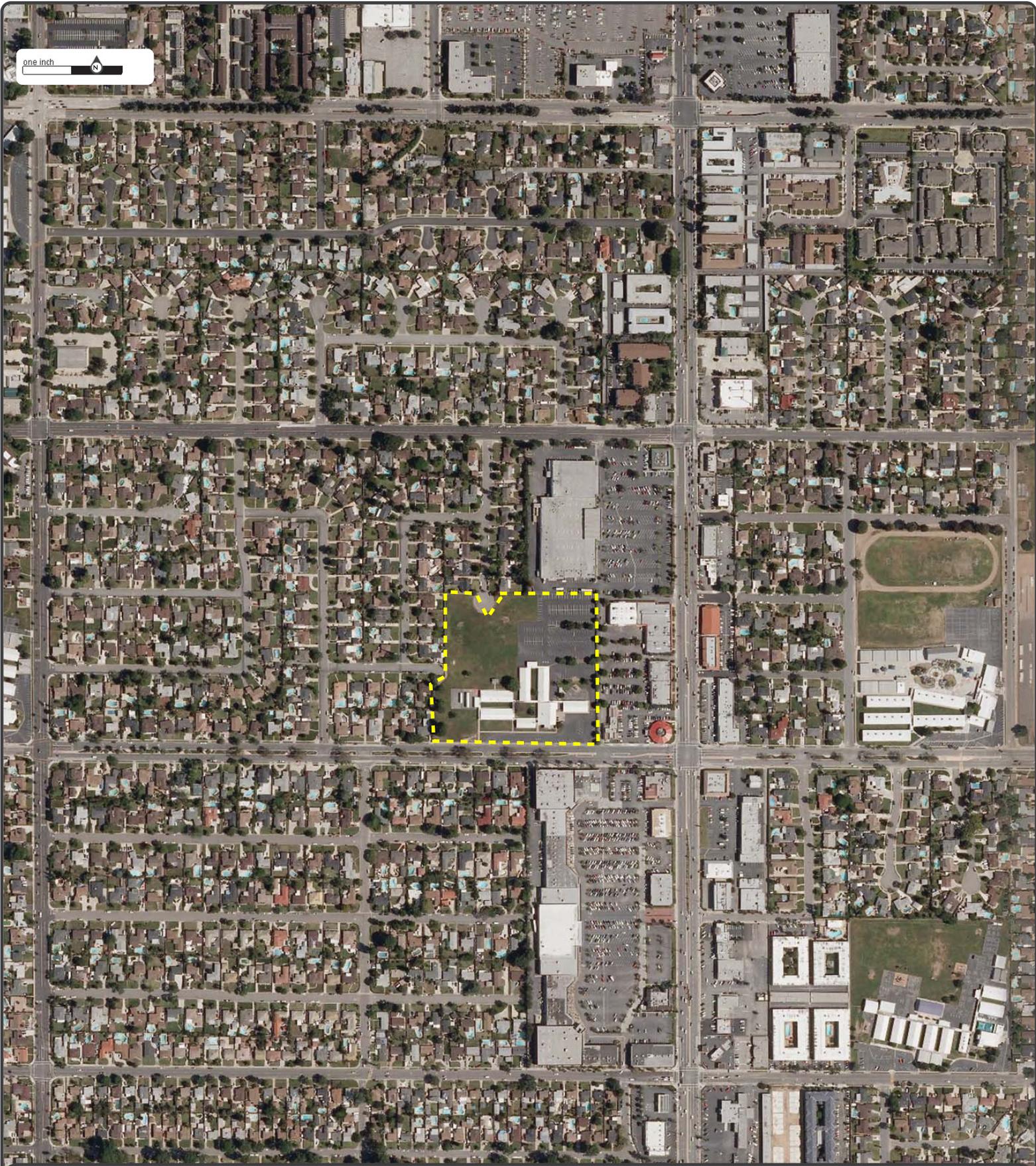


ERIS
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one inch



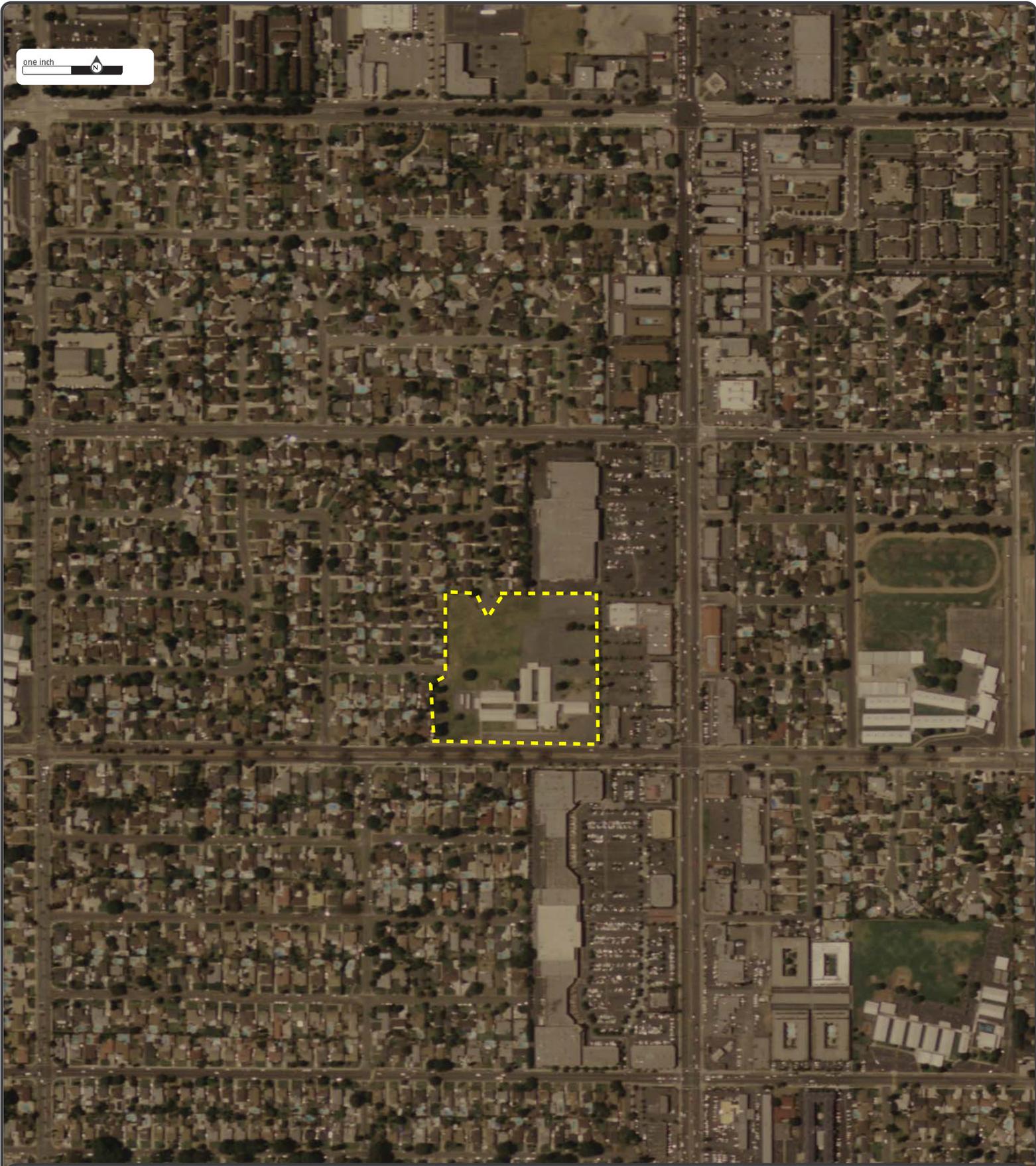
Date: 2010
Source: NAIP
Scale: 1" to 500'
Comments:

Subject: 1651 East Rowland Avenue West Covina CA
Approx Center: 34.08009 / -117.9100



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one inch 



Date: **2005**
Source: **NAIP**
Scale: **1" to 500'**
Comments:

Subject: 1651 East Rowland Avenue West Covina CA
Approx Center: 34.08009 / -117.9100



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one inch



Date: 1995
Source: USGS
Scale: 1" to 500'
Comments:

Subject: 1651 East Rowland Avenue West Covina CA
Approx Center: 34.08009 / -117.9100

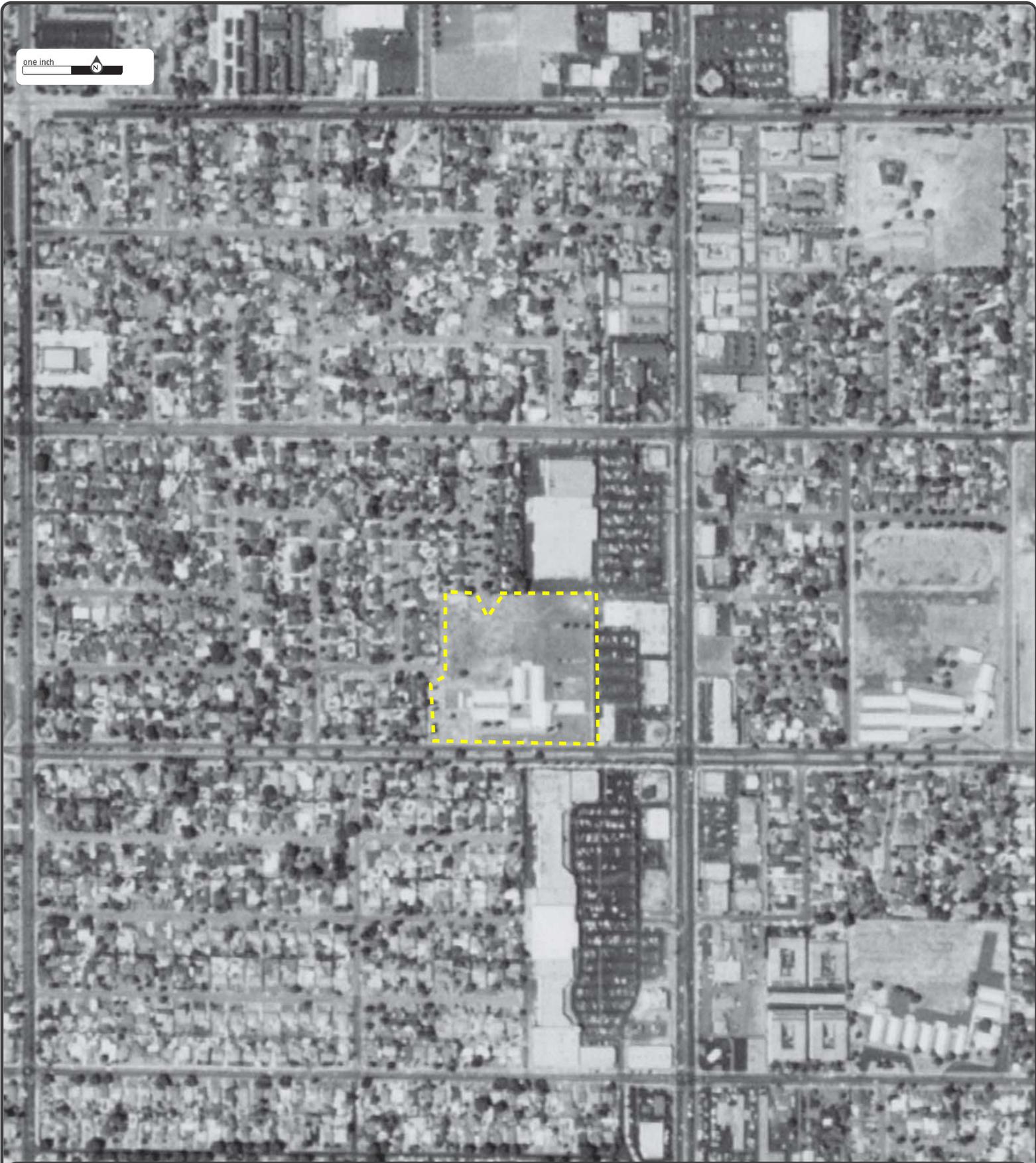


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one inch 



Date: **1987**
Source: **NHAP**
Scale: **1" to 500'**
Comments: *BEST COPY AVAILABLE*

Subject: 1651 East Rowland Avenue West Covina CA
Approx Center: 34.08009 / -117.9100



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one inch



Date: 1980
Source: USGS
Scale: 1" to 500'
Comments:

Subject: 1651 East Rowland Avenue West Covina CA
Approx Center: 34.08009 / -117.9100



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ENVIRONMENTAL RISK INFORMATION SERVICES



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one inch



Date: 1972
Source: USGS
Scale: 1" to 500'
Comments:

Subject: 1651 East Rowland Avenue West Covina CA
Approx Center: 34.08009 / -117.9100



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ENVIRONMENTAL RISK INFORMATION SERVICES



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one inch



Date: 1964
Source: USGS
Scale: 1" to 500'
Comments:

Subject: 1651 East Rowland Avenue West Covina CA
Approx Center: 34.08009 / -117.9100



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Date: **1960**
Source: **FAIRCHILD**
Scale: **1" to 500'**
Comments: *BEST COPY AVAILABLE*

Subject: 1651 East Rowland Avenue West Covina CA
Approx Center: 34.08009 / -117.9100

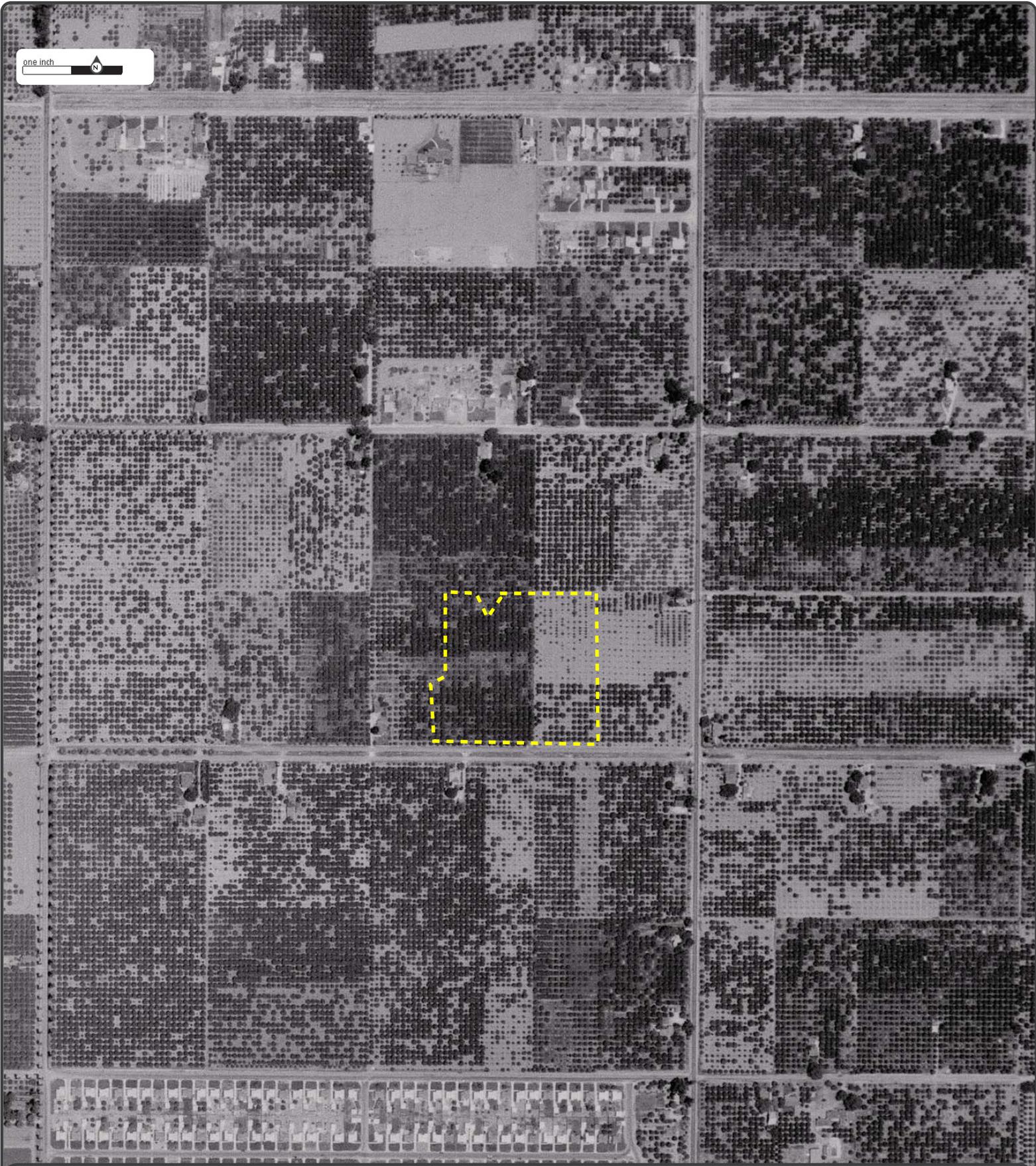


ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



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one inch 



Date: 1952
Source: USGS
Scale: 1" to 500'
Comments:

Subject: 1651 East Rowland Avenue West Covina CA
Approx Center: 34.08009 / -117.9100



www.erisinfo.com | 1.866.517.5204

one inch 



Date: 1948
Source: ASCS
Scale: 1" to 500'
Comments:

Subject: 1651 East Rowland Avenue West Covina CA
Approx Center: 34.08009 / -117.9100



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ENVIRONMENTAL RISK INFORMATION SERVICES



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one inch 



Date: 1938
Source: ASCS
Scale: 1" to 500'
Comments:

Subject: 1651 East Rowland Avenue West Covina CA
Approx Center: 34.08009 / -117.9100



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one inch 

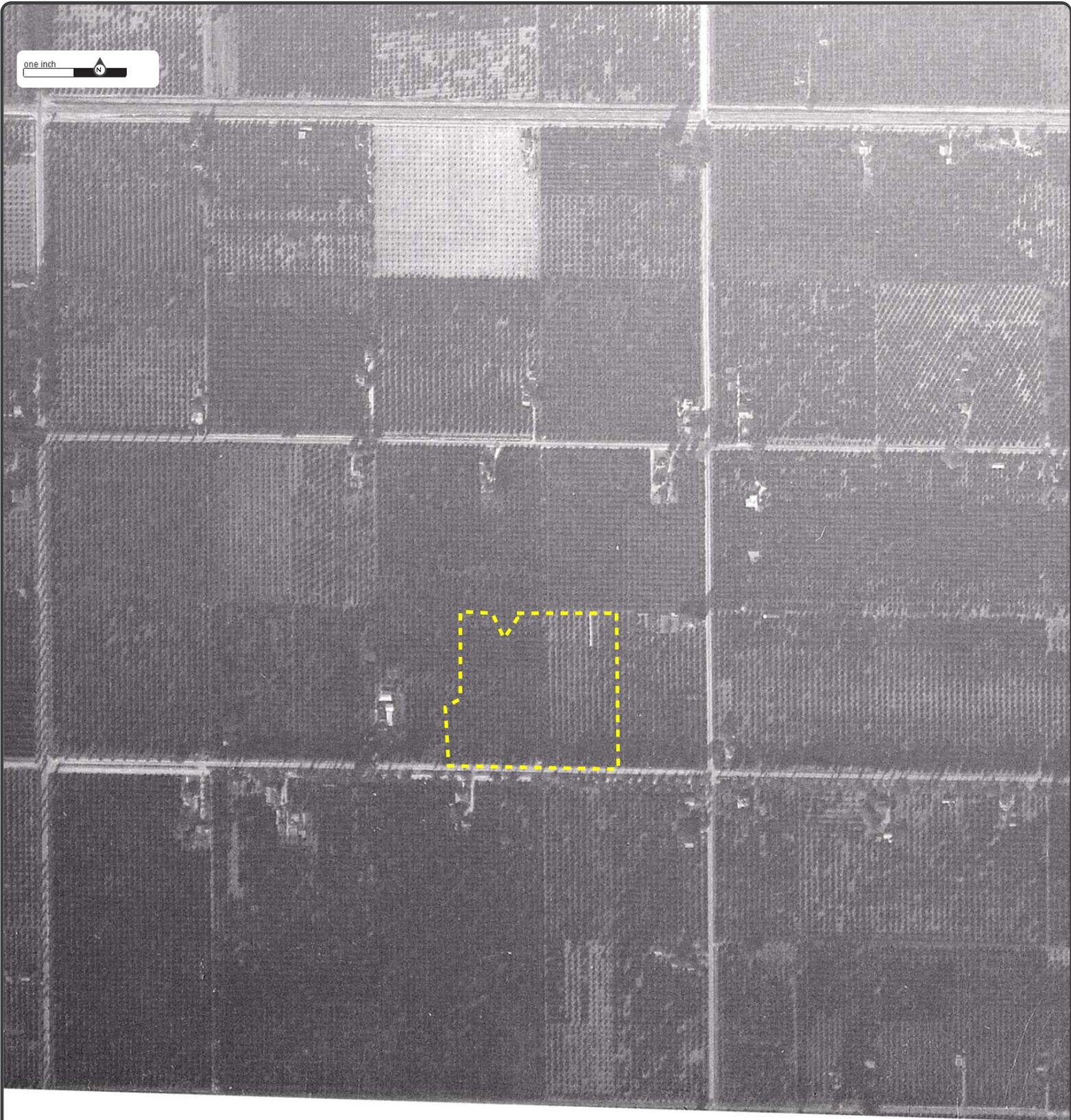


Date: **1934**
Source: **FAIRCHILD**
Scale: **1" to 500'**
Comments: *BEST COPY AVAILABLE*

Subject: 1651 East Rowland Avenue West Covina CA
Approx Center: 34.08009 / -117.9100



one inch 



Date: **1928**
Source: **FAIRCHILD**
Scale: **1" to 500'**
Comments: *BEST COPY AVAILABLE*

Subject: 1651 East Rowland Avenue West Covina CA
Approx Center: 34.08009 / -117.9100



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TOPOGRAPHIC MAP RESEARCH RESULTS

Date: 2018-11-15

Order Number: 20181114114

Site Name: Pioneer School

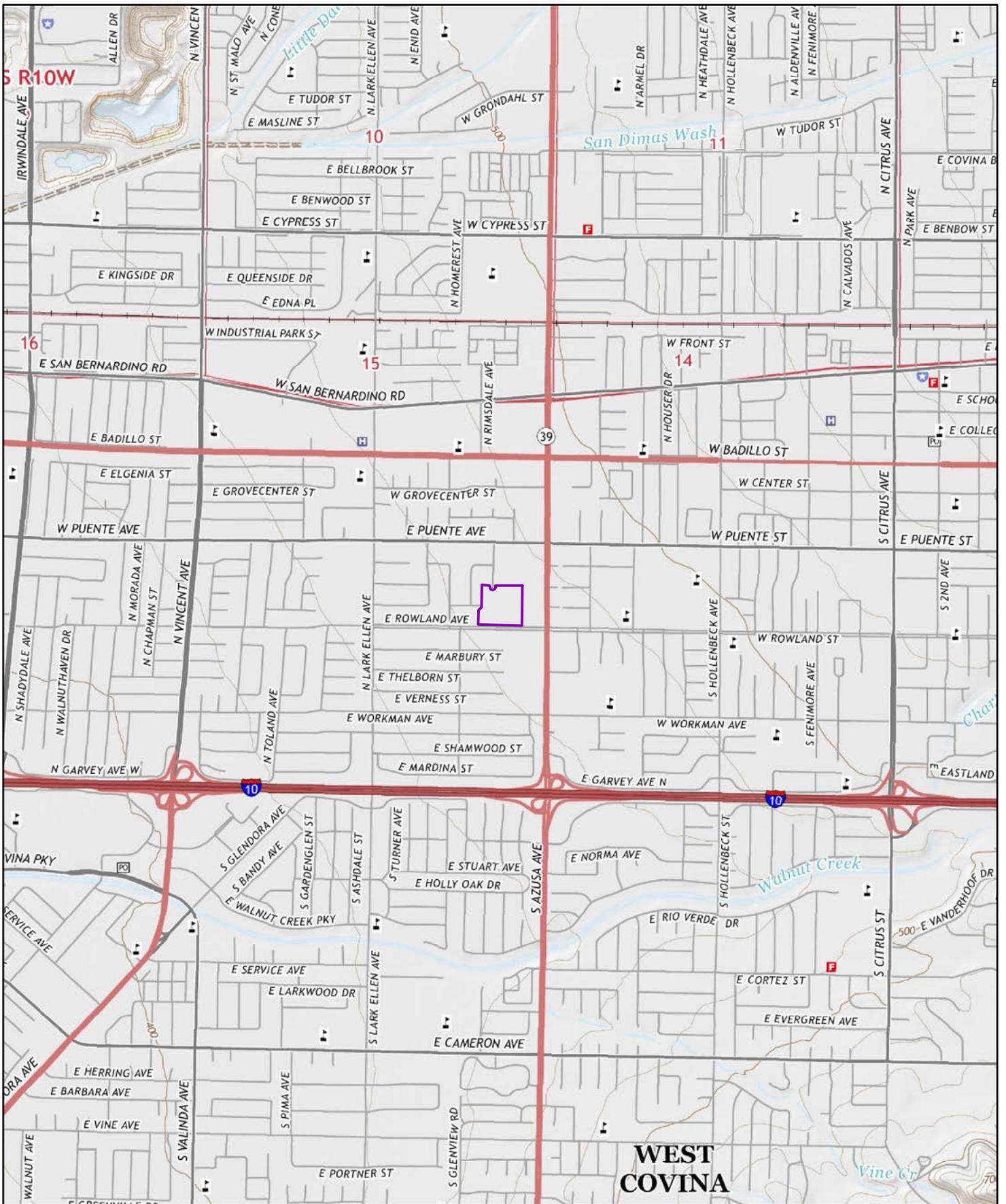
Address: 1651 East Rowland Avenue, West Covina, CA, 91791

We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

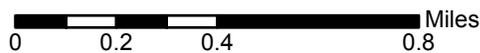
Year	Map Series
2015	7.5
1981	7.5
1972	7.5
1966	7.5
1953	7.5
1927	7.5
1904	15
1898	15
1897	15
1894	15

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.

No warranty of Accuracy or Liability for ERIS: *The information contained in this report has been produced by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.*



2015

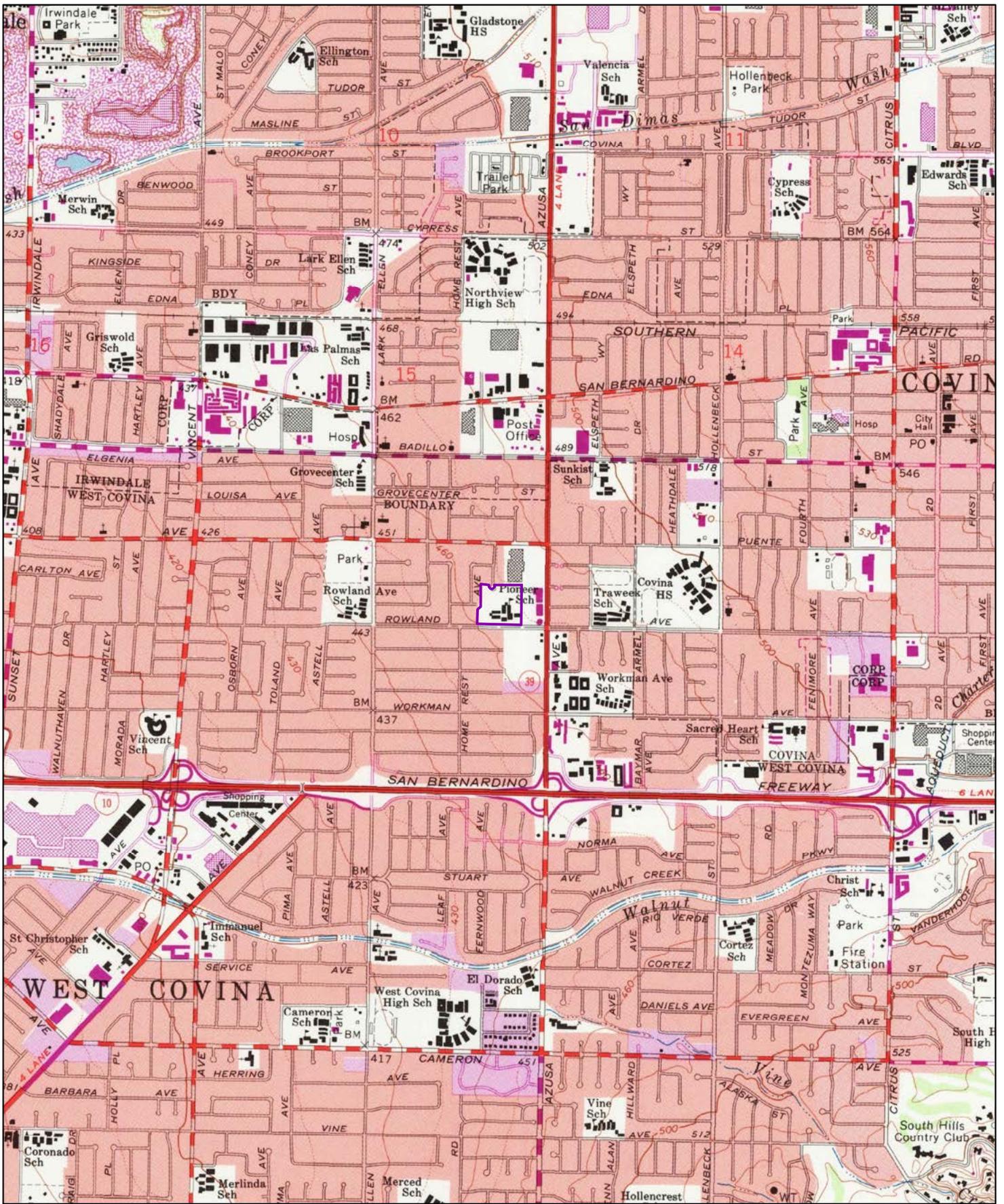


Order No. 20181114114

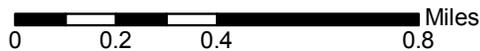
Quadrangle(s): Baldwin Park, CA

Source: USGS 7.5 Minute Topographic Map





1981

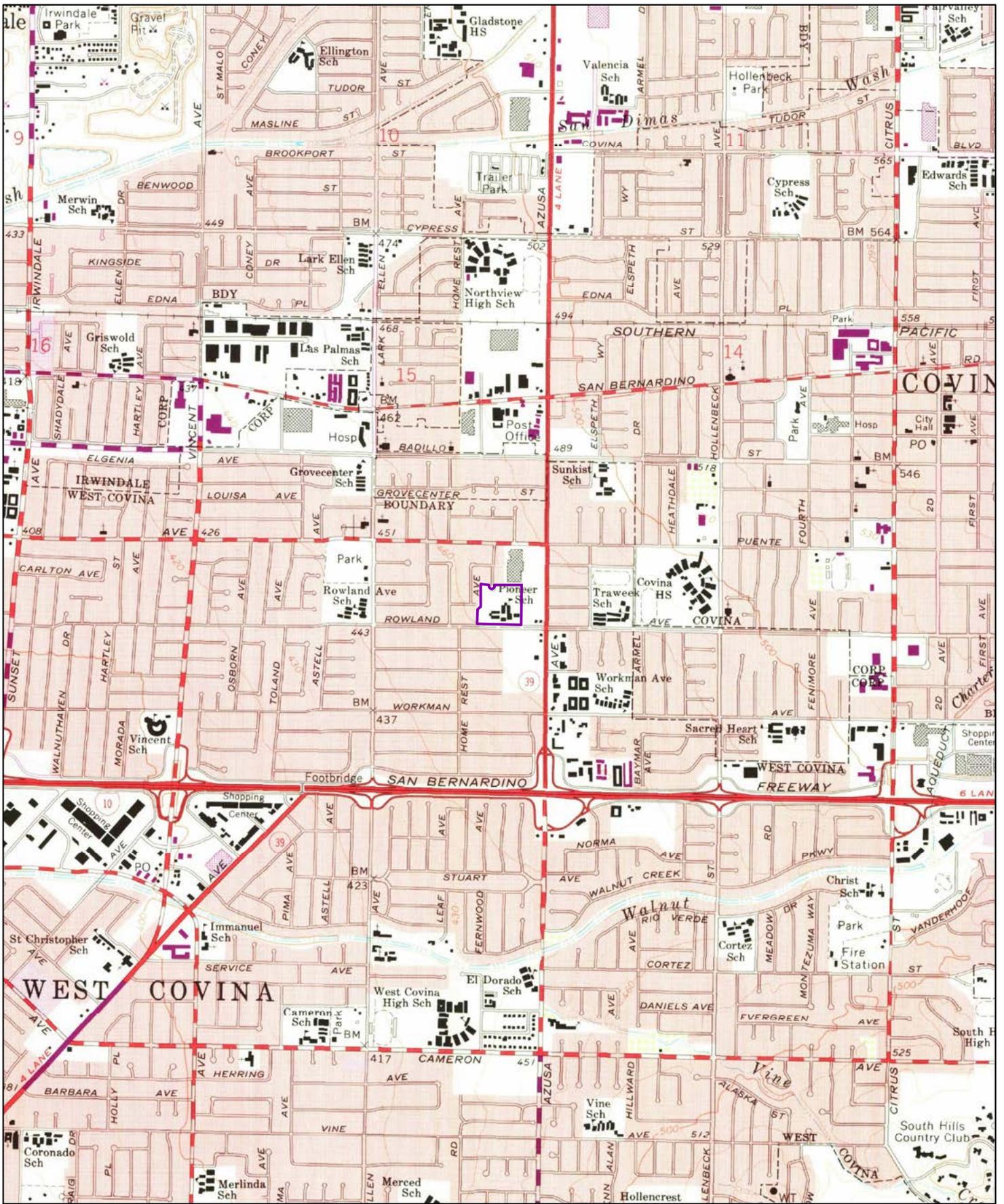


Order No. 20181114114

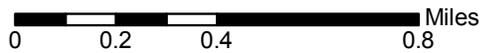
Quadrangle(s): Baldwin Park, CA

Source: USGS 7.5 Minute Topographic Map





1972

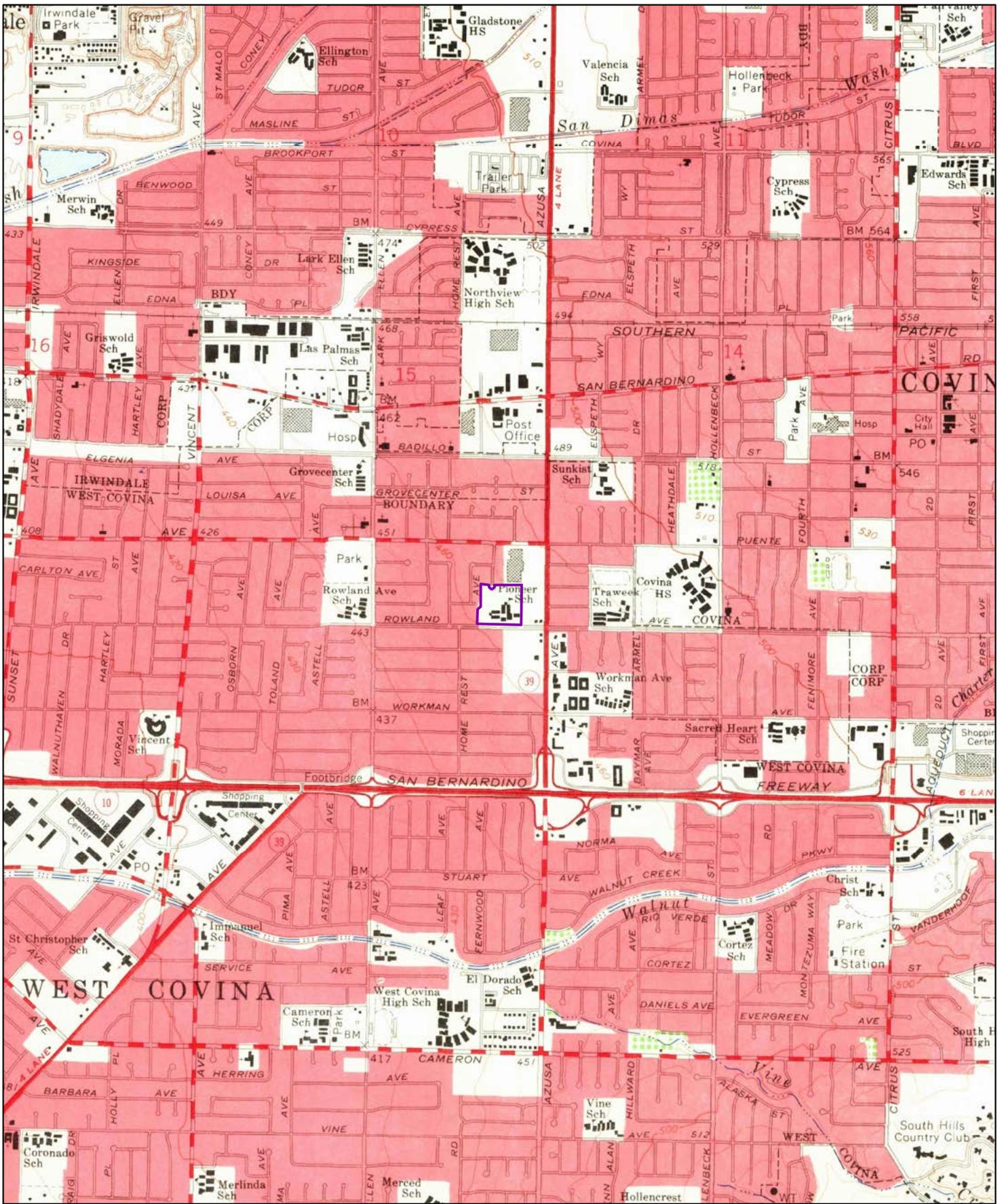


Order No. 20181114114

Quadrangle(s): Baldwin Park, CA

Source: USGS 7.5 Minute Topographic Map





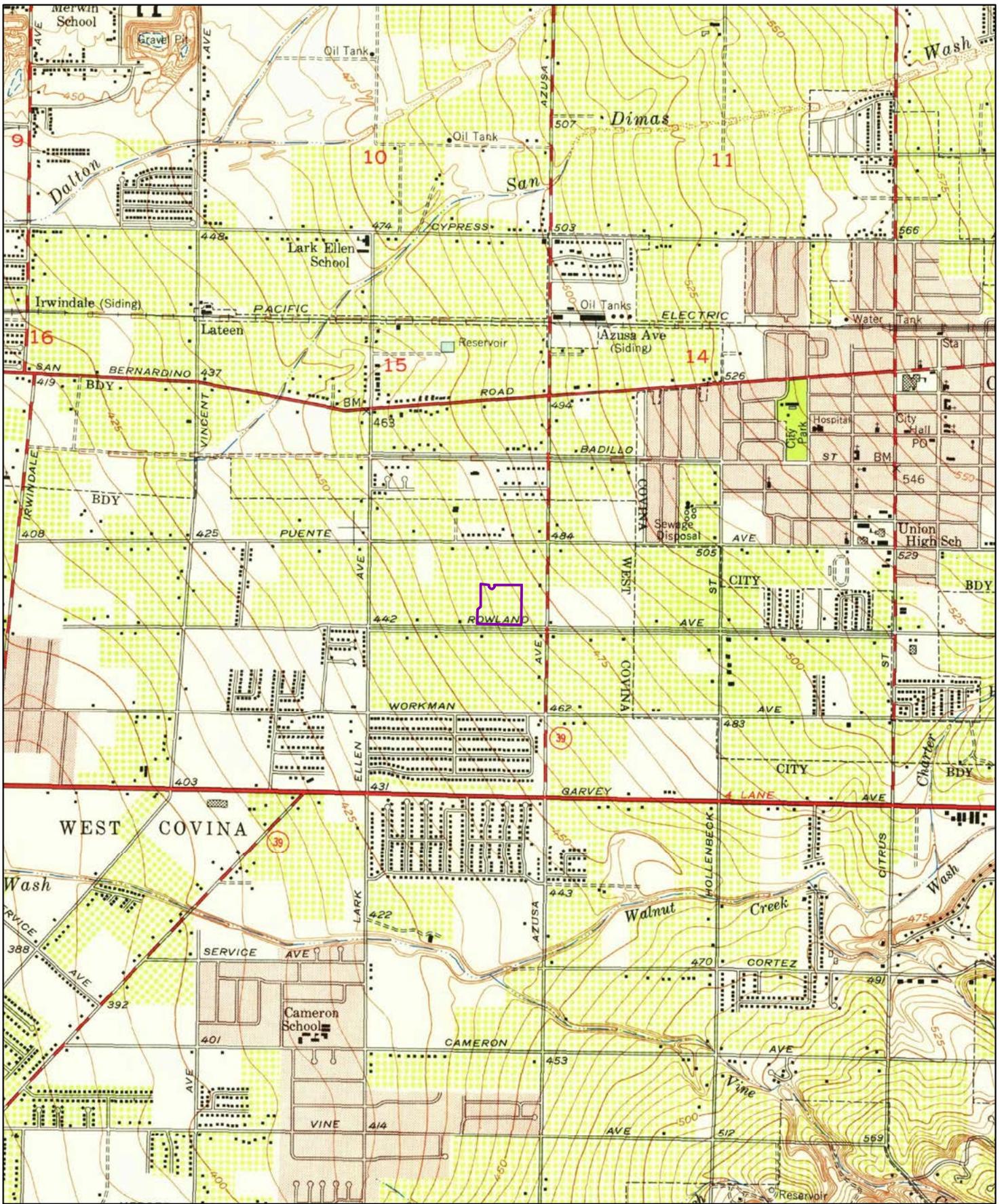
1966 Miles

Order No. 20181114114

Quadrangle(s): Baldwin Park, CA

Source: USGS 7.5 Minute Topographic Map





1953

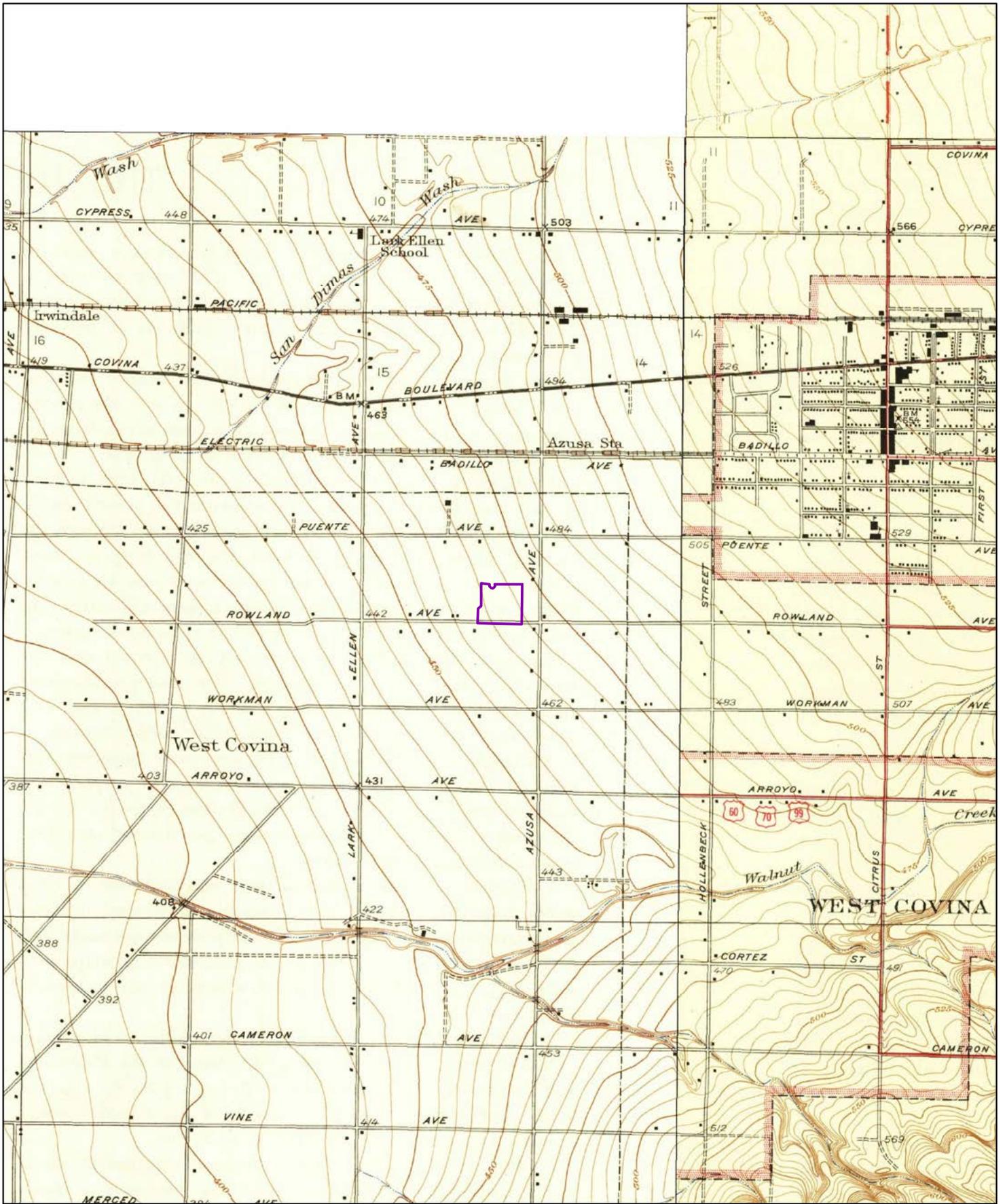


Order No. 20181114114

Quadrangle(s): Baldwin Park, CA

Source: USGS 7.5 Minute Topographic Map





1927

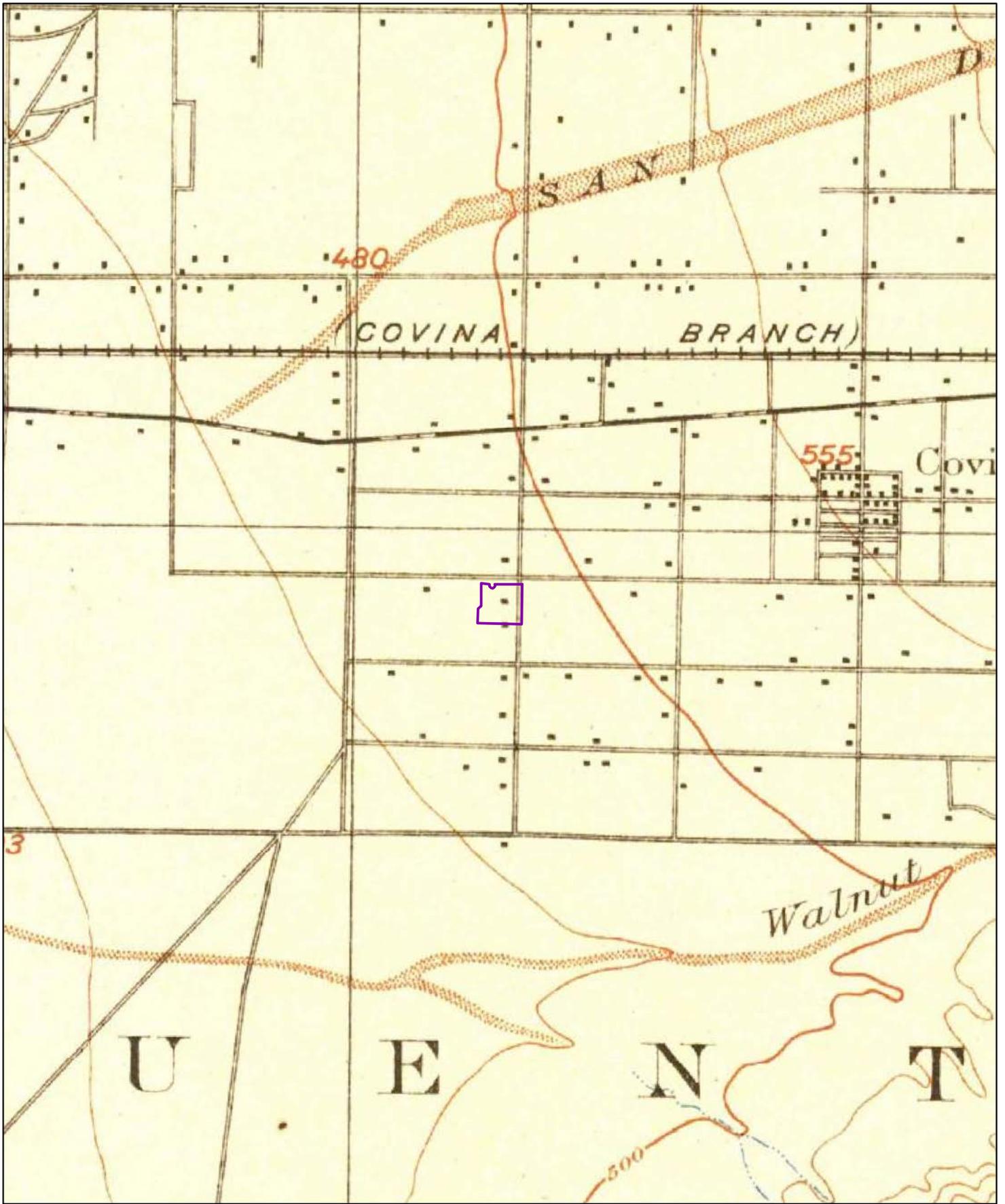


Order No. 20181114114

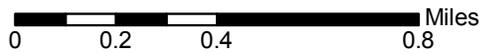
Quadrangle(s): Puente, CA

Source: USGS 7.5 Minute Topographic Map





1904

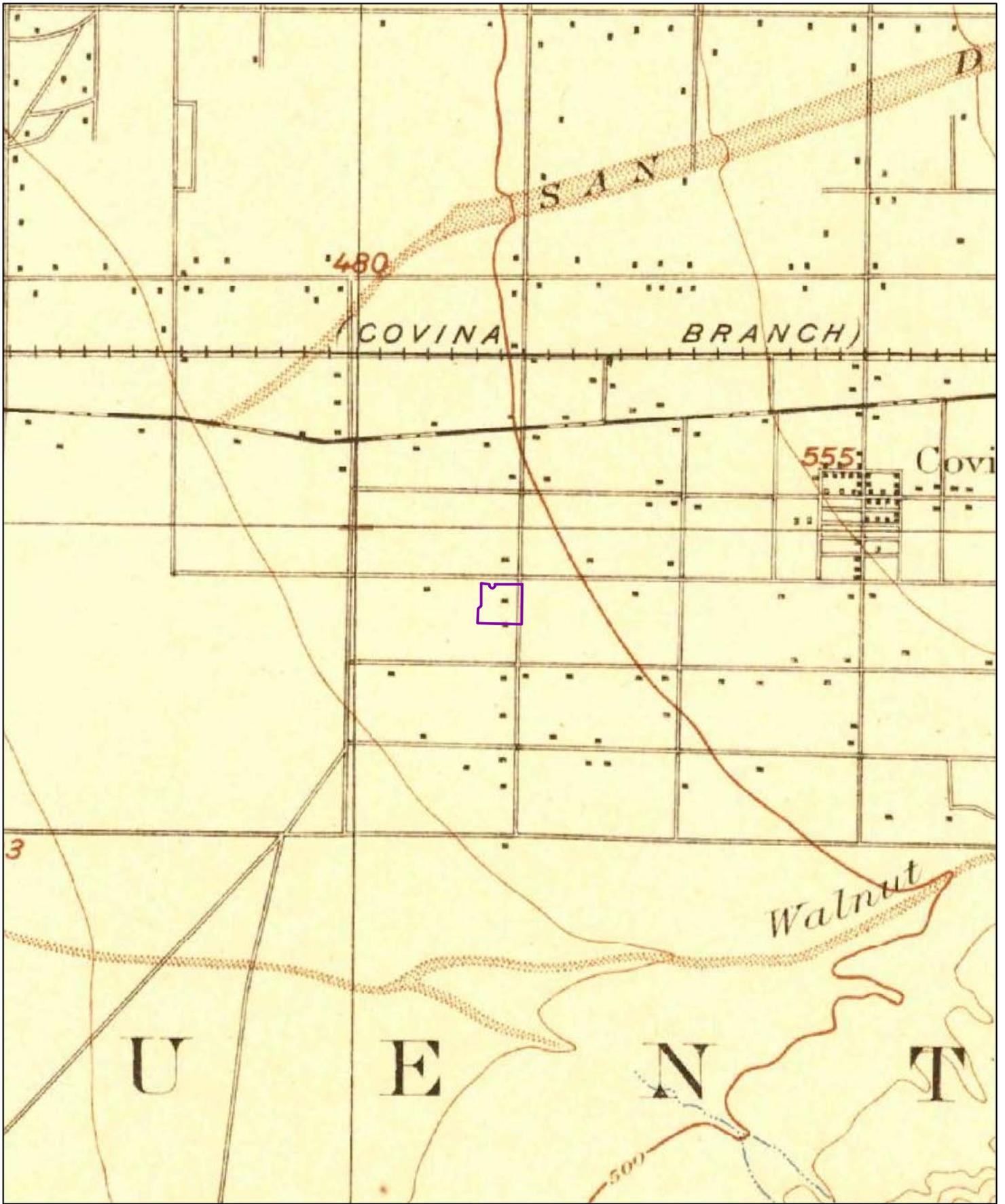


Order No. 20181114114

Quadrangle(s): Pomona, CA

Source: USGS 15 Minute Topographic Map





1898

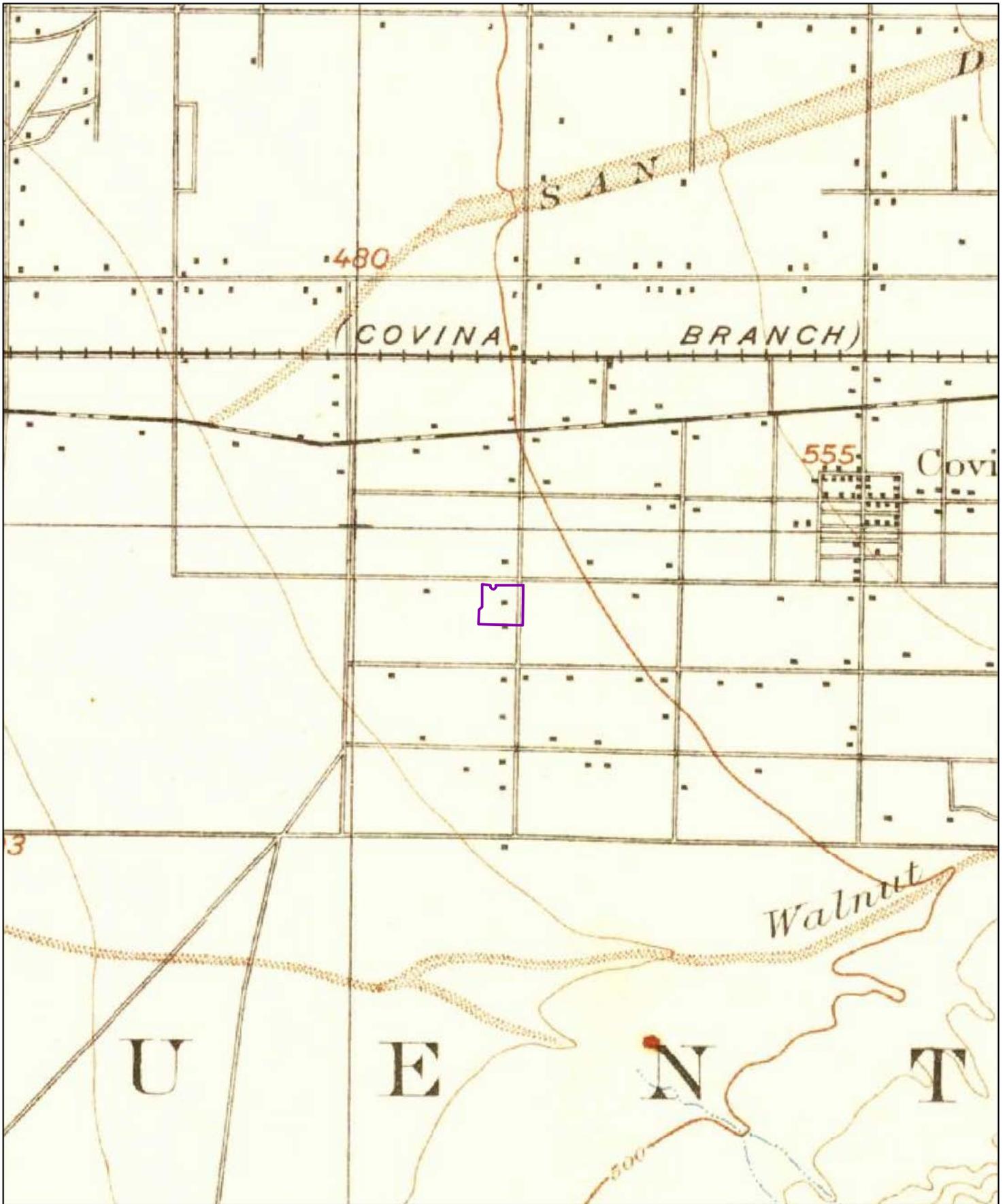


Order No. 20181114114

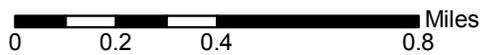
Quadrangle(s): Pomona, CA

Source: USGS 15 Minute Topographic Map





1897

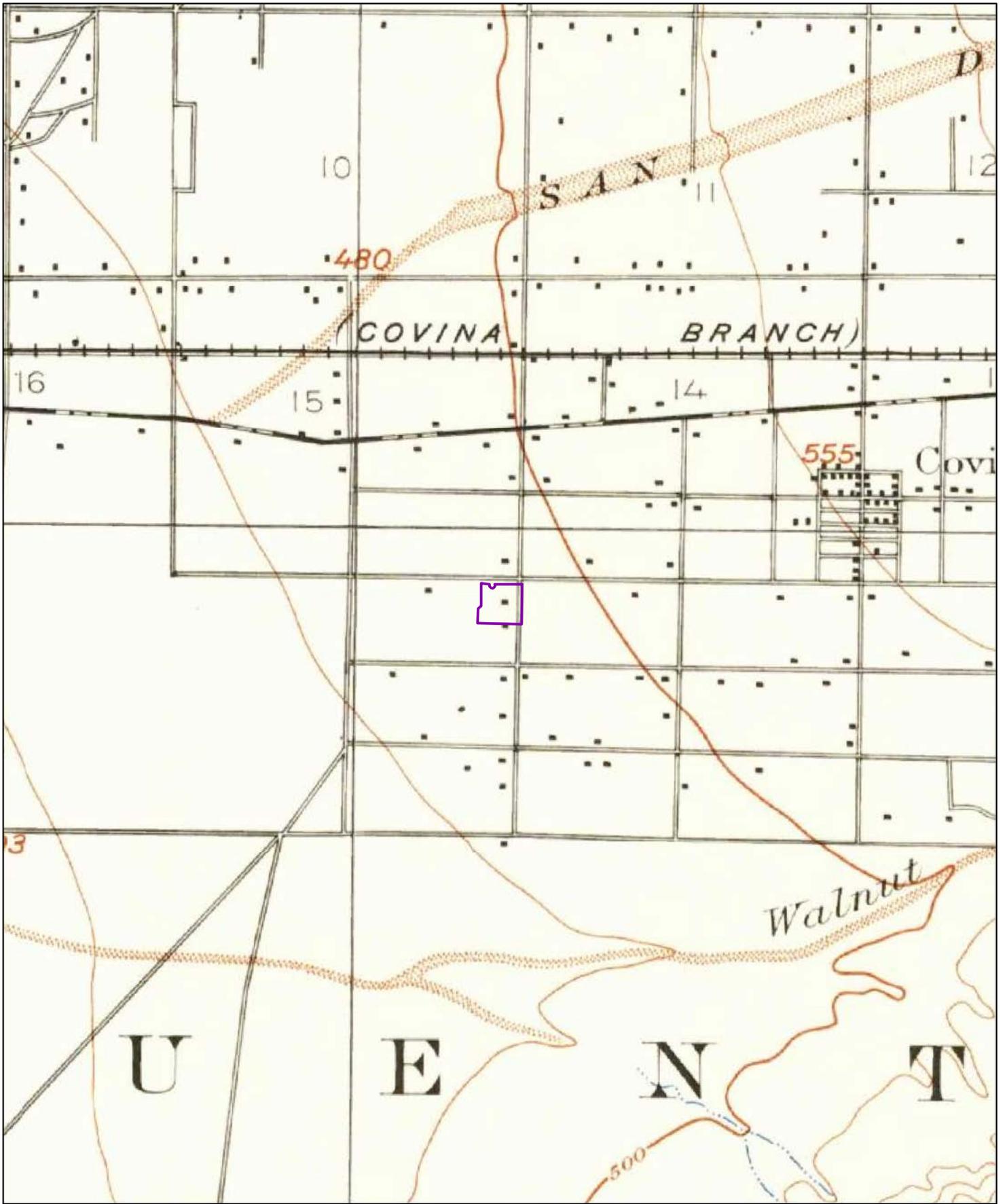


Order No. 20181114114

Quadrangle(s): Pomona, CA

Source: USGS 15 Minute Topographic Map





1894



Order No. 20181114114

Quadrangle(s): Pomona, CA

Source: USGS 15 Minute Topographic Map





HISTORICAL DIRECTORY REPORT

for the site:

Pioneer School
1651 East Rowland Avenue
West Covina, CA 91791
PO #:

Report ID: 20181114114
Completed: 11/16/2018

Environmental Risk Information Service (ERIS)
A division of Glacier Media Inc.
T: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com



Search Results Summary

Date	Source	Comment
2018	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2006	HAINES	
2000-01	HAINES	
1994-95	HAINES	
1990-91	HAINES	
1986	HAINES	
1979	HAINES	
1975	HAINES	
1972	HAINES	
1966	STREET ADDRESS DIRECTORY	
1962	STREET ADDRESS DIRECTORY	
1951	STREET ADDRESS DIRECTORY	

11/16/2018

RE: CITY DIRECTORY RESEARCH
Pioneer School
1651 East Rowland Avenue West Covina, CA

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

1600-1800 of East Rowland Avenue
1600-1800 of East Pioneer Drive

1355 COVINA VALLEY UNIFIED SCH DIST...*Schoo*
1355 OPTIONS...*Child Day Care Services*
1355 ROWLAND AVENUE ELEMENTARY SCHL...*Schoo*
1355 ROWLAND AVENUE ELEMENTARY SCHL...*Schoo*
1355 SCHOOLWIRES...*Nonclassified Establishm*
1651 TRI-COMMUNITY ADULT SCHOOL...*Education*
1651 TRI-COMMUNITY ADULT SCHOOL...*Nonprofit*
1751 LIONEL MABASA STATE FARM AGCY...*Credit*
1751 LIONEL MABASA STATE FARM AGCY...*Insura*
1751 MATT DAVENPORT STATE FARM INS...*Insura*
1941 TRAWEEK INTERMEDIATE SCHOOL...*Schoolsu*
1941 TRAWEEK INTERMEDIATE SCHOOL...*Schools<*

STREET NOT LISTED...

- 1355 ROWLAND AVENUE ELEMENTARY SCHL...*Schoo*
- 1651 TRI-COMMUNITY ADULT SCHOOL...*Education*
- 1751 EASTLAND MEDICAL GROUP INC...*Physician*
- 1751 LIONEL MABASA STATE FARM AGCY...*Insura*
- 1818 ROCKVIEW DAIRY...*Dairies [milk]*

STREET NOT LISTED...

X N HOMEREST AVE

1804	● CRUZ George	00	9
1810	● WAGNER Richard	00	0
1818	● GUEVARA Celia	626-967-3758	0
1820	● KEEBLE Gordon	00	9
1812	● MOOYMAN George	00	9
1815	● SALAN Jaynee	00	7
1818	● SHANNON Sara	00	7
1819	● WANG Chaohong	626-332-4047	8
1826	● BLAAUW Cornelius	626-967-5582	
1827	● YOUNG Michael	626-967-4789	
1830	● CUELLAR Gilbert	00	9
1831	● BRUNO Giordano	00	5
1838	● INOUE Denise	00	+6
1839	● NGUYEN Thi	00	9
1842	● YEE Mike	00	3
1843	XXXX	00	

X N PHILLIPS AVE

★ 0 BUS 37 RES 2 NEW

1555 GERNET Wm E 626-339-8548

X N HOMEREST AVE

1605	● KHEIV Ly	00	9
1606	● DELGADO John	00	2
1609	XXXX	00	
1612	● BALLAR Marbel	00	1
1616	● COSSEY Stephen A	626-339-2632	
1621	● KRISOR Thomas	00	7
1628	● SHELLMAN Dennis	00	7
1634	● DELGADO Mark	00	3
1638	● SANTOS Raymond	00	7
1644	● YOUNG Harry	00	3
1650	● MILANO George	00	9
1751	★ RANDALL KATHY STATE FARM INS	626-653-7700	4

X N AZUSA AVE

1818	★ ROCKVIEW DAIRY	626-339-4069	1
1819	● RUDY Wallace	00	9
1827	● SHEN Max	00	9
1831	● LOPEZ Francisco	00	9

X N LA BREDA AVE

X	BUTTERFIELD RD N			
X	LEAF AV N			
1546	COZAD R M	626-332-5585		
1554	BOOGREN Kenneth	00		9
X	HOMEREST AV N			
1604	CRUZ George	00		9
1610	WAGNER Richard	00	+0	
1616	GUEVARA Celia	626-967-3756	+0	
	GUEVARA Ramiro	00		9
1620	KEEBLE Gordon	00		9
1802	XXXX	00		
1803	XXXX	00		
1809	XXXX	00		
1812	MOOYMAN George	00		9
1815	SALAN Jaynee	00		7
1818	SHANNON Donald	00		7
1819	WANG Chaohong	626-332-4047		8
1826	BLAAUW Cornelius	626-967-5582		
1827	YOUNG Michael	626-967-4789		
1830	CJELLAR Gilbert	00		9
1831	HSIEH Paul	00		9
1838	INDUYE Edward	00		7
1839	NGUYEN Tr	00		9
	PHAM Hanh	626-339-6158		8
1842	TEAFATILLER Jerry W	626-331-6907		
1843	DIODATO S	626-966-6330		9
	2 BUS	47 RES	5 NEW	

1555	GERNET Wm E	626-339-8548		9
X	HOMEREST AV N			
1605	KHETV Ly	00		9
1606	BENEDICT Gerald	00		9
1612	DILIBERTO Angelo	626-332-8511		
1615	BARBER Richard	00		7
1616	COSSEY Stephen A	626-339-2632		6
1621	KRISOR Thomas	00		7
1628	SHELLMAN Dennis	00		7
1634	DELGADO Celia	00		8
1638	SANTOS Raymond	00		7
1644	YOUNG Harry	00		9
1650	MILANO George	00		9
1651	TRICMINTY ADULT SC	626-974-6823		8
	PIONEER CT			
1751	XXXX	00		
X	AZUSA AV N			
1818	PATEL Anvrd	00		+0
	ROYAL CREST DAIRY 1	626-339-4069		
1819	RUDY Wallace	00		9
1827	SHEN Max	00		9
1831	FUQUAY Yanna	00		9
X	LABREDA AV			

1546	● COZAD R M	332-5565	
1554	● BOOGREN Kenneth	00	
1604	● PETTY Wm	339-2774	
1610	JARBOE Chas L	339-7025	
1616	XXXX	00	
1620	● KEEBLE Gordon	00	
1802	XXXX	00	
1803	XXXX	00	
1809	XXXX	00	
1815	● SALAN Jaynee R	00	
1818	● SHANNON Donald	00	
	★ WORLD BUS INVSTMNTS	332-2295	1
1819	● WANG Chie Cha	00	
1826	● BLAAUW Cornelius	967-5582	
1827	● YOUNG Michael	967-4769	6
1830	● CUELLAR Gilbert	00	
1831	XXXX	00	
1838	● INOUYE Edward	00	
1839	● NGUYEN Tri M	00	
1842	● TEAFATILLER Jerry W	331-6907	6
1843	● SLATER H E	00	
	★ 1 BUS	45 RES	0 NEW

1550	XXXX	332-3550	+4
1555	● GERNET Wm E	00	
1605	● BAUGHMAN Ken	339-8548	
1606	● BENEDICT Gerald	332-7108	
1609	● CLAUDIUS Robt H	331-9501	
1612	● DILIBERTO Angelo	331-2738	
1615	● BARBER Richard	332-6511	
1616	● COSSEY Stephen	00	
1621	● KRISOR Thomas	332-2591	3
1622	● OLIVAS Rose	00	
1628	● SHELLMAN Dennis	00	
1634	● DELGADO Celia	00	
1638	● CHUA Ricardo	00	
1644	● YOUNG Harry	332-3967	2
1650	● MILANO Geo	00	
1651	★ TRI CMNTY ADULT SC	915-4171	
1751	★ PENNYSAYER DISPLAY	966-8485	
1818	★ ROYAL CREST DAIRY 1	915-1781	7
1819	● RUDY Wallace	339-4069	
1827	● SHEN Max	00	
1831	● FUQUAY Yanna	00	
1838	● DURICKA John A	00	
1839	● CHEN Xaio	339-4606	
1843	● PEREGOY Kirk	331-0966	2
1902	● GARIBAY Antonio	00	
1926	● FERRARA Elaine	00	
1941	★ COVINA VLY SC TRWK	331-0102	
1942	● JAROSZ Jeff	966-6433	
	★ 7 BUS	69 RES	4 NEW

1546	COZAD R M	00	
1604	PETTY Wm	332-5565	
1610	JARBOE Chas L	339-2774	
1616	XXXX	339-7025	
1802	XXXX	00	
1803	XXXX	00	
1809	XXXX	00	
1818	SHANNON Don	00	
1819	MOON Donald E	332-0787	
1826	BLAAUW Cornelius	331-6668	8
1827	YOUNG Michael	967-5582	
1830	XXXX	967-4769	6
1831	XXXX	00	
1838	XXXX	00	
1839	NGUYEN Tri	00	
1842	TEAFATILLER Jerry W	331-6717	+0
	* 0 BUS 34 RES	331-6907	6
		2 NEW	

1550	XXXX	00	
1555	GERNET Wm E	339-8548	
1605	BAUGHMAN Ken	332-7108	2
1606	BENEDICT Gerald	331-9501	
1609	CLAUDIUS Robt H	331-2738	
1612	DILIBERTO Angelo	332-6511	
1616	BROWN Bobby	339-8522	
1628	XXXX	00	
1634	XXXX	00	
1638	NG Beng Keng	331-2350	8
1650	MILANO Geo	915-4171	4
1851	*TRI CMNTY ADULT SC	966-8485	
1751	*PENNYSAVER DISPLAY	915-1781	7
	*PENNYSAVER READER	915-2631	7
1818	*ROYAL CREST DAIRY 1	339-4069	
1827	LUPIANI Edward J	332-7226	
1838	DURICKA John A	339-4606	
1843	NORRIGAN Maria	919-2792	+0
	NORRIGAN Oscar	919-2792	
1902	*ALL POINTS LAWN SRV	332-5298	
1926	XXXX	00	
1941	*COVINA VLY INTMD SC	331-0102	4
1942	JAROSZ Jeff	966-6433	
	* 8 BUS 58 RES	7 NEW	

1986

SOURCE: HAINES

EAST PIONEER DRIVE

1546	COZAD R M	332-5565	
1604	PETTY WM	339-2774	0
1610	JARBOE CHAS L	339-7025	
1616	XXXX	00	
1802	ONDATJE D	967-7875	1
1803	XXXX	00	
1809	MCDONALD YVONNE M	331-1720	+6
1814	XXXX	00	
1815	XXXX	00	
1818	SHANNON DON	332-0787	
1826	BLAAUW CORNELIUS	967-5582	
1827	YOUNG MICHAEL	967-4769	+6
1830	XXXX	00	
1831	BROER JERRY	332-9470	2
	WESTERMANBROER S K	332-9470	3
1838	XXXX	00	
1839	XXXX	00	
1842	TEAFATILLER JERRY W	331-6907	+6
★	1 BUS	37 RES	4 NEW

1986

SOURCE: HAINES

EAST ROWLAND AVENUE

1555	GERNET WM E	339-8546	
1605	BAUGHMAN KEN	332-7108	2
1606	BENEDICT GERALD	331-9501	
1609	CLAUDIUS ROBT H	331-2738	
1612	DILIBERTO ANGELO	332-6511	
1616	BROWN BOBBY	339-8522	
1621	XXXX	00	
1622	XXXX	00	
1628	SHELLMAN PERRY F	332-2274	
1634	DELGADO MARK J	966-3730	+6
1638	XXXX	00	
1650	MILANO GEO	915-4171	4
1651	★TRI CMNTY ADULT SC	966-8485	
1750	XXXX	00	
1813	XXXX	00	
1818	★ROYAL CREST DAIRY 1	339-4069	9
1819	XXXX	00	
1827	LUPIANI EDWARD J	332-7226	
1838	DURICKA JOHN A	339-4606	
1839	XXXX	00	
1843	XXXX	00	
1902	★ALL POINTS LAWN SV	332-5298	8
1926	FERRARA B	966-9838	0
1941	★COVINA VLY SC INTMD	331-0102	4
1942	JAROSZ JEFF	966-6433	
1948	XXXX	00	
★	6 BUS	84 RES	4 NEW

1457	XXXX	332-0143
1468	COZAD R M	967-1900
1546	JARBOE CHAS L	00
1610	FORBES RADCLIFFE	339-8265
1802	XXXX	332-2801
1803	ROSS WALTER L	00
1809	HANES PAUL K	332-0787
1814	XXXX	967-5582
1815	SHANNON DON	331-8775
1818	BLAAUW CORNELIUS	339-8280
1826	TOMASSACCI RALPH	00
1827	SCHULTHEISS ADOLF	00
1830	XXXX	339-0143
1831	XXXX	339-2666
1838	KRUSE ROGER G	2 NEW
1839	WADE CHARLES B	
1842	0 BUS	33 RES

★ 01710

1549	XXXX	332-7108
1555	GERNET WM E	331-9501
1605	BAUGHMAN KEN	331-2738
1606	BENEDICT GERALD	332-6511
1609	CLAUDIUS ROBT H	339-8522
1612	DILIBERTO ANGELO	966-6218
1616	BROWN BOBBY	966-5651+9
1621	JONES CALVIN L	332-2274
1622	TATE S	332-7728 5
1628	SHELLMAN PERRY F	339-3128
1634	DELGADO CELIA C	339-0658 2
1638	MALCOLM AGNUS-MRS	966-8485 7
1650	MILANO GEO J	332-2365
1651*	TRI CMNTY ADULT SCH	966-6965 8
1750	BEATTIE CLAY H	339-4069+9
1813	DUNBAR ELLA	332-2792+9
1818*	ROYAL CREST DAIRY 1	332-7226
1819	BRINKMAN ROBT	339-4606
1827	LUPIANI EDW J	331-1046
1838	DURICKA JOHN A	332-5298 8
1843	WRIGHT CHARLES E	00
1902*	ALL POINTS LAWN SV	966-6433 4
1926	XXXX	331-4617
1942	JAROSZ JEFF	11 NEW
1948	DEFAZO RALPH	
	4 BUS	74 RES

★ ACCEPT AS AUTHORIZ

1975

SOURCE: HAINES

EAST PIONEER DRIVE

1457		332-7777
1468	DICKERSON L	00
1546	COZAD R M	00
1554	XXXX	00
1604	XXXX	339-7025
1610	JARBOE CHAS L	00
1616	XXXX	00
1620	XXXX	967-1945 4
1802	FORBES RADCLIFFE	00
1803	XXXX	339-8265
1809	ROSS WALTER L	332-2801
1814	HANES PAUL K	966-5626 4
1815	SALAN CRAIG	332-0787
1818	SHANNON DON	00
1819	XXXX	00
1826	XXXX	331-8775 4
1827	TOMASSACCI RALPH	339-9230
1830	SCHULTHEISS ADOLF	339-2922
1831	MESSINA J ANTHONY	332-0941
1838	PEMBERTON T C	339-0143 2
1839	KRUSE ROGER G	339-2666
1842	WADE CHAS B	1 NEW
*	1 BUS 36 RES	

1975

SOURCE: HAINES

EAST ROWLAND AVENUE - A

1521	SEYBOLD JAS T	00
1526	XXXX	339-9238
1527	STAHR WM G	331-5293 3
1538	CONNELLY J H	967-3001+5
1549*	VALLEY FIRE PRCTCN	339-8548
1555	GERNET WM E	332-7108
1605	BAUGHMAN KEN	

1975

EAST ROWLAND AVENUE - B

SOURCE: HAINES

..ROWLAND AVE E	91791 COM.	..
1606 BENEDICT GERALD	331-9501	
1609 CLAUDIUS ROBT H	331-2738	
1612 DILIBERTO ANGELO	332-6511	
1615 XXXX	00	
1616 BROWN BOBBY	339-8522	
1621 JONES CALVIN L	966-6218	
1622 XXXX	00	
1628 SHELLMAN PERRY F	332-2274	
1634 DELGADO CELIA C	332-7728+5	
1638 MALCOLM AGNUS MRS	339-3128	
1650 MILANO GEO J	339-0658 2	
1750 BEATTIE CLAY H	332-2365	
1813 THIBAULT GERMAIN	967-1310+5	
1818*ROYAL CREST DAIRY	339-4069	
1827 LUPIANI EDW J	332-7226	
1831 XXXX	00	
1838 DURICKA JOHN A	339-4606	
1843 WRIGHT CHAS E	331-1046	
1902 COCHRAN JAS N	332-3876	
1926 FERRARA B	966-9838	
1942 JAROSZ JEFF	966-6433 4	
1948 DEFAZIO RALPH	331-4617	
* 2 BUS 85 RES	11 NEW	

1972

EAST PIONEER DRIVE

SOURCE: HAINES

1546 COZAD R M	331-3567
1554 OLSON WALLACE D	332-5565
1604 HOLMAN LAVAR C	332-2378
1610 JARBOE CHAS L	339-6414
1616 THORSON NANCY E	339-7025
THORSON RALPH A	332-7321
1620 DUFFIELD RODERICK	332-4308
1802 XXXX	339-8127
1808 LANCEY TIMOTHY W	00
1809 ROSS WALTER L	339-0401+2
1814 HANES PAUL K	339-8265
1815 COLTER DAVIS	332-2801
1818 SHANNON DON	331-7151
1819 HARTLEY MILBERN E	332-0787
1826 CHENCHARICK JOHN	339-2986
1827 CISNEROS B	339-3166
1830 SCHULTHEISS ADOLF	332-5677+2
1831 MESSINA J ANTHONY	339-9230
1838 PEMBERTON T C	339-2922
1839 KRUSE ROGER G	332-0941
1842 WADE CHAS B	339-0143+2
* 0 BUS 38 RES	339-2666
	4 NEW

1972

EAST ROWLAND AVENUE - A

SOURCE: HAINES

1526	CRUZ GILBERT	332-7525*2
1527	STAMR WM G	339-9238
1538	CRIDER RALPH	331-5021
1555	GERNET WM E	339-8548
1605	BAUGHMAN KEN	332-7108
1606	BENEDICT GERALD	331-9501
1609	CLAUDIUS ROBT H	331-2738
1612	DILIBERTO ANGELO	332-6511
1615	KENDRICK RUTH	331-1059+2
1616	BROWN BOBBY	339-8522
	BROWN STEVE D	339-9962+2
1621	JONES CALVIN L	966-6218
1622	XXXX	00
1628	SHELLMAN PERRY F	332-2274
1634	MCCARTY B D	331-1065
1638	MALCOLM AGNUS MRS	339-3128

1972

EAST ROWLAND AVENUE - B

SOURCE: HAINES

••ROWLAND AVE E	91791 CONT..	
1650 MILANO GEO J	339-0658+2	
1750 BEATTIE CLAY H	332-2365	
1818*ROYAL CREST DAIRY	339-4069	
1827 LUPIANI EDW J	332-7226	
1831 DUDLEY ROBT E	332-1545	
1838 DURICKA JOHN A	339-4606	
1843 WRIGHT CHAS E	331-1046	
	WRIGHT J A	967-1928+2
1902 COCHRAN JAS N	332-3876	
1926 FERRARA B	966-9838	
1942 XXXX	00	
1948 DEFAZIO RALPH	331-4617	
* 1 BUS 76 RES	15 NEW	

1468	DICKERSON	ED 22009
1546	COZAD, R M	ED 22378
1554	OLSON, W D	ED 96414
1604	HOLMAN, L C	ED 97025
1610	JARBOE, C L	ED 24308
1616	THORSON, R A	ED 98127
1620	DUFFIELD, R P	966-4724
1802	FUGUAY, L B	332-8698
1803	LABRIOLA, ANTHONY H	ED 24751
1808	KECK, T W	ED 98265
1809	ROSS, W L	

1544	ANTOCI, M J	ED 15021
1549	SMITH, CHARLES E	ED 28115
1550	CALLAWAY, T E	331-0387
1555	STILWILL, J E	339-0801
1605	BAUGHMAN, KEN	ED 11547
1606	BENEDICT, G	332-7108
1609	CLAUDIUS, R H	331-9501
1612	DI LIBERTO, A	ED 12738
1615	KENDRICK, W O	332-6511
1621	JONES, CALVIN L	ED 11059
1622	SHER, EDWIN	966-6218
1628	SHELLMAN, P F	339-8520
1634	CRANDALL, R O	ED 22274
1638	HORNER, J W	ED 24742
1650	JOHNSON, ARMOND F	ED 93696
1750	BEATTIE, C H	332-6655
1818	ROYAL CREST DAIRY	ED 22365
1827	LUPIANI, E J	339-4069
1831	DUDLEY, ROBERT E	ED 27226
1838	DURICKA, J A	332-1545
1843	WRIGHT, CHARLES E	ED 94606
1902	COCHRAN, J N	331-1046
1926	RUMPH, M L	ED 23876
1942	FOLLIS, CAROL	ED 24668
1948	DE FAZIO, RALPH	331-4996
		331-4617

1468	DICKERSON, C	ED 25565
1546	COZAD, R M	ED 22378
1554	OLSON, W D	ED 96414
1604	HOLMAN, L C	ED 97025
1610	JARBOE, C L	ED 24308
1616	THORSON, R A	ED 98127
1620	DUFFIELD, R P	ED 28698
1803	SMITH, A N	ED 24751
1808	KECK, T W	ED 98265
1809	ROSS, W L	ED 22801
1814	HANES, P K	ED 93297
1815	BROWN, L	ED 21054
1818	PIKE, G R	ED 92986
1819	HARTLEY, M E	ED 23253
1826	BAXTER, H	ED 27834
1827	JOHNSON, P	ED 98285
1830	BLETHROAD, H E	ED 92922
1831	MESSINA, J A	ED 20941
1838	PETERSEN, C L	ED 26132
1839	ZUSMAN, L	ED 26922
1842	MAYER, J M	

1538	CRIDER, R	ED 99238
1544	ANTOCI, M J	ED 15021
1549	ROSS, G R	ED 28115
1550	CALLAWAY, T E	ED 91395
1555	STILWILL, J E	ED 12342
1605	ANSARY, B A	ED 11547
1609	CLAUDIUS, R H	ED 12761
1612	DI LIBERTO, A	ED 12738
1615	KENDRICK, W O	332-6511
1621	ESTABROOK, E	ED 11059
1622	GALCERAN, G E	ED 13586
1628	SHELLMAN, P F	ED 99027
1634	CRANDALL, R O	ED 22274
1638	HORNER, J W	ED 24742
1644	SMITH, J D	ED 93696
1650	MERRILL, L B	ED 95733
1750	BEATTIE, C H	ED 24198
1827	LUPIANI, E J	ED 22365
1827	LUPIANI, E J	ED 27226
1831	CONANT, J W	ED 23533
1838	DURICKA, J A	ED 94606
1902	COCHRAN, J N	ED 23876
1926	RUMPH, M L	ED 24668
1942	FOLLIS, J L	331-4996

ROWLAND AV, EAST (West Cov)
From North Vincent av, 2 n of
Garvey

1018 Kosha Shigeru FL 2-1883
1440 Jobe Edwin © FL 2-2467
1503 Reed M M Mrs ©
1518 Runyan W A © FL 2-2919
1520 McKibben Mary S
1601 Loomis E G © FL 2-2621
1628 Peelle E M FL 2-2124
1750 Beattie C H © FL 2-2365
1828 Varney C W jr © FL 2-3379
1902 Carl J W
Cochran J N © FL 2-3876
1942 Bashore Q E © FL 2-3475

STREET NOT LISTED



FIRE INSURANCE MAP RESEARCH RESULTS

Date: 11/15/2018

Order Number: 20181114114

Site Name: Pioneer School

Address: 1651 East Rowland Avenue, West Covina, CA, 91791

ERIS has searched our in-house collection of Fire Insurance Maps for the address at:
1651 East Rowland Avenue, West Covina, CA, 91791

Please note that no information was found for your site or adjacent properties.

If you have any questions regarding the enclosed information, please do not hesitate to contact us.

Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.



Property Information

Order Number:	20181114114p
Date Completed:	November 14, 2018
Project Number:	12064.003
Project Property:	Pioneer School 1651 East Rowland Avenue West Covina CA 91791
Coordinates:	
Latitude:	34.080095
Longitude:	-117.910065
UTM Northing:	3771410.53812 Meters
UTM Easting:	416035.13366 Meters
UTM Zone:	UTM Zone 11S
Elevation:	469.17 ft
Slope Direction:	SW

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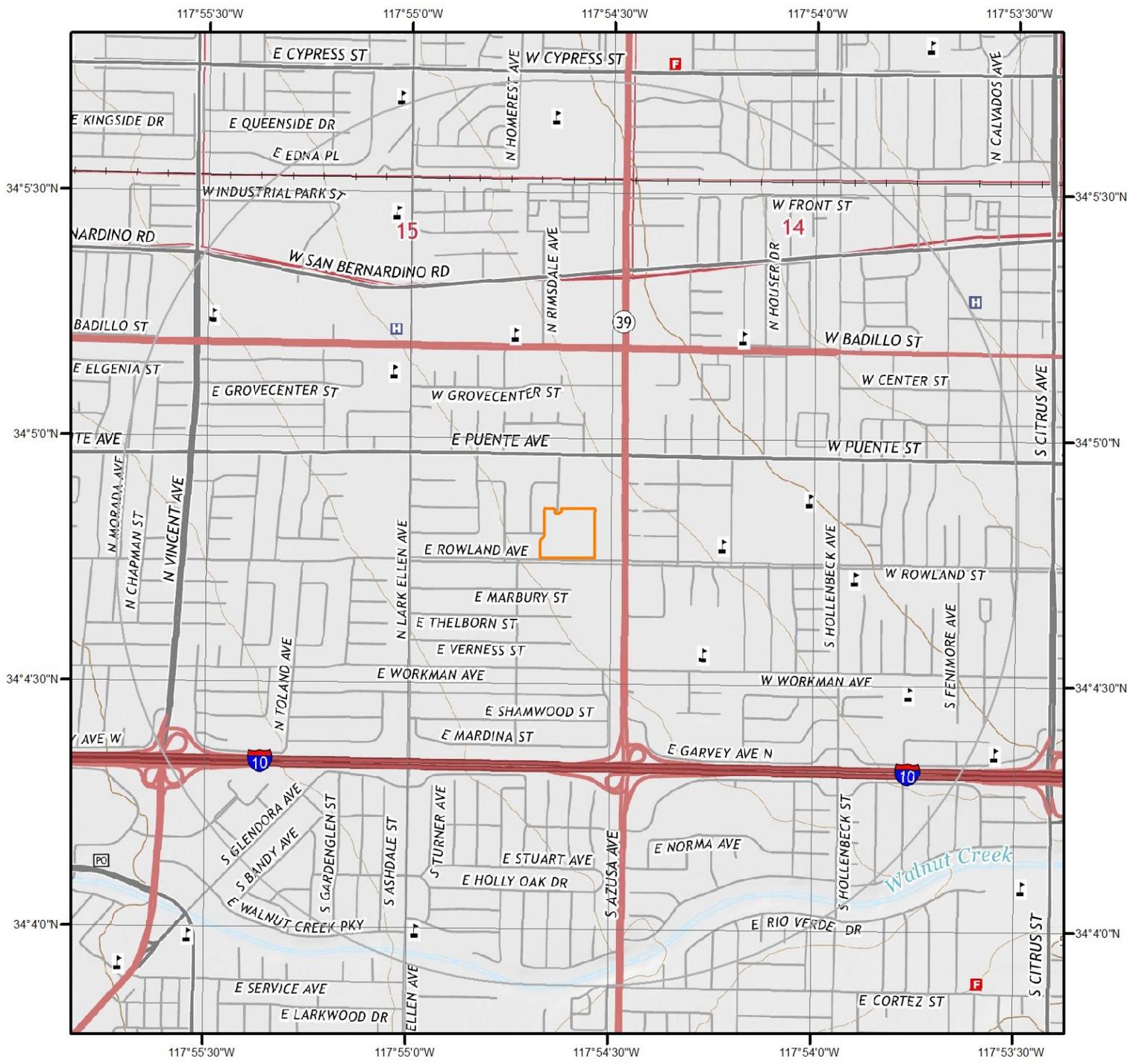
The ERIS **Physical Setting Report - PSR** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

Topographic Information



Current USGS Topo



Quadrangle(s): Baldwin Park, CA

Source: USGS 7.5 Minute Topographic Map

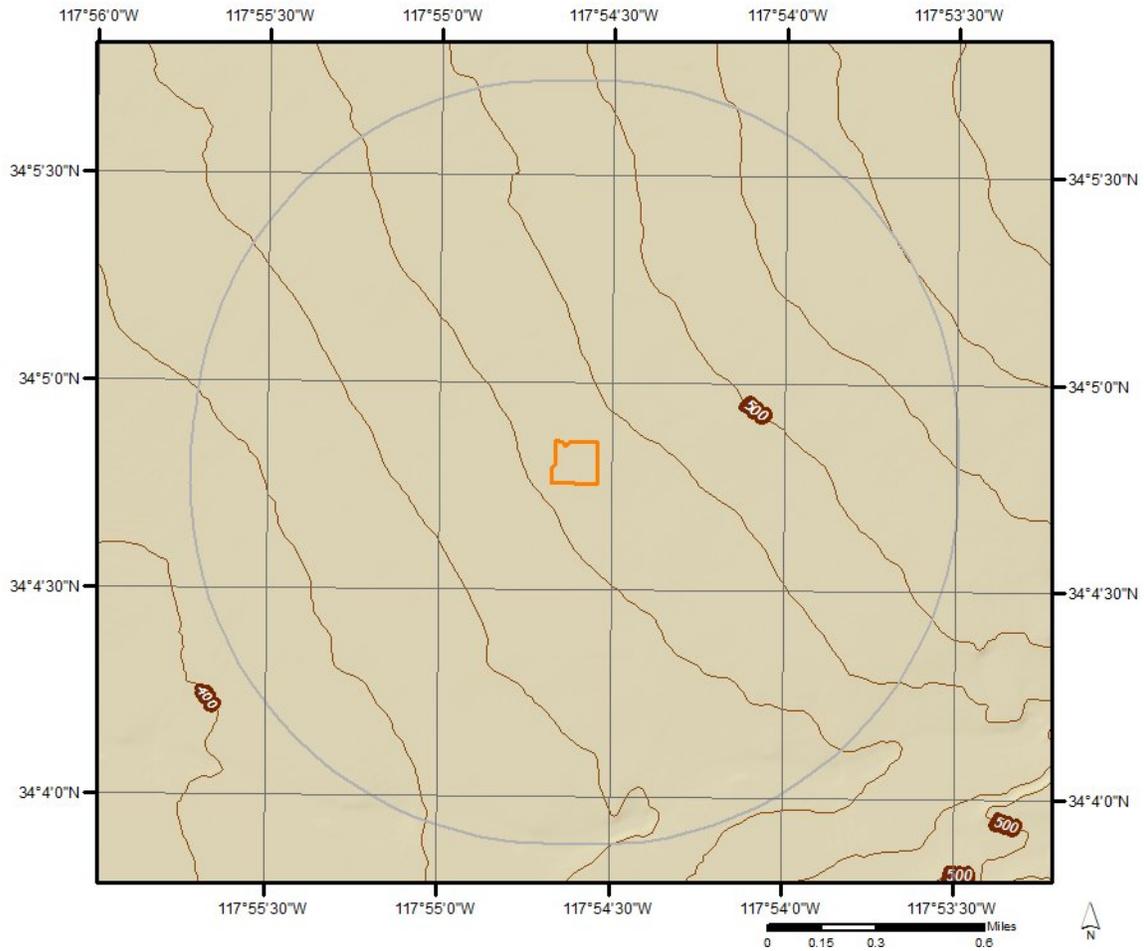


Topographic Information

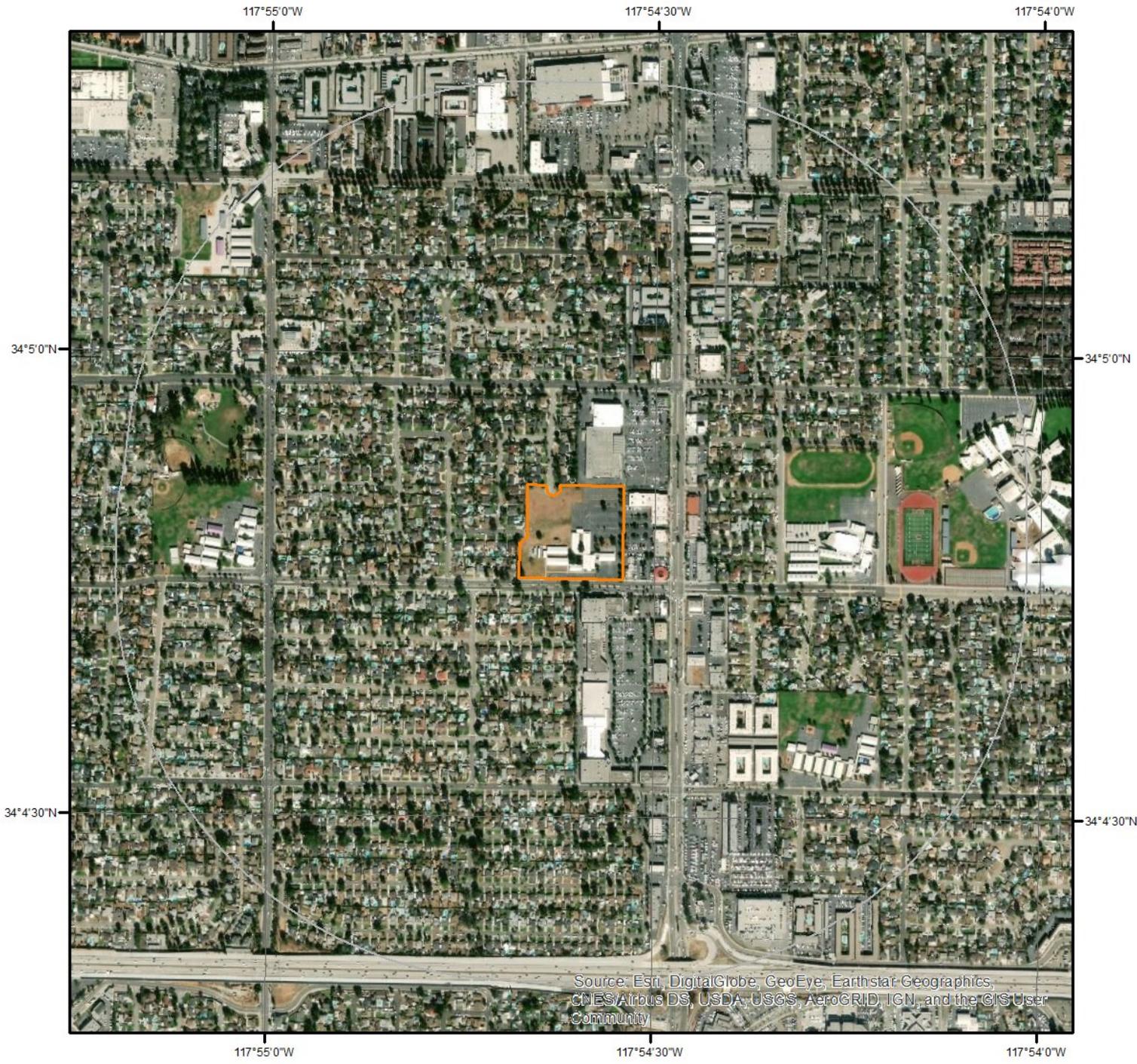
The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

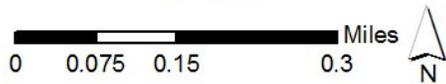
Elevation: 469.17 ft
Slope Direction: SW



Hydrologic Information

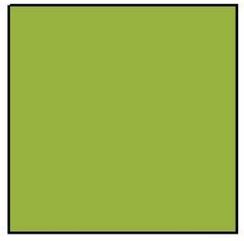


Wetland

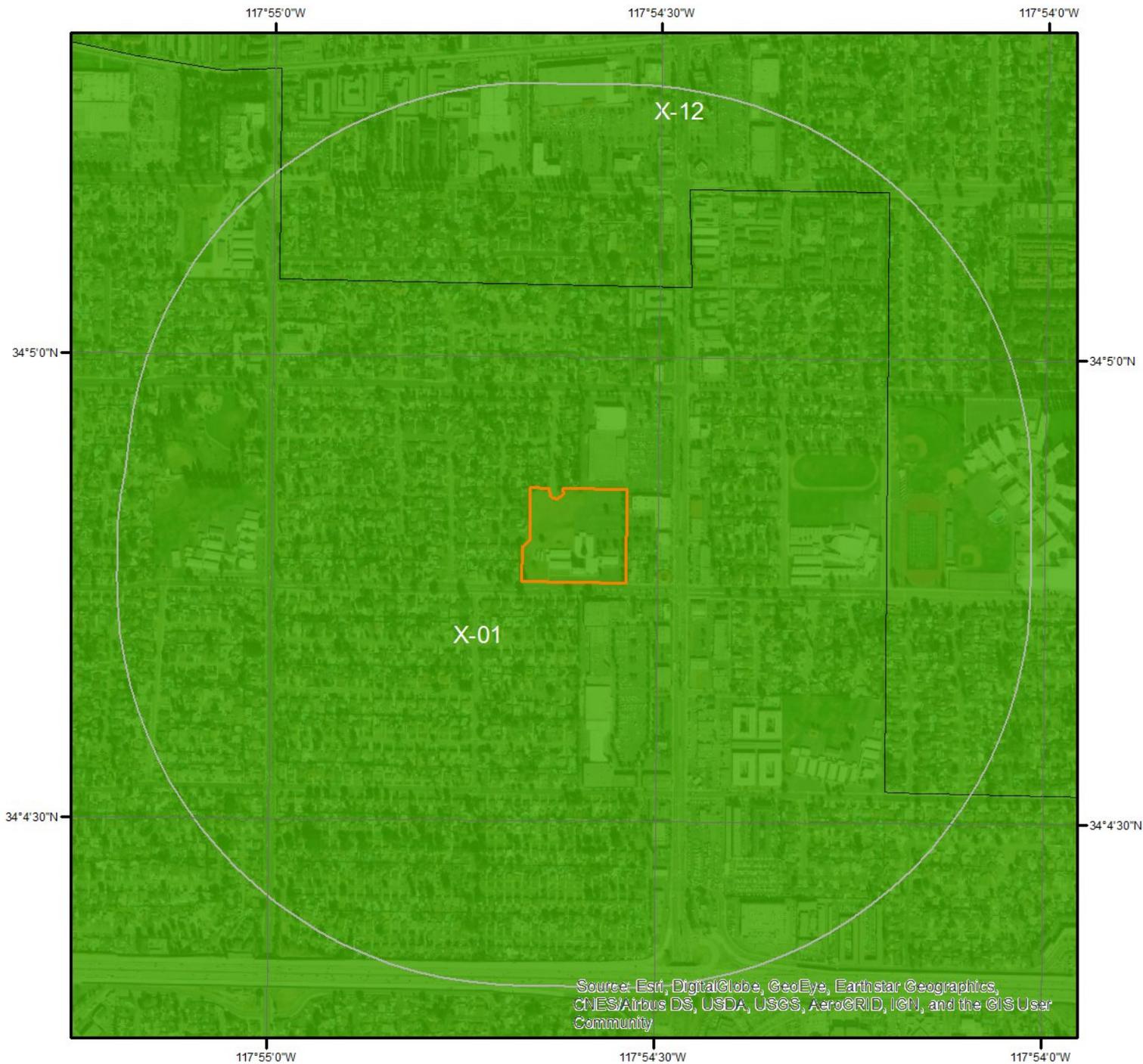


This map shows wetland existence using data from US Fish & Wildlife. Data coverage is shown to the right. Gray indicates no data available in the area.

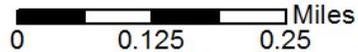
- | | |
|---|---|
|  Estuarine and Marine Deepwater |  Freshwater Pond |
|  Estuarine and Marine Wetland |  Lake |
|  Freshwater Emergent Wetland |  Other |
|  Freshwater Forested/Shrub Wetland |  Riverine |



Hydrologic Information



Flood Hazard Zones



This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

- | | | | |
|-----|----|----|-------------------|
| A | AH | VE | OPEN WATER |
| A99 | AO | D | NOT POPULATED |
| AE | V | X | AREA NOT INCLUDED |



Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below.

Available FIRM Panels in area: 06037C1700F(effective:2008-09-26)

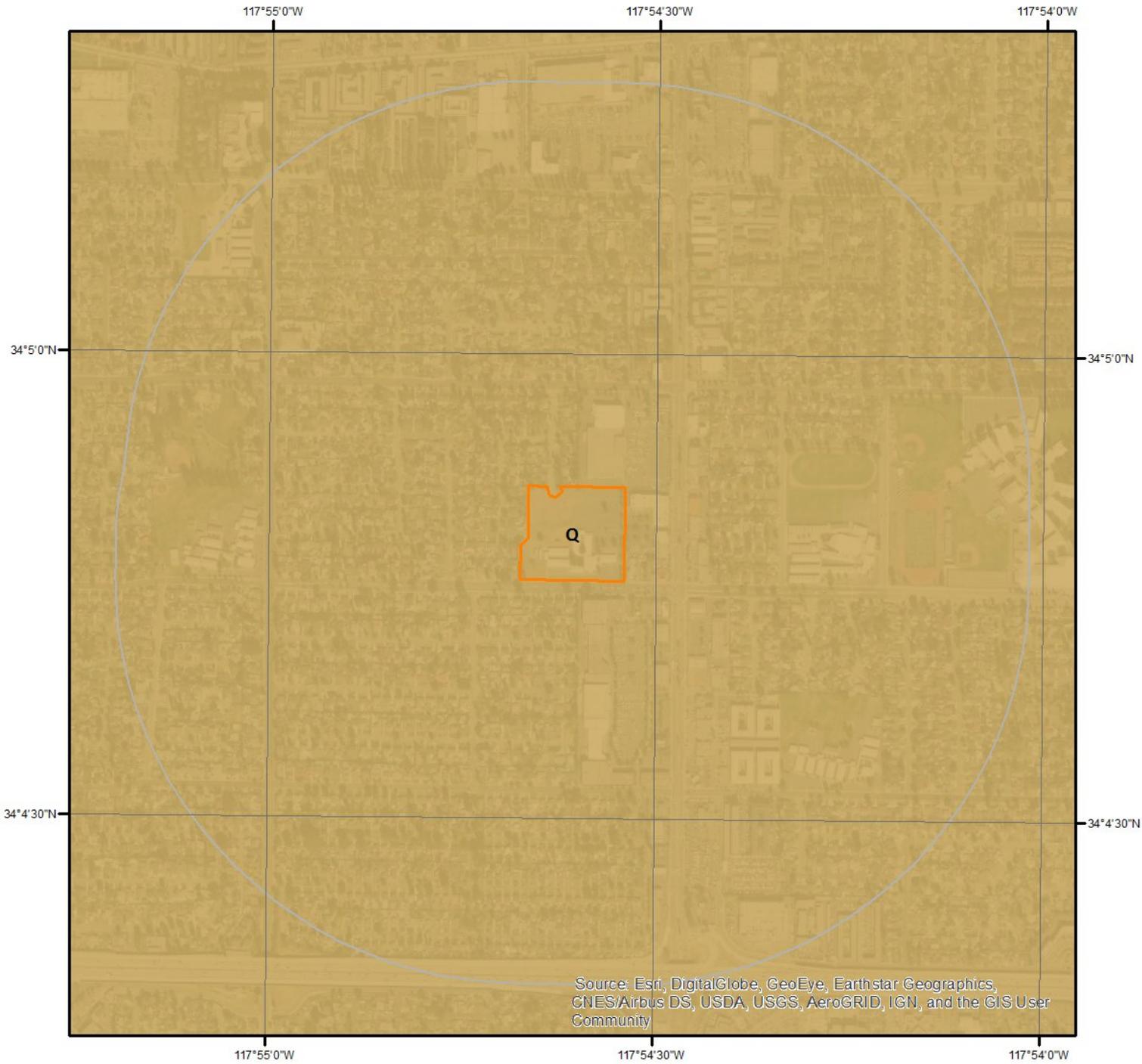
Flood Zone X-01

Zone: X
Zone subtype: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Flood Zone X-12

Zone: X
Zone subtype: AREA OF MINIMAL FLOOD HAZARD

Geologic Information



Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.



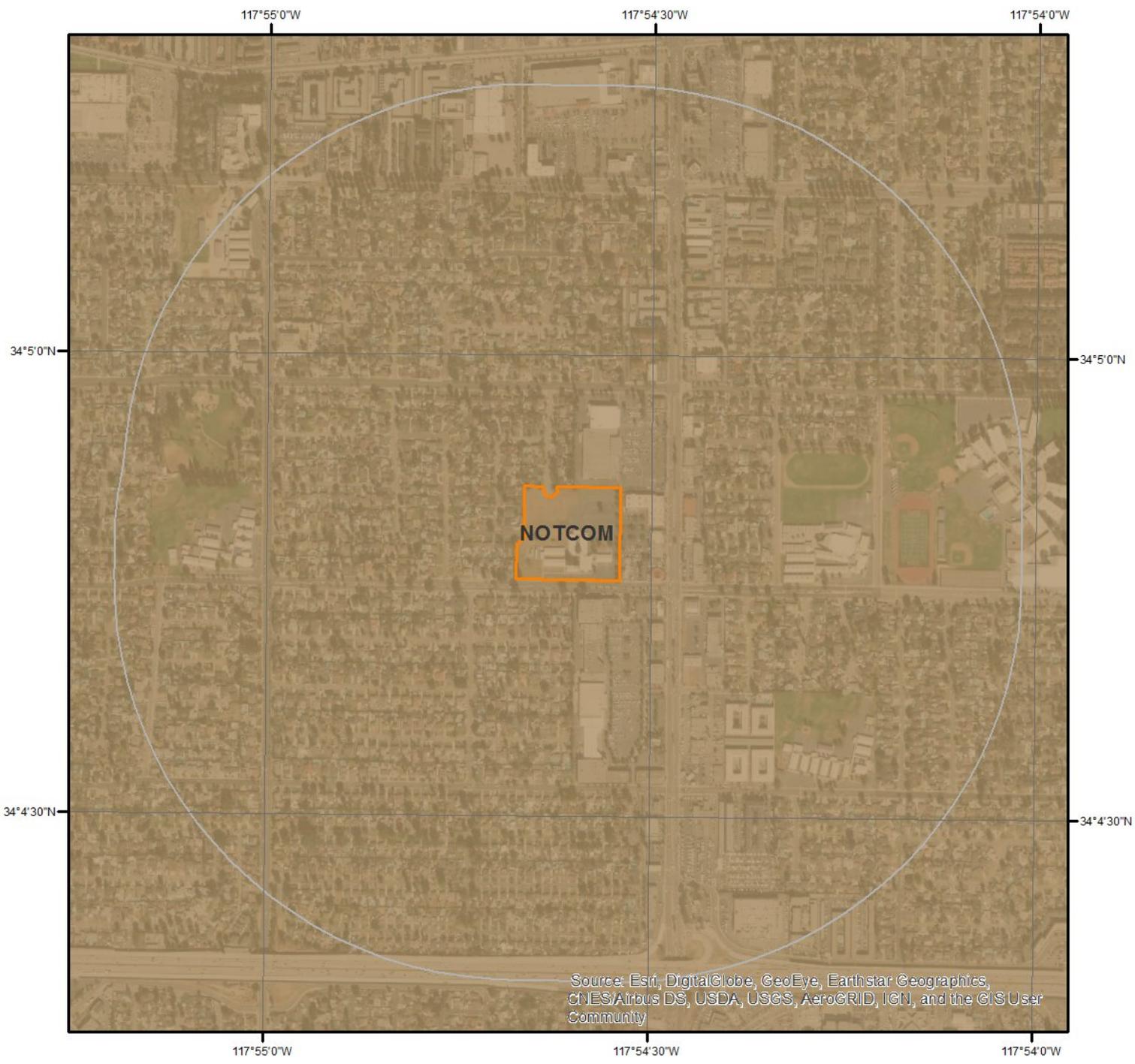
Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

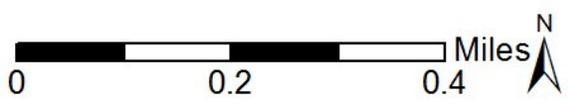
Geologic Unit Q

Unit Name:	Quaternary alluvium and marine deposits
Unit Age:	Pliocene to Holocene
Primary Rock Type:	alluvium
Secondary Rock Type:	terrace
Unit Description:	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast.

Soil Information



SSURGO Soils



This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.



Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

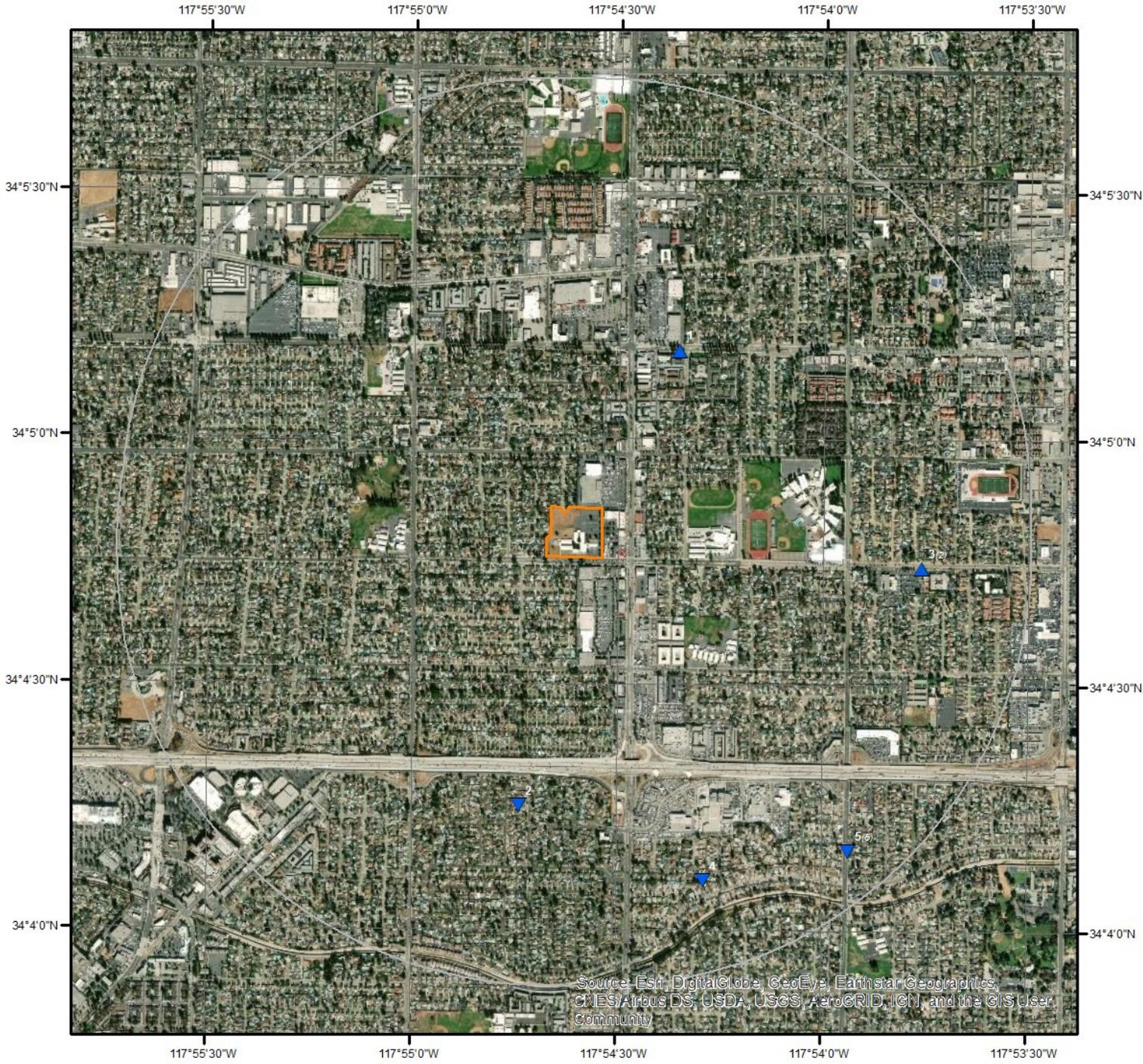
Map Unit NOTCOM

Map Unit Name:

No Digital Data Available

No more attributes available for this map unit

Wells and Additional Sources



Wells & Additional Sources

- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation



Wells and Additional Sources Summary

Federal Sources

Public Water Systems Violations and Enforcement Data

Map Key	PWS ID	Distance (ft)	Direction
3	CA1900661	3,936.45	E

Safe Drinking Water Information System (SDWIS)

Map Key	PWS ID	Distance (ft)	Direction
3	CA1900661	3,936.45	E

USGS National Water Information System

Map Key	Monitoring Loc Identifier	Distance (ft)	Direction
2	USGS-340415117544101	3,091.70	SSW
4	USGS-340406117541401	4,175.89	SSE

State Sources

Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

Public Water Supply Wells

Map Key	WCR No	Distance (ft)	Direction
5	WCR1983-006760	4,726.23	SE
5	WCR1982-006444	4,726.23	SE
5	WCR1983-006759	4,726.23	SE
5	WCR1776-007732	4,726.23	SE
5	WCR1982-005494	4,726.23	SE

Water Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

Wells and Additional Sources Detail Report

Public Water Systems Violations and Enforcement Data

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	E	0.75	3,936.45	505.19	PWSV

Address Line 2: 374 E ROWLAND AVE
 State Code: CA
 Zip Code: 91722
 City Name: COVINA
 Address Line 1:
 PWS ID: CA1900661
 PWS Type Code: CWS
 PWS Type Description: Community Water System
 Primary Source Code: SWP
 Primary Source Desc: Purchased Surface Water
 PWS Activity Code: I
 PWS Activity Description: Inactive
 PWS Deactivation Date: 01/11/1993
 Phone Number:

--Details--

Population Served Count: 123
 City Served:
 County Served:
 State Served: CA
 Zip Code Served:

Safe Drinking Water Information System (SDWIS)

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	E	0.75	3,936.45	505.19	SDWIS

PWS ID:	CA1900661	Pop Cat 11:	101-500
Facility ID:	1	Pop Cat 11 Cd:	2
Facility Name:	PRUCHASED	Pop Cat 2:	<10,000
EPA Region Code:	09	Pop Cat 2 Cd:	1
EPA Region:	Region 9	Pop Cat 3:	<=3300
Season Begin Date:	01-01	Pop Cat 3 Cd:	1
Season End Date:	12-31	Pop Cat 4:	<10K
Deactivation Date:	01-NOV-93	Pop Cat 4 Cd:	1
Fac Deactvtn Dt:	01-NOV-93	Pop Cat 5:	<=500
First Rptd Dt:	22-MAR-79	Pop Cat 5 Cd:	1
Last Rptd Date:	24-JUL-95	ORG Name:	-
Primacy Agency:	California	Admin Name:	COVINA HIGHLANDS W/C
Is Source Ind:	Yes	Phone No:	-
Facility Type Cd:	CC	Phone Ext No:	-

Wells and Additional Sources Detail Report

Facility Type Desc:	Consecutive Connection	Alt Phone No:	-
Activity Status Cd:	I	Fax No:	-
Activity Status:	Inactive	Email Addr:	-
Availability Code:	P	Avlblty Desc:	Permanent
Water Type Code:	SW	Wtr Tp Desc:	Surface water
DBPR Schd Ctg Cd:	-	DBPR Schd Ctg:	-
Facility Activity Cd:	I	Fac Activity:	Inactive
Filtrtn Status Cd:	-	Filt Stat Desc:	-
GW or SW Code:	SW	GW or SS:	Surface water
LT2 Sch Ctgry Cd:	-	LT2 Sched Ctg:	-
Owner Type Code:	-	Owner Type:	Unknown Owner Type
PWS Type Code:	CWS	PWS Type:	Community water system
Primcy Agency Cd:	CA	Primacy Type:	State
Primary Source Cd:	SWP	Primary Srce:	Surface water purchased
Seller Treatmnt Cd:	U	Seller Trt Dsc:	Unknown
Submsn Status Cd:	Y	Sub Stat Dsc:	Reported and accepted
Subms Sts Cd Vio:	Y	Pop Srvd Cnt:	123
Is Grant Eligible:	No	Srv Cnctn Cnt:	35
Outstndng Perfrm:	-	Seller PWSID:	-
Outstndng Perf Dt:	-	Slr PWS Nm:	-
Schl or Dycare:	No	CDS ID:	-
Source Treated Ind:	U	Country Code:	US
Src Wtr Protected:	-	Cntry Nm BTP:	-
Src Wtr Prot Dt:	-	State Code:	CA
NPM Candidate:	No	State Fac ID:	-
Is Wholesaler:	No	Sub Quarter:	1
Submission Year:	2016	Validity Ind:	Yes
Submission Yr Qtr:	2016Q1		

--Details--

Treatment ID:	-
Treatment Process Code:	-
Treatment Process:	-
Treatment Objective Code:	-
Treatment Objective:	-
Treatment Plant City:	-
Treatment Plant State:	-
Treatment Plant Addr 1:	-
Treatment Plant Addr 2:	-
Treatment Plant Zip Code:	-
Treatment Comments:	-

USGS National Water Information System

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	SSW	0.59	3,091.70	440.56	FED USGS

Wells and Additional Sources Detail Report

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	LOS ANGELES
Construction Date:		Latitude:	34.070843
Source Map Scale:	24000	Longitude:	-117.9122849
Monitoring Loc Name:	001S010W22G001S		
Monitoring Loc Identifier:	USGS-340415117544101		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070106		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:			
Vertical Measure Unit:			
Vertical Accuracy:			
Vertical Accuracy Unit:			
Vertical Collection Mthd:			
Vert Coord Refer System:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	SSE	0.79	4,175.89	445.43	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	LOS ANGELES
Construction Date:		Latitude:	34.0683431
Source Map Scale:	24000	Longitude:	-117.9047846
Monitoring Loc Name:	001S010W23M005S		
Monitoring Loc Identifier:	USGS-340406117541401		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18070106		

Wells and Additional Sources Detail Report

Drainage Area:
 Drainage Area Unit:
 Contrib Drainage Area:
 Contrib Drainage Area Unit:
 Horizontal Accuracy: 1
 Horizontal Accuracy Unit: seconds
 Horizontal Collection Mthd: Interpolated from MAP.
 Horiz Coord Refer System: NAD83
 Vertical Measure:
 Vertical Measure Unit:
 Vertical Accuracy:
 Vertical Accuracy Unit:
 Vertical Collection Mthd:
 Vert Coord Refer System:

Public Water Supply Wells

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	SE	0.90	4,726.23	456.42	PWSW

WCR No:	WCR1983-006760	Decimal Latitude:	34.069360
Legacy Log No:	229705	Decimal Longitude:	-117.898910
Permit Date:		Meth of Determ LL:	Derived from TRS
Permit No:		LL Accuracy:	Centroid of Section
Own Assign Well No:		Horizontal Datum:	
Name of Well Owner:		Ground Surf Elev:	
Planned Former Use:	Water Supply Public	Elevation Accuracy:	
APN:		Elev Determine Meth:	
Date Work Ended:	11/23/1983 0:00:00	Vertical Datum:	
Received Date:		Township:	01S
Well Location:	Delete this record	Range:	10W
City:		Section:	23
County Name:	Los Angeles	Baseline Meridian:	San Bernardino
Total Drill Depth:		Township Internal:	
Total Complete Dep:	660.000000	Range Internal:	
Top Perforated Int:	200	Section Internal:	
Bottom Perf Intvl:	620	Tract Internal:	
Casing Diameter:	30	Sequence Internal:	
Drilling Method:	Reverse Circulation	Baseline Merid Int:	
Fluid:	Not Available at Conversion	Decimal Lat Int:	
Static Water Level:		Decimal Long Int:	
Total Draw Down:		Meth of Det LL Int:	
Test Type:		LL Accuracy Intern:	
Pump Test Length:		Horiz Datum Int:	
Well Yield:	2600	Grnd Surf Elev Int:	
Well Yield Unit:	GPM	Ele Accuracy Int:	

Wells and Additional Sources Detail Report

GW Basin: Elev Det Meth Int:
 Mat Type Summary: Vertical Datum Int:
 Attachment Info:
 Region Office: DWR Southern Region Office
 Local Permit Agency: LA County Department of Public Health, Department of Health Services, Drinking Water Program
 Record Type: WellCompletion/New/Production or Monitoring/NA
 Workflow Status:
 Other Observations:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	SE	0.90	4,726.23	456.42	PWSW

WCR No:	WCR1982-006444	Decimal Latitude:	34.069360
Legacy Log No:	3633	Decimal Longitude:	-117.898910
Permit Date:		Meth of Determ LL:	Derived from TRS
Permit No:		LL Accuracy:	Centroid of Section
Own Assign Well No:		Horizontal Datum:	
Name of Well Owner:		Ground Surf Elev:	
Planned Former Use:	Water Supply Public	Elevation Accuracy:	
APN:		Elev Determine Meth:	
Date Work Ended:	8/12/1982 0:00:00	Vertical Datum:	
Received Date:		Township:	01S
Well Location:	RIO VERDE DR, HOLLENBECK ST	Range:	10W
City:		Section:	23
County Name:	Los Angeles	Baseline Meridian:	San Bernardino
Total Drill Depth:		Township Internal:	
Total Complete Dep:	582.000000	Range Internal:	
Top Perforated Int:	0	Section Internal:	
Bottom Perf Intvl:	582	Tract Internal:	
Casing Diameter:	46	Sequence Internal:	
Drilling Method:	Reverse Circulation	Baseline Merid Int:	
Fluid:	Not Available at Conversion	Decimal Lat Int:	
Static Water Level:		Decimal Long Int:	
Total Draw Down:		Meth of Det LL Int:	
Test Type:		LL Accuracy Intern:	
Pump Test Length:		Horiz Datum Int:	
Well Yield:	2021	Grnd Surf Elev Int:	
Well Yield Unit:	GPM	Ele Accuracy Int:	
GW Basin:		Elev Det Meth Int:	
Mat Type Summary:		Vertical Datum Int:	
Attachment Info:			
Region Office:	DWR Southern Region Office		
Local Permit Agency:	LA County Department of Public Health, Department of Health Services, Drinking Water Program		
Record Type:	WellCompletion/New/Production or Monitoring/NA		
Workflow Status:			
Other Observations:			

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	SE	0.90	4,726.23	456.42	PWSW

WCR No:	WCR1983-006759	Decimal Latitude:	34.069360
Legacy Log No:	229704	Decimal Longitude:	-117.898910
Permit Date:		Meth of Determ LL:	Derived from TRS
Permit No:		LL Accuracy:	Centroid of Section
Own Assign Well No:	Plant 126 Well 2	Horizontal Datum:	
Name of Well Owner:		Ground Surf Elev:	
Planned Former Use:	Water Supply Public	Elevation Accuracy:	
APN:		Elev Determine Meth:	
Date Work Ended:	11/23/1983 0:00:00	Vertical Datum:	
Received Date:	11/2/2015 0:00:00	Township:	01S
Well Location:	E Rio Verde DR	Range:	10W
City:	West Covina	Section:	23
County Name:	Los Angeles	Baseline Meridian:	San Bernardino
Total Drill Depth:		Township Internal:	
Total Complete Dep:	660.000000	Range Internal:	
Top Perforated Int:	200	Section Internal:	
Bottom Perf Intvl:	620	Tract Internal:	
Casing Diameter:	18	Sequence Internal:	
Drilling Method:	Reverse Circulation	Baseline Merid Int:	
Fluid:	Not Available at Conversion	Decimal Lat Int:	
Static Water Level:	183	Decimal Long Int:	
Total Draw Down:	183	Meth of Det LL Int:	
Test Type:	Pump	LL Accuracy Intern:	
Pump Test Length:	73.5	Horiz Datum Int:	
Well Yield:	2600	Grnd Surf Elev Int:	
Well Yield Unit:	GPM	Ele Accuracy Int:	
GW Basin:		Elev Det Meth Int:	
Mat Type Summary:		Vertical Datum Int:	
Attachment Info:			
Region Office:	DWR Southern Region Office		
Local Permit Agency:	LA County Department of Public Health, Department of Health Services, Drinking Water Program		
Record Type:	WellCompletion/New/Production or Monitoring/NA		
Workflow Status:			
Other Observations:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	SE	0.90	4,726.23	456.42	PWSW

WCR No:	WCR1776-007732	Decimal Latitude:	34.069360
Legacy Log No:		Decimal Longitude:	-117.898910
Permit Date:		Meth of Determ LL:	Derived from TRS
Permit No:		LL Accuracy:	Centroid of Section

Wells and Additional Sources Detail Report

Own Assign Well No:	Horizontal Datum:
Name of Well Owner:	Ground Surf Elev:
Planned Former Use: Water Supply Public	Elevation Accuracy:
APN:	Elev Determine Meth:
Date Work Ended:	Vertical Datum:
Received Date:	Township: 01S
Well Location: HOLLENBECK, RIO VERDE	Range: 10W
City:	Section: 23
County Name: Los Angeles	Baseline Meridian: San Bernardino
Total Drill Depth:	Township Internal:
Total Complete Dep:	Range Internal:
Top Perforated Int:	Section Internal:
Bottom Perf Intvl:	Tract Internal:
Casing Diameter:	Sequence Internal:
Drilling Method:	Baseline Merid Int:
Fluid:	Decimal Lat Int:
Static Water Level:	Decimal Long Int:
Total Draw Down:	Meth of Det LL Int:
Test Type:	LL Accuracy Intern:
Pump Test Length:	Horiz Datum Int:
Well Yield:	Grnd Surf Elev Int:
Well Yield Unit:	Ele Accuracy Int:
GW Basin:	Elev Det Meth Int:
Mat Type Summary:	Vertical Datum Int:
Attachment Info:	
Region Office: DWR Southern Region Office	
Local Permit Agency: LA County Department of Public Health, Department of Health Services, Drinking Water Program	
Record Type: WellCompletion/New/Production or Monitoring/NA	
Workflow Status:	
Other Observations:	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	SE	0.90	4,726.23	456.42	PWSW

WCR No: WCR1982-005494	Decimal Latitude: 34.069360
Legacy Log No: 3633	Decimal Longitude: -117.898910
Permit Date:	Meth of Determ LL: Derived from TRS
Permit No:	LL Accuracy: Centroid of Section
Own Assign Well No:	Horizontal Datum:
Name of Well Owner:	Ground Surf Elev:
Planned Former Use: Water Supply Public	Elevation Accuracy:
APN:	Elev Determine Meth:
Date Work Ended: 8/12/1982 0:00:00	Vertical Datum:
Received Date:	Township: 01S
Well Location: HOLLENBECK ST & RIO VERDE	Range: 10W
City: DR	Section: 23
West Covina	

Wells and Additional Sources Detail Report

County Name:	Los Angeles	Baseline Meridian:	San Bernardino
Total Drill Depth:		Township Internal:	
Total Complete Dep:	582.000000	Range Internal:	
Top Perforated Int:	0	Section Internal:	
Bottom Perf Intvl:	582	Tract Internal:	
Casing Diameter:	18	Sequence Internal:	
Drilling Method:	Reverse Circulation	Baseline Merid Int:	
Fluid:	Not Available at Conversion	Decimal Lat Int:	
Static Water Level:		Decimal Long Int:	
Total Draw Down:		Meth of Det LL Int:	
Test Type:		LL Accuracy Intern:	
Pump Test Length:		Horiz Datum Int:	
Well Yield:	2021	Grnd Surf Elev Int:	
Well Yield Unit:	GPM	Ele Accuracy Int:	
GW Basin:		Elev Det Meth Int:	
Mat Type Summary:		Vertical Datum Int:	
Attachment Info:			
Region Office:	DWR Southern Region Office		
Local Permit Agency:	LA County Department of Public Health, Department of Health Services, Drinking Water Program		
Record Type:	WellCompletion/New/Production or Monitoring/NA		
Workflow Status:			
Other Observations:			

Well Investigation Program Case List

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNE	0.41	2,154.68	498.25	WIP

File No:	108.1666	NFA Date:	1/1/96
Status:	Historical	NFA Type:	PIQ
NFA Joint Date:	6/28/96	NFA Joint:	Yes
NFA Type Desc:	NFA FROM PRE-INSPECTION QUESTIONNAIRE		

Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *LOS ANGELES* County: **2**

Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L

Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L

Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L

Federal Area Radon Information for *LOS ANGELES* County

No Measures/Homes:	69
Geometric Mean:	0.4
Arithmetic Mean:	0.7
Median:	0.5
Standard Deviation:	1
Maximum:	5.6
% >4 pCi/L:	1
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of California conducted during 1989-90. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.

Federal Sources

FEMA National Flood Hazard Layer

FEMA FLOOD

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

Indoor Radon Data

INDOOR RADON

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

Public Water Systems Violations and Enforcement Data

PWSV

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Radon Zone Level

RADON ZONE

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

Safe Drinking Water Information System (SDWIS)

SDWIS

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

Soil Survey Geographic database

SSURGO

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

U.S. Fish & Wildlife Service Wetland Data

US WETLAND

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

USGS Current Topo

US TOPO

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

USGS Geology

US GEOLOGY

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

USGS National Water Information System

FED USGS

The U.S. Geological Survey (USGS)'s National Water Information System (NWIS) is the nation's principal repository of water resources data. This database includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data.

State Sources

Oil and Gas Wells

OGW

A list of Oil and Gas well locations. This is provided by California's Department of Conservation Division of

Appendix

Oil, Gas and Geothermal Resources.

Public Water Supply Wells

PWSW

List of community water supply wells in California. This data was made available by California Department of Water Resources, Division of Statewide Integrated Water Management, who indicates that the management of the data in an ongoing project, and some county data is not represented. Location information is provided using the Public Land Survey System (PLSS) and is subject to the accuracy limitations inherent to the PLSS system.

Water Wells

WATER WELLS

A list of water wells maintained by the Department of Water Resources (DWR) Water Data Library.

Well Investigation Program Case List

WIP

The Well Investigation Program (WIP) was developed by the State Water Resources Control Board (SWRCB) to locate, assess and remediate sources of solvent contamination impacting drinking water wells. This list contains WIP cases (active and historical) for the San Gabriel and San Fernando Valley area and was provided by the Los Angeles Regional Water Quality Control Board.

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Reliance on information in Report: The Physical Setting Report (PSR) DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a review of environmental databases and physical characteristics for the site or adjacent properties.

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APPENDIX G
LABORATORY REPORT



Leighton

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Date: June 27, 2018

Mr. Zach Freeman
Leighton & Associates, Inc.
10532 Acacia, Suite B-6
Rancho Cucamonga, CA 91730
Tel(909)527-8785 E-Mail: ZFreeman@Leightongroup.com

Project: **12064.001**
Lab I.D.: **180626-9 through -62**

Dear Mr. Freeman:

The **analytical results** for the soil samples, received by our lab on June 26, 2018, are attached. The samples were received chilled, intact and with chain of custody record.

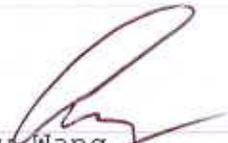
Trace concentrations between the MDL and the PQL have been reported with a "J" flag indicator.

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 Manger



Andy Wang
Laboratory Manager

LABORATORY REPORT

CUSTOMER: Leighton & Associates, Inc.
 10532 Acacia, Suite B-6, Rancho Cucamonga, CA 91730
 Tel (909) 527-8785 E-Mail: ZFreeman@Leightongroup.com
 PROJECT: 12064.001

MATRIX: SOIL DATE RECEIVED: 06/26/18
 SAMPLING DATE: 06/25/18 DATE ANALYZED: 06/27/18
 REPORT TO: MR. ZACH FREEMAN DATE REPORTED: 06/27/18

EPA 6010B FOR TTLC-LEAD; PAGE 1 OF 2
 UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	TTLC-LEAD RESULT	DF
GW5-0.5	180626-9	17.2	1
GW6-0.5	180626-11	13.1	1
GW7-0.5	180626-13	9.74	1
GW8-0.5	180626-15	22.6	1
PI7-0.5	180626-17	67.0 *	1
PI6-0.5	180626-19	10.9	1
PI5-0.5	180626-21	14.6	1
PI8-0.5	180626-23	5.31	1
VS3-0.5	180626-25	62.4 *	1
VS4-0.5	180626-27	57.3 *	1
VS1-0.5	180626-29	6.35	1
VS2-0.5	180626-31	22.0	1
Method Blank	---	ND	1
	MDL	0.084	
	PQL	0.50	

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 J = Trace Concentration between MDL and PQL
 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
 STLC Limit for lead = 5 PPM
 * = STLC analysis is recommended (if marked)
 *** = The concentration exceeds the TTLC Limit @ 1000 PPM, therefore the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)

Data Reviewed and Approved by: [Signature]
 CAL-DHS ELAP CERTIFICATE No.: 1555

LABORATORY REPORT

CUSTOMER: **Leighton & Associates, Inc.**
 10532 Acacia, Suite B-6, Rancho Cucamonga, CA 91730
 Tel (909) 527-8785 E-Mail: ZFreeman@Leightongroup.com
 PROJECT: 12064.001

MATRIX: SOIL DATE RECEIVED: 06/26/18
 SAMPLING DATE: 06/25/18 DATE ANALYZED: 06/27/18
 REPORT TO: MR. ZACH FREEMAN DATE REPORTED: 06/27/18

 EPA 6010B FOR TTLC-LEAD; PAGE 2 OF 2
 UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	TTLC-LEAD RESULT	DF
<u>VS6-0.5</u>	<u>180626-58</u>	<u>30.1</u>	<u>1</u>
<u>VS7-0.5</u>	<u>180626-60</u>	<u>16.1</u>	<u>1</u>
<u>Method Blank</u>	<u>---</u>	<u>ND</u>	<u>1</u>
	MDL	0.084	
	PQL	0.50	

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 J = Trace Concentration between MDL and PQL
 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
 STLC Limit for lead = 5 PPM
 * = STLC analysis is recommended (if marked)
 *** = The concentration exceeds the TTLC Limit @ 1000 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

LABORATORY REPORT

CUSTOMER: Leighton & Associates, Inc.
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 PROJECT: 12064.001

MATRIX: SOIL DATE RECEIVED: 06/26/18
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 REPORT TO: MR. ZACH FREEMAN DATE REPORTED: 06/27/18

EPA 6010B FOR TTLC-ARSENIC; PAGE 1 OF 2
 UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	ARSENIC RESULT	DF
VS10-0.5	180626-33	9.71	1
VS11-0.5	180626-35	13.0	1
VS12-0.5	180626-37	6.25	1
VS5-0.5	180626-38	6.56	1
GW1-0.5	180626-39	12.9	1
GW2-0.5	180626-41	3.69	1
Method Blank	---	ND	1
	MDL	0.248	
	PQL	0.30	

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 J = Trace Concentration between MDL and PQL
 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
 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: [Signature]
 CAL-DHS ELAP CERTIFICATE No.: 1555

LABORATORY REPORT

CUSTOMER: Leighton & Associates, Inc.
 10532 Acacia, Suite B-6, Rancho Cucamonga, CA 91730
 Tel (909) 527-8785 E-Mail: ZFreeman@Leightongroup.com
 PROJECT: 12064.001

MATRIX: SOIL DATE RECEIVED: 06/26/18
 SAMPLING DATE: 06/25/18 DATE ANALYZED: 06/27/18
 REPORT TO: MR. ZACH FREEMAN DATE REPORTED: 06/27/18

EPA 6010B FOR TTLC-ARSENIC; PAGE 2 OF 2
 UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	ARSENIC RESULT	DF
GW3-0.5	180626-43	5.48	1
GW4-0.5	180626-45	3.21	1
PI1-0.5	180626-47	4.57	1
PI2-0.5	180626-49	3.90	1
PI3-0.5	180626-51	6.29	1
PI4-0.5	180626-53	3.76	1
VS8-0.5	180626-54	14.1	1
VS9-0.5	180626-56	13.7	1
Method Blank	---	ND	1
	MDL	0.248	
	PQL	0.30	

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 J = Trace Concentration between MDL and PQL
 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
 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: [Signature]
 CAL-DHS ELAP CERTIFICATE No.: 1555

QA/QC for Metals Analysis --TTLC--SOLID/SOIL MATRIX

Matrix Spike/ Matrix Spike Duplicate/ LCS :

ANALYSIS DATE: 6/27/2018

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)	180626-31	50.0	108	PASS	16.9	50.0	63.5	93%	67.4	101%	8%
Lead(Pb)	180626-31	50.0	111	PASS	22.0	50.0	63.4	83%	67.0	90%	8%
Nickel(Ni)	180626-31	50.0	103	PASS	11.3	50.0	59.8	97%	63.9	105%	8%

ANALYSIS DATE. : 6/25/2018

Analysis	Spk.Sample ID	LCS CONC.	LCS %Rec.	LCS STATUS	Sample Result	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Mercury (Hg)	180625-8	0.125	99	PASS	0	0.125	0.113	90%	0.117	94%	4%

MS/MSD Status:

Analysis	%MS	%MSD	%LCS	%RPD
Arsenic(As)	PASS	PASS	PASS	PASS
Lead(Pb)	PASS	PASS	PASS	PASS
Nickel(Ni)	PASS	PASS	PASS	PASS
Mercury (Hg)	PASS	PASS	PASS	PASS
Accepted Range	75 ~ 125	75 ~ 125	85 ~ 115	0 ~ 20

ANALYST: _____

FINAL REVIEWER: _____

*=Fail due to matrix interference

Note:LCS is in control therefore results are in control

QA/QC for Metals Analysis --TTLC--SOLID/SOIL MATRIX

Matrix Spike/ Matrix Spike Duplicate/ LCS :

ANALYSIS DATE: 6/27/2018

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)	180626-45	50.0	108	PASS	3.21	50.0	51.2	96%	51.7	97%	1%
Lead(Pb)	180626-45	50.0	111	PASS	16.2	50.0	58.8	85%	59.4	86%	1%
Nickel(Ni)	180626-45	50.0	103	PASS	10.7	50.0	60.3	99%	60.7	100%	1%

ANALYSIS DATE. : 6/25/2018

Analysis	Spk.Sample ID	LCS CONC.	LCS %Rec.	LCS STATUS	Sample Result	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Mercury (Hg)	180625-8	0.125	99	PASS	0	0.125	0.113	90%	0.117	94%	4%

MS/MSD Status:

Analysis	%MS	%MSD	%LCS	%RPD
Arsenic(As)	PASS	PASS	PASS	PASS
Lead(Pb)	PASS	PASS	PASS	PASS
Nickel(Ni)	PASS	PASS	PASS	PASS
Mercury (Hg)	PASS	PASS	PASS	PASS
Accepted Range	75 ~ 125	75 ~ 125	85 ~ 115	0 ~ 20

ANALYST: 

FINAL REVIEWER: 

*=Fail due to matrix interference

Note:LCS is in control therefore results are in control

LABORATORY REPORT

CUSTOMER: **Leighton & Associates, Inc.**
 10532 Acacia, Suite B-6, Rancho Cucamonga, CA 91730
 Tel(909)527-8785 E-Mail: ZFreeman@Leightongroup.com

PROJECT: **12064.001**

DATE RECEIVED: 06/26/18
 DATE EXTRACTED: 06/26/18
 DATE ANALYZED: 06/27/18
 DATE REPORTED: 06/27/18

MATRIX: SOIL
 SAMPLING DATE: 06/25/18
 REPORT TO: MR. ZACH FREEMAN

SAMPLE I.D.: **GW5-0.5**

LAB I.D.: 180626-9

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	ND	0.001	0.0001	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
 CAL-DHS CERTIFICATE # 1555



LABORATORY REPORT

CUSTOMER: Leighton & Associates, Inc.
 10532 Acacia, Suite B-6, Rancho Cucamonga, CA 91730
 Tel (909) 527-8785 E-Mail: ZFreeman@Leightongroup.com

PROJECT: 12064.001

MATRIX: SOIL

SAMPLING DATE: 06/25/18

REPORT TO: MR. ZACH FREEMAN

DATE RECEIVED: 06/26/18

DATE EXTRACTED: 06/26/18

DATE ANALYZED: 06/27/18

DATE REPORTED: 06/27/18

SAMPLE I.D.: GW6-0.5

LAB I.D.: 180626-11

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	50
alpha-BHC	ND	0.001	0.0001	50
beta-BHC	ND	0.001	0.0001	50
gamma-BHC (Lindane)	ND	0.001	0.0001	50
delta-BHC	ND	0.001	0.0001	50
alpha-Chlordane	0.234	0.001	0.0001	50
gamma-Chlordane	0.188	0.001	0.0001	50
Total Chlordane	1.20	0.005	0.0005	50
4,4'-DDD	ND	0.001	0.0002	50
4,4'-DDE	0.025J	0.001	0.0001	50
4,4'-DDT	ND	0.001	0.0001	50
Dieldrin	ND	0.001	0.0002	50
Endosulfan I	ND	0.001	0.0002	50
Endosulfan II	ND	0.001	0.0002	50
Endosulfan Sulfate	ND	0.001	0.0001	50
Endrin	ND	0.001	0.0001	50
Endrin Aldehyde	ND	0.001	0.0001	50
Endrin Ketone	ND	0.001	0.0001	50
Heptachlor Epoxide	ND	0.001	0.0001	50
Heptachlor	ND	0.001	0.0001	50
Methoxychlor	ND	0.001	0.0001	50
Toxaphene	ND	0.020	0.0100	50

COMMENTS:

DF = Dilution Factor

MDL = Method Detection Limit

PQL = Practical Quantitation Limit

Actual Detection Limit = PQL X DF

J = Trace Concentration between MDL and PQL

ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:

CAL-DHS CERTIFICATE # 1555



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 Tel (909) 527-8785 E-Mail: ZFreeman@Leightongroup.com

PROJECT: 12064.001

MATRIX: SOIL
 SAMPLING DATE: 06/25/18
 REPORT TO: MR. ZACH FREEMAN

DATE RECEIVED: 06/26/18
 DATE EXTRACTED: 06/26/18
 DATE ANALYZED: 06/27/18
 DATE REPORTED: 06/27/18

SAMPLE I.D.: GW7-0.5

LAB I.D.: 180626-13

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	2
alpha-BHC	ND	0.001	0.0001	2
beta-BHC	ND	0.001	0.0001	2
gamma-BHC (Lindane)	ND	0.001	0.0001	2
delta-BHC	ND	0.001	0.0001	2
alpha-Chlordane	ND	0.001	0.0001	2
gamma-Chlordane	0.0015J	0.001	0.0001	2
Total Chlordane	0.008J	0.005	0.0005	2
4,4'-DDD	ND	0.001	0.0002	2
4,4'-DDE	ND	0.001	0.0001	2
4,4'-DDT	ND	0.001	0.0001	2
Dieldrin	ND	0.001	0.0002	2
Endosulfan I	ND	0.001	0.0002	2
Endosulfan II	ND	0.001	0.0002	2
Endosulfan Sulfate	ND	0.001	0.0001	2
Endrin	ND	0.001	0.0001	2
Endrin Aldehyde	ND	0.001	0.0001	2
Endrin Ketone	ND	0.001	0.0001	2
Heptachlor Epoxide	ND	0.001	0.0001	2
Heptachlor	ND	0.001	0.0001	2
Methoxychlor	ND	0.001	0.0001	2
Toxaphene	ND	0.020	0.0100	2

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
 CAL-DHS CERTIFICATE # 1555



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 Tel(909)527-8785 E-Mail: ZFreeman@Leightongroup.com

PROJECT: 12064.001

MATRIX: SOIL
 SAMPLING DATE: 06/25/18
 REPORT TO: MR. ZACH FREEMAN

DATE RECEIVED: 06/26/18
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 DATE REPORTED: 06/27/18

SAMPLE I.D.: GW8-0.5

LAB I.D.: 180626-15

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	0.003	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	0.009	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	0.0008J	0.001	0.0001	1
4,4'-DDT	0.0009J	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
 CAL-DHS CERTIFICATE # 1555



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PROJECT: 12064.001

MATRIX: SOIL
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DATE RECEIVED: 06/26/18
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 DATE REPORTED: 06/27/18

SAMPLE I.D.: PI7-0.5

LAB I.D.: 180626-17

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	10
alpha-BHC	ND	0.001	0.0001	10
beta-BHC	ND	0.001	0.0001	10
gamma-BHC (Lindane)	ND	0.001	0.0001	10
delta-BHC	ND	0.001	0.0001	10
alpha-Chlordane	ND	0.001	0.0001	10
gamma-Chlordane	ND	0.001	0.0001	10
Total Chlordane	ND	0.005	0.0005	10
4,4'-DDD	ND	0.001	0.0002	10
4,4'-DDE	0.008J	0.001	0.0001	10
4,4'-DDT	0.011	0.001	0.0001	10
Dieldrin	ND	0.001	0.0002	10
Endosulfan I	ND	0.001	0.0002	10
Endosulfan II	ND	0.001	0.0002	10
Endosulfan Sulfate	ND	0.001	0.0001	10
Endrin	ND	0.001	0.0001	10
Endrin Aldehyde	ND	0.001	0.0001	10
Endrin Ketone	ND	0.001	0.0001	10
Heptachlor Epoxide	ND	0.001	0.0001	10
Heptachlor	ND	0.001	0.0001	10
Methoxychlor	ND	0.001	0.0001	10
Toxaphene	ND	0.020	0.0100	10

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by: 
 CAL-DHS CERTIFICATE # 1555

LABORATORY REPORT

CUSTOMER: Leighton & Associates, Inc.
 10532 Acacia, Suite B-6, Rancho Cucamonga, CA 91730
 Tel(909)527-8785 E-Mail: ZFreeman@Leightongroup.com

PROJECT: 12064.001

DATE RECEIVED: 06/26/18
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 DATE ANALYZED: 06/27/18
 DATE REPORTED: 06/27/18

MATRIX: SOIL
 SAMPLING DATE: 06/25/18
 REPORT TO: MR. ZACH FREEMAN

SAMPLE I.D.: PI6-0.5

LAB I.D.: 180626-19

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	ND	0.001	0.0001	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
 CAL-DHS CERTIFICATE # 1555



LABORATORY REPORT

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PROJECT: **12064.001**

MATRIX: SOIL
 SAMPLING DATE: 06/25/18
 REPORT TO: MR. ZACH FREEMAN

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SAMPLE I.D.: **PI5-0.5**

LAB I.D.: 180626-21

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	5
alpha-BHC	ND	0.001	0.0001	5
beta-BHC	ND	0.001	0.0001	5
gamma-BHC (Lindane)	ND	0.001	0.0001	5
delta-BHC	ND	0.001	0.0001	5
alpha-Chlordane	ND	0.001	0.0001	5
gamma-Chlordane	ND	0.001	0.0001	5
Total Chlordane	ND	0.005	0.0005	5
4,4'-DDD	ND	0.001	0.0002	5
4,4'-DDE	0.012	0.001	0.0001	5
4,4'-DDT	0.003J	0.001	0.0001	5
Dieldrin	ND	0.001	0.0002	5
Endosulfan I	ND	0.001	0.0002	5
Endosulfan II	ND	0.001	0.0002	5
Endosulfan Sulfate	ND	0.001	0.0001	5
Endrin	ND	0.001	0.0001	5
Endrin Aldehyde	ND	0.001	0.0001	5
Endrin Ketone	ND	0.001	0.0001	5
Heptachlor Epoxide	ND	0.001	0.0001	5
Heptachlor	ND	0.001	0.0001	5
Methoxychlor	ND	0.001	0.0001	5
Toxaphene	ND	0.020	0.0100	5

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

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SAMPLE I.D.: **PI8-0.5**

LAB I.D.: 180626-23

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	ND	0.001	0.0001	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

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SAMPLE I.D.: VS3-0.5 LAB I.D.: 180626-25

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	5
alpha-BHC	ND	0.001	0.0001	5
beta-BHC	ND	0.001	0.0001	5
gamma-BHC (Lindane)	ND	0.001	0.0001	5
delta-BHC	ND	0.001	0.0001	5
alpha-Chlordane	ND	0.001	0.0001	5
gamma-Chlordane	ND	0.001	0.0001	5
Total Chlordane	ND	0.005	0.0005	5
4,4'-DDD	ND	0.001	0.0002	5
4,4'-DDE	0.003J	0.001	0.0001	5
4,4'-DDT	0.016	0.001	0.0001	5
Dieldrin	0.007	0.001	0.0002	5
Endosulfan I	ND	0.001	0.0002	5
Endosulfan II	ND	0.001	0.0002	5
Endosulfan Sulfate	ND	0.001	0.0001	5
Endrin	ND	0.001	0.0001	5
Endrin Aldehyde	ND	0.001	0.0001	5
Endrin Ketone	ND	0.001	0.0001	5
Heptachlor Epoxide	ND	0.001	0.0001	5
Heptachlor	ND	0.001	0.0001	5
Methoxychlor	ND	0.001	0.0001	5
Toxaphene	ND	0.020	0.0100	5

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

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SAMPLE I.D.: VS4-0.5 LAB I.D.: 180626-27

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	2
alpha-BHC	ND	0.001	0.0001	2
beta-BHC	ND	0.001	0.0001	2
gamma-BHC (Lindane)	ND	0.001	0.0001	2
delta-BHC	ND	0.001	0.0001	2
alpha-Chlordane	ND	0.001	0.0001	2
gamma-Chlordane	ND	0.001	0.0001	2
Total Chlordane	ND	0.005	0.0005	2
4,4'-DDD	ND	0.001	0.0002	2
4,4'-DDE	0.004	0.001	0.0001	2
4,4'-DDT	0.006	0.001	0.0001	2
Dieldrin	ND	0.001	0.0002	2
Endosulfan I	ND	0.001	0.0002	2
Endosulfan II	ND	0.001	0.0002	2
Endosulfan Sulfate	ND	0.001	0.0001	2
Endrin	ND	0.001	0.0001	2
Endrin Aldehyde	ND	0.001	0.0001	2
Endrin Ketone	ND	0.001	0.0001	2
Heptachlor Epoxide	ND	0.001	0.0001	2
Heptachlor	ND	0.001	0.0001	2
Methoxychlor	ND	0.001	0.0001	2
Toxaphene	ND	0.020	0.0100	2

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

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SAMPLE I.D.: VS1-0.5

LAB I.D.: 180626-29

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	0.003	0.001	0.0001	1
4,4'-DDT	0.0009J	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor

MDL = Method Detection Limit

PQL = Practical Quantitation Limit

Actual Detection Limit = PQL X DF

J = Trace Concentration between MDL and PQL

ND = Below the Actual Detection Limit or non-detected

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SAMPLE I.D.: VS2-0.5

LAB I.D.: 180626-31

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	ND	0.001	0.0001	1
4,4'-DDT	0.002	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
 CAL-DHS CERTIFICATE # 1555



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PROJECT: 12064.001

MATRIX: SOIL
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SAMPLE I.D.: VS10-0.5

LAB I.D.: 180626-33

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	ND	0.001	0.0001	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
 CAL-DHS CERTIFICATE # 1555



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PROJECT: 12064.001

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SAMPLE I.D.: VS11-0.5

LAB I.D.: 180626-35

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	ND	0.001	0.0001	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
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SAMPLE I.D.: VS12-0.5

LAB I.D.: 180626-37

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	5
alpha-BHC	ND	0.001	0.0001	5
beta-BHC	ND	0.001	0.0001	5
gamma-BHC (Lindane)	ND	0.001	0.0001	5
delta-BHC	ND	0.001	0.0001	5
alpha-Chlordane	ND	0.001	0.0001	5
gamma-Chlordane	ND	0.001	0.0001	5
Total Chlordane	ND	0.005	0.0005	5
4,4'-DDD	ND	0.001	0.0002	5
4,4'-DDE	0.014	0.001	0.0001	5
4,4'-DDT	0.012	0.001	0.0001	5
Dieldrin	0.003J	0.001	0.0002	5
Endosulfan I	ND	0.001	0.0002	5
Endosulfan II	ND	0.001	0.0002	5
Endosulfan Sulfate	ND	0.001	0.0001	5
Endrin	ND	0.001	0.0001	5
Endrin Aldehyde	ND	0.001	0.0001	5
Endrin Ketone	ND	0.001	0.0001	5
Heptachlor Epoxide	ND	0.001	0.0001	5
Heptachlor	ND	0.001	0.0001	5
Methoxychlor	ND	0.001	0.0001	5
Toxaphene	ND	0.020	0.0100	5

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
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SAMPLE I.D.: VS5-0.5

LAB I.D.: 180626-38

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	0.001	0.001	0.0001	1
4,4'-DDT	0.002	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
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DATE RECEIVED: 06/26/18
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 DATE ANALYZED: 06/27/18
 DATE REPORTED: 06/27/18

MATRIX: SOIL
 SAMPLING DATE: 06/25/18
 REPORT TO: MR. ZACH FREEMAN

SAMPLE I.D.: GW1-0.5

LAB I.D.: 180626-39

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	ND	0.001	0.0001	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
 CAL-DHS CERTIFICATE # 1555



LABORATORY REPORT

CUSTOMER: Leighton & Associates, Inc.
 10532 Acacia, Suite B-6, Rancho Cucamonga, CA 91730
 Tel(909)527-8785 E-Mail: ZFreeman@Leightongroup.com

PROJECT: 12064.001

DATE RECEIVED: 06/26/18
 DATE EXTRACTED: 06/26/18
 DATE ANALYZED: 06/27/18
 DATE REPORTED: 06/27/18

MATRIX: SOIL
 SAMPLING DATE: 06/25/18
 REPORT TO: MR. ZACH FREEMAN

SAMPLE I.D.: GW2-0.5

LAB I.D.: 180626-41

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	ND	0.001	0.0001	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
 CAL-DHS CERTIFICATE # 1555



LABORATORY REPORT

CUSTOMER: **Leighton & Associates, Inc.**
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 Tel(909)527-8785 E-Mail: ZFreeman@Leightongroup.com

PROJECT: **12064.001**

DATE RECEIVED: 06/26/18
 DATE EXTRACTED: 06/26/18
 DATE ANALYZED: 06/27/18
 DATE REPORTED: 06/27/18

MATRIX: SOIL
 SAMPLING DATE: 06/25/18
 REPORT TO: MR. ZACH FREEMAN

SAMPLE I.D.: **GW3-0.5**

LAB I.D.: 180626-43

Organochlorine Pesticides Analysis

method: **EPA 8081A**

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	ND	0.001	0.0001	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
 CAL-DHS CERTIFICATE # 1555



LABORATORY REPORT

CUSTOMER: Leighton & Associates, Inc.
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 Tel(909)527-8785 E-Mail: ZFreeman@Leightongroup.com

PROJECT: 12064.001

DATE RECEIVED: 06/26/18
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 DATE ANALYZED: 06/27/18
 DATE REPORTED: 06/27/18

MATRIX: SOIL
 SAMPLING DATE: 06/25/18
 REPORT TO: MR. ZACH FREEMAN

SAMPLE I.D.: GW4-0.5

LAB I.D.: 180626-45

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	ND	0.001	0.0001	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
 CAL-DHS CERTIFICATE # 1555



METHOD BLANK REPORT

CUSTOMER: Leighton & Associates, Inc.
 10532 Acacia, Suite B-6, Rancho Cucamonga, CA 91730
 Tel (909) 527-8785 E-Mail: ZFreeman@Leightongroup.com
 PROJECT: 12064.001

MATRIX: SOIL
 SAMPLING DATE: 06/25/18
 REPORT TO: MR. ZACH FREEMAN
 DATE RECEIVED: 06/26/18
 DATE EXTRACTED: 06/26/18
 DATE ANALYZED: 06/26/18
 DATE REPORTED: 06/27/18

METHOD BLANK REPORT FOR LAB I.D.:

180626-9, -11, -13, -15, -17, -19, -21, -23, -25, -27, -29, -31, -33,
 -35, -37, -38, -39, -41, -43, -45

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	ND	0.001	0.0001	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

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

EPA 8081 QA/QC Report

Matrix: **Soil/Solid/Liquid(Oil)**

Date Analyzed: **6/26-27/2018**

Unit: **mg/Kg (ppm)**

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: **180626-LCS1/2**

Analyte	S.R.	spk conc	MS	%REC	MSD	%REC	%RPD	ACP %RPD	ACP %REC
Gamma-BHC	0.000	0.00500	0.00573	115%	0.00594	119%	4%	0-20%	70-130
Aldrin	0.000	0.00500	0.00567	113%	0.00581	116%	2%	0-20%	70-130
4,4-DDE	0.000	0.00500	0.00464	93%	0.00467	93%	1%	0-20%	70-130

Lab Control Spike (LCS) Recovery:

Analyte	spk conc	LCS	% REC	ACP %REC
Gamma-BHC	0.00500	0.00542	108%	75-125
Aldrin	0.00500	0.00554	111%	75-125
4,4-DDE	0.00500	0.00474	95%	75-125
Dieldrin	0.00500	0.00548	110%	75-125

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		MB	180626-9	180626-11	180626-13	180626-15	180626-17	180626-19
Tetra-chloro-meta-xylene	50-150	102%	88%	130%	125%	86%	118%	86%
Decachlorobiphenyl	50-150	86%	95%	104%	115%	85%	117%	88%

Surrogate Recovery	ACP%	%REC						
Sample I.D.		180626-21	180626-23	180626-25	180626-27	180626-29	180626-31	180626-33
Tetra-chloro-meta-xylene	50-150	107%	85%	107%	114%	131%	125%	89%
Decachlorobiphenyl	50-150	88%	97%	94%	122%	123%	126%	61%

Surrogate Recovery	ACP%	%REC						
Sample I.D.		180626-35	180626-37	180626-38	180626-39	180626-41	180626-43	180626-45
Tetra-chloro-meta-xylene	50-150	83%	129%	85%	128%	121%	116%	124%
Decachlorobiphenyl	50-150	69%	130%	77%	126%	103%	139%	115%

S.R. = Sample Result

* = Surrogate fail due to matrix interference (if Marked)

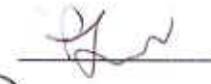
spk conc = Spike Concentration

Note: LCS, MS, MSD are in control therefore results are in control.

%REC = Percent Recovery

ACP %RPD = Acceptable Percent RPD Range

ACP %REC = Acceptable Percent Recovery Range

Analyzed and Reviewed By: 

Final Reviewer: 

LABORATORY REPORT

CUSTOMER: Leighton & Associates, Inc.
 10532 Acacia, Suite B-6, Rancho Cucamonga, CA 91730
 Tel(909)527-8785 E-Mail: ZFreeman@Leightongroup.com

PROJECT: 12064.001

MATRIX: SOIL

SAMPLING DATE: 06/25/18

REPORT TO: MR. ZACH FREEMAN

DATE RECEIVED: 06/26/18

DATE EXTRACTED: 06/26/18

DATE ANALYZED: 06/27/18

DATE REPORTED: 06/27/18

SAMPLE I.D.: PI1-0.5

LAB I.D.: 180626-47

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	ND	0.001	0.0001	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor

MDL = Method Detection Limit

PQL = Practical Quantitation Limit

Actual Detection Limit = PQL X DF

J = Trace Concentration between MDL and PQL

ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:

CAL-DHS CERTIFICATE # 1555



LABORATORY REPORT

CUSTOMER: Leighton & Associates, Inc.
 10532 Acacia, Suite B-6, Rancho Cucamonga, CA 91730
 Tel (909) 527-8785 E-Mail: ZFreeman@Leightongroup.com

PROJECT: 12064.001

MATRIX: SOIL

SAMPLING DATE: 06/25/18

REPORT TO: MR. ZACH FREEMAN

DATE RECEIVED: 06/26/18

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DATE REPORTED: 06/27/18

SAMPLE I.D.: PI2-0.5

LAB I.D.: 180626-49

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	0.0006J	0.001	0.0001	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor

MDL = Method Detection Limit

PQL = Practical Quantitation Limit

Actual Detection Limit = PQL X DF

J = Trace Concentration between MDL and PQL

ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
 CAL-DHS CERTIFICATE # 1555



LABORATORY REPORT

CUSTOMER: **Leighton & Associates, Inc.**
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PROJECT: 12064.001

DATE RECEIVED: 06/26/18
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 DATE REPORTED: 06/27/18

MATRIX: SOIL
 SAMPLING DATE: 06/25/18
 REPORT TO: MR. ZACH FREEMAN

SAMPLE I.D.: PI3-0.5

LAB I.D.: 180626-51

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	ND	0.001	0.0001	1
4,4'-DDT	0.0008J	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
 CAL-DHS CERTIFICATE # 1555



LABORATORY REPORT

CUSTOMER: **Leighton & Associates, Inc.**
 10532 Acacia, Suite B-6, Rancho Cucamonga, CA 91730
 Tel (909) 527-8785 E-Mail: ZFreeman@Leightongroup.com

PROJECT: **12064.001**

MATRIX: **SOIL**
 SAMPLING DATE: **06/25/18**
 REPORT TO: **MR. ZACH FREEMAN**

DATE RECEIVED: **06/26/18**
 DATE EXTRACTED: **06/26/18**
 DATE ANALYZED: **06/27/18**
 DATE REPORTED: **06/27/18**

SAMPLE I.D.: **PI4-0.5**

LAB I.D.: **180626-53**

Organochlorine Pesticides Analysis

method: **EPA 8081A**

Unit: **mg/Kg = Milligram Per Kilogram = PPM**

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	0.001	0.001	0.0001	1
4,4'-DDT	0.0008J	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
 CAL-DHS CERTIFICATE # 1555



LABORATORY REPORT

CUSTOMER: Leighton & Associates, Inc.
 10532 Acacia, Suite B-6, Rancho Cucamonga, CA 91730
 Tel (909) 527-8785 E-Mail: ZFreeman@Leightongroup.com

PROJECT: 12064.001

MATRIX: SOIL

SAMPLING DATE: 06/25/18

REPORT TO: MR. ZACH FREEMAN

DATE RECEIVED: 06/26/18

DATE EXTRACTED: 06/26/18

DATE ANALYZED: 06/27/18

DATE REPORTED: 06/27/18

SAMPLE I.D.: VS8-0.5

LAB I.D.: 180626-54

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	ND	0.001	0.0001	1
4,4'-DDT	0.0005J	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor

MDL = Method Detection Limit

PQL = Practical Quantitation Limit

Actual Detection Limit = PQL X DF

J = Trace Concentration between MDL and PQL

ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:

CAL-DHS CERTIFICATE # 1555



LABORATORY REPORT

CUSTOMER: Leighton & Associates, Inc.
 10532 Acacia, Suite B-6, Rancho Cucamonga, CA 91730
 Tel (909) 527-8785 E-Mail: ZFreeman@Leightongroup.com

PROJECT: 12064.001

DATE RECEIVED: 06/26/18
 DATE EXTRACTED: 06/26/18
 DATE ANALYZED: 06/27/18
 DATE REPORTED: 06/27/18

MATRIX: SOIL
 SAMPLING DATE: 06/25/18
 REPORT TO: MR. ZACH FREEMAN

SAMPLE I.D.: VS9-0.5

LAB I.D.: 180626-56

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	ND	0.001	0.0001	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
 CAL-DHS CERTIFICATE # 1555



LABORATORY REPORT

CUSTOMER: **Leighton & Associates, Inc.**
 10532 Acacia, Suite B-6, Rancho Cucamonga, CA 91730
 Tel(909)527-8785 E-Mail: ZFreeman@Leightongroup.com

PROJECT: 12064.001

MATRIX: SOIL
 SAMPLING DATE: 06/25/18
 REPORT TO: MR. ZACH FREEMAN

DATE RECEIVED: 06/26/18
 DATE EXTRACTED: 06/26/18
 DATE ANALYZED: 06/27/18
 DATE REPORTED: 06/27/18

SAMPLE I.D.: VS6-0.5

LAB I.D.: 180626-58

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	2*
alpha-BHC	ND	0.001	0.0001	2*
beta-BHC	ND	0.001	0.0001	2*
gamma-BHC (Lindane)	ND	0.001	0.0001	2*
delta-BHC	ND	0.001	0.0001	2*
alpha-Chlordane	ND	0.001	0.0001	2*
gamma-Chlordane	ND	0.001	0.0001	2*
Total Chlordane	ND	0.005	0.0005	2*
4,4'-DDD	ND	0.001	0.0002	2*
4,4'-DDE	ND	0.001	0.0001	2*
4,4'-DDT	0.001J	0.001	0.0001	2*
Dieldrin	ND	0.001	0.0002	2*
Endosulfan I	ND	0.001	0.0002	2*
Endosulfan II	ND	0.001	0.0002	2*
Endosulfan Sulfate	ND	0.001	0.0001	2*
Endrin	ND	0.001	0.0001	2*
Endrin Aldehyde	ND	0.001	0.0001	2*
Endrin Ketone	ND	0.001	0.0001	2*
Heptachlor Epoxide	ND	0.001	0.0001	2*
Heptachlor	ND	0.001	0.0001	2*
Methoxychlor	ND	0.001	0.0001	2*
Toxaphene	ND	0.020	0.0100	2*

COMMENTS:

DF = Dilution Factor

MDL = Method Detection Limit

PQL = Practical Quantitation Limit

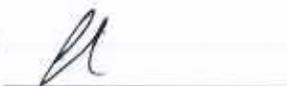
Actual Detection Limit = PQL X DF

J = Trace Concentration between MDL and PQL

ND = Below the Actual Detection Limit or non-detected

* = Actual Detection Limit Raised Due to Matrix Interference

Data Reviewed and Approved by:
 CAL-DHS CERTIFICATE # 1555



LABORATORY REPORT

CUSTOMER: **Leighton & Associates, Inc.**
 10532 Acacia, Suite B-6, Rancho Cucamonga, CA 91730
 Tel (909) 527-8785 E-Mail: ZFreeman@Leightongroup.com

PROJECT: **12064.001**

MATRIX: **SOIL**

SAMPLING DATE: **06/25/18**

REPORT TO: **MR. ZACH FREEMAN**

DATE RECEIVED: **06/26/18**

DATE EXTRACTED: **06/26/18**

DATE ANALYZED: **06/27/18**

DATE REPORTED: **06/27/18**

SAMPLE I.D.: **VS7-0.5**

LAB I.D.: **180626-60**

Organochlorine Pesticides Analysis

method: **EPA 8081A**

Unit: **mg/Kg = Milligram Per Kilogram = PPM**

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	ND	0.001	0.0001	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor

MDL = Method Detection Limit

PQL = Practical Quantitation Limit

Actual Detection Limit = PQL X DF

J = Trace Concentration between MDL and PQL

ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:

CAL-DHS CERTIFICATE # 1555



METHOD BLANK REPORT

CUSTOMER: Leighton & Associates, Inc.
 10532 Acacia, Suite B-6, Rancho Cucamonga, CA 91730
 Tel (909) 527-8785 E-Mail: ZFreeman@Leightongroup.com

PROJECT: 12064.001

MATRIX: SOIL
 SAMPLING DATE: 06/25/18
 REPORT TO: MR. ZACH FREEMAN

DATE RECEIVED: 06/26/18
 DATE EXTRACTED: 06/26/18
 DATE ANALYZED: 06/27/18
 DATE REPORTED: 06/27/18

METHOD BLANK REPORT FOR LAB I.D.:
 180626-47, -49, -51, -53, -54, -56, -58,
 -60

Organochlorine Pesticides Analysis

method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0002	1
alpha-BHC	ND	0.001	0.0001	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0001	1
alpha-Chlordane	ND	0.001	0.0001	1
gamma-Chlordane	ND	0.001	0.0001	1
Total Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0002	1
4,4'-DDE	ND	0.001	0.0001	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0002	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0002	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0001	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0001	1
Heptachlor	ND	0.001	0.0001	1
Methoxychlor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:

DF = Dilution Factor
 MDL = Method Detection Limit
 PQL = Practical Quantitation Limit
 Actual Detection Limit = PQL X DF
 J = Trace Concentration between MDL and PQL
 ND = Below the Actual Detection Limit or non-detected

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

EPA 8081 QA/QC Report

Matrix: **Soil/Solid/Liquid(Oil)**
 Unit: **mg/Kg (ppm)**

Date Analyzed: **6/27/2018**

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: **180626-LCS1/2**

Analyte	S.R.	spk conc	MS	%REC	MSD	%REC	%RPD	ACP %RPD	ACP %REC
Gamma-BHC	0.000	0.00500	0.00551	110%	0.00558	112%	1%	0-20%	70-130
Aldrin	0.000	0.00500	0.00568	114%	0.00578	116%	2%	0-20%	70-130
4,4-DDE	0.000	0.00500	0.00480	96%	0.00494	99%	3%	0-20%	70-130

Lab Control Spike (LCS) Recovery:

Analyte	spk conc	LCS	% REC	ACP %REC
Gamma-BHC	0.00500	0.00549	110%	75-125
Aldrin	0.00500	0.00566	113%	75-125
4,4-DDE	0.00500	0.00474	95%	75-125
Dieldrin	0.00500	0.00548	110%	75-125

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		MB	180626-47	180626-49	180626-51	180626-53	180626-54	180626-56	
Tetra-chloro-meta-xylene	50-150	119%	115%	126%	111%	130%	117%	115%	
Decachlorobiphenyl	50-150	121%	141%	137%	133%	124%	119%	142%	

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		180626-58	180626-60						
Tetra-chloro-meta-xylene	50-150	122%	114%						
Decachlorobiphenyl	50-150	88%	135%						

Surrogate Recovery	ACP%	%REC							
Sample I.D.									
Tetra-chloro-meta-xylene	50-150								
Decachlorobiphenyl	50-150								

S.R. = Sample Result

spk conc = Spike Concentration

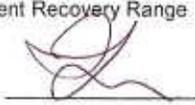
%REC = Percent Recovery

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. Laboratories
 1214 E. Lexington Avenue,
 Pomona, CA 91766
 Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
 Same Day
 24 Hours
 48 Hours
 72 Hours
 1 Week (Standard)
 Other:

RUSH

MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	SOBIA G010B PB				Misc./PO#
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SAMPLE ID	LAB ID	SAMPLING		MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	Analysis Required				COMMENTS
		DATE	TIME									
GW5-0.5	180626-9	6/29/18	0850	Soil	1	ice		X	X			
GW5-2.0	-10		0901									
GW6-0.5	-11		0910					X	X			
GW6-2.0	-12		0915									
GW7-0.5	-13		0925					X	X			
GW7-2.0	-14		0931									
GW8-0.5	-15		0945					X	X			
GW8-2.0	-16		0950									
PI7-0.5	-17		1040					X	X			
PI7-2.0	-18		1046									
PI6-0.5	-19		1110					X	X			
PI6-2.0 2.5	-20		1120									
PI5-0.5	-21		1130					X	X			
PI5-2.0	-22		1136	Soil								
PI8-0.5	-23	6/29/18	1158	Soil	1	ice		X	X			

Company Name: <i>Leighton and Associates</i>	Project Contact: <i>Zachary Freeman</i>	Sampler's Signature: <i>[Signature]</i>
Address: <i>10532 Acacia St, Suite B-6</i>	Tel: <i>909-527-8785</i>	Project Name/ID: <i>12064.001</i>
City/State/Zip: <i>Hancho Cucamonga CA 91730</i>	Fax/Email: <i>ZFreeman@leighgroup.com</i>	

Relinquished by: <i>[Signature]</i>	Received by: <i>[Signature]</i>	Date & Time: <i>6/26/18 0900</i>	Instructions for Sample Storage After Analysis: <input type="radio"/> Dispose of <input type="radio"/> Return to Client <input type="radio"/> Store (30 Days) <input type="radio"/> Other:
Relinquished by: <i>[Signature]</i>	Received by: <i>[Signature]</i>	Date & Time: <i>6/26/18 0950</i>	
Relinquished by:	Received by:	Date & Time:	

CHAIN OF CUSTODY RECORD

Date: 6-25-2018

WHITE WITH SAMPLE - YELLOW TO CLIENT

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
 Same Day
 24 Hours
 48 Hours
 72 Hours
 1 Week (Standard)
 Other:

RUSH

Misc./PO#

SAMPLE ID	LAB ID	SAMPLING TIME		MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	Analysis Required				COMMENTS
		DATE	TIME									
PT8-2.0	180626-24	6/25/18	1205	Soil	1	ice						
VS3-0.5	-25		1403			ice	X	X				
VS3-2.0	-26		1408									
VS4-0.5	-27		1420				X	X				
VS4-1.5	-28		1430									
VS1-0.5	-29		1437				X	X				
VS1-1.5	-30		1447									
VS2-0.5	-31		1515				X	X				
VS2-1.0	-32		1532									
VS10-0.5	-33		1540				X		X			
VS10-1.5	-34		1546									
VS11-0.5	-35		1554				X		X			
VS11-1.5	-36		1559									
VS12-0.5	-37		1620				X		X			
VS5-0.5	-38	6/25/18		Soil	1	ice	X		X			

Company Name:

Leighton

Project Contact:

Zachary Freeman

Sampler's Signature:

[Signature]

Address: 10532 Acacia St, Suite B6

Tel: 909-527-8785

Project Name/ID:

12064.001

City/State/Zip: Rancho Cucamonga CA 91730

Fax/Email: ZFreeman@leightongroup.com

Relinquished by:

[Signature]

Received by:

[Signature]

Date & Time: 06/26/18 0720

Instructions for Sample Storage After Analysis:

Relinquished by:

[Signature]

Received by:

[Signature]

Date & Time: 06/26/18 0750

Dispose of Return to Client Store (30 Days)

Relinquished by:

Received by:

Date & Time:

Other:

CHAIN OF CUSTODY RECORD

Date: 6-25-2018

WHITE WITH SAMPLE • YELLOW TO CLIENT

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
 Same Day
 24 Hours
 48 Hours
 72 Hours
 1 Week (Standard)
 Other:

MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	8081A	60105 AS										Misc./PO#

SAMPLE ID	LAB ID	SAMPLING TIME		MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	Analysis Required				COMMENTS
		DATE	TIME									
GW1-0.5	180626-39	6/25/18	0854	soil	1	ice		X	X			
GW1-1.5	-40		0900									
GW2-0.5	-41		0911					X	X			
GW2-1.5	-42		0915									
GW3-0.5	-43		0930					X	X			
GW3-1.5	-44		0935									
GW4-0.5	-45		0944					X	X			
GW4-1.5	-46		0948									
PI1-0.5	-47		1044					X	X			
PI1-1.5	-48		1050									
PI2-0.5	-49		1105					X	X			
PI2-1.5	-50		1112									
PI3-0.5	-51		1125					X	X			
PI3-1.5	-52		1134									
PI4-0.5	✓ -53	6/25/18	1150	Soil	1	ice		X	X			

Company Name: <i>Leighton and Associates</i>	Project Contact: <i>Zachary Freeman</i>	Sampler's Signature: <i>[Signature]</i>
Address: <i>10532 Acacia St Suite B6</i>	Tel: <i>909-927-8785</i>	Project Name/ID: <i>12064.001</i>
City/State/Zip: <i>Pomona California CA 91730</i>	Fax/Email: <i>zfreeman@leightongroup.com</i>	

Relinquished by: <i>[Signature]</i>	Received by: <i>[Signature]</i>	Date & Time: <i>6/26/18 0900</i>	Instructions for Sample Storage After Analysis: <input type="checkbox"/> Dispose of <input type="checkbox"/> Return to Client <input type="checkbox"/> Store (30 Days) <input type="checkbox"/> Other:
Relinquished by: <i>[Signature]</i>	Received by: <i>[Signature]</i>	Date & Time: <i>6/26/18 0950</i>	
Relinquished by:	Received by:	Date & Time:	

CHAIN OF CUSTODY RECORD

Date: 6-25-2018

WHITE WITH SAMPLE - YELLOW TO CLIENT

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
 Same Day
 24 Hours
 48 Hours
 72 Hours
 1 Week (Standard)
 Other:

RUSH

SAMPLE ID	LAB ID	SAMPLING DATE	TIME	MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	Analysis Required					COMMENTS	
								8081A	6010B Pb	6010B As				
VS5-1.5		6/25/18		Soil	1		ice							
VS8-0.5	8026-54		1353					X	X					
VS8-1.5	-57		1403											
VS9-0.5	-56		1414					X	X					
VS9-1.5	-57		1533											
VS6-0.5	-58		1559					X	X					
VS8-1.5	-59		1606											
VS7-0.5	-60		1540					X	X					
VS7-1.5	-61		1552											
PIA-1.5	-62		12:00											
		6/25/18		Soil	1		ice							

Company Name: Wightman and Associates		Project Contact: Zachary Freeman		Sampler's Signature: 	
Address: 10532 Arroyo St, Suite B6		Tel: 909-527-8785		Project Name/ID: 12064.001	
City/State/Zip: Hawthorne Cucamonga CA 91730		Fax: ZFreeman@wightmangrp.com			
Relinquished by:	Received by:	Date & Time: 6/26/18 09:30	Instructions for Sample Storage After Analysis:		
Relinquished by:	Received by:	Date & Time: 6/26/18 04:50	<input type="checkbox"/> Dispose of <input type="checkbox"/> Return to Client <input type="checkbox"/> Store (30 Days)		
Relinquished by:	Received by:	Date & Time:	<input type="checkbox"/> Other:		

CHAIN OF CUSTODY RECORD

Date: 6-25-2018

WHITE WITH SAMPLE • YELLOW TO CLIENT

APPENDIX H
GBA GEOENVIRONMENTAL REPORT



Leighton

Important Information about This

Geoenvironmental Report

Geoenvironmental studies are commissioned to gain information about environmental conditions on and beneath the surface of a site. The more comprehensive the study, the more reliable the assessment is likely to be. But remember: Any such assessment is to a greater or lesser extent based on professional opinions about conditions that cannot be seen or tested. Accordingly, no matter how many data are developed, risks created by unanticipated conditions will always remain. *Have realistic expectations.* Work with your geoenvironmental consultant to manage known and unknown risks. Part of that process should already have been accomplished, through the risk allocation provisions you and your geoenvironmental professional discussed and included in your contract's general terms and conditions. This document is intended to explain some of the concepts that may be included in your agreement, and to pass along information and suggestions to help you manage your risk.

Beware of Change; Keep Your Geoenvironmental Professional Advised

The design of a geoenvironmental study considers a variety of factors that are subject to change. Changes can undermine the applicability of a report's findings, conclusions, and recommendations. *Advise your geoenvironmental professional about any changes you become aware of.* Geoenvironmental professionals cannot accept responsibility or liability for problems that occur because a report fails to consider conditions that did not exist when the study was designed. Ask your geoenvironmental professional about the types of changes you should be particularly alert to. Some of the most common include:

- modification of the proposed development or ownership group,
- sale or other property transfer,
- replacement of or additions to the financing entity,

- amendment of existing regulations or introduction of new ones, or
- changes in the use or condition of adjacent property.

Should you become aware of any change, *do not rely on a geoenvironmental report.* Advise your geoenvironmental professional immediately; follow the professional's advice.

Recognize the Impact of Time

A geoenvironmental professional's findings, recommendations, and conclusions cannot remain valid indefinitely. The more time that passes, the more likely it is that important latent changes will occur. *Do not rely on a geoenvironmental report if too much time has elapsed since it was completed.* Ask your environmental professional to define "too much time." In the case of Phase I Environmental Site Assessments (ESAs), for example, more than 180 days after submission is generally considered "too much."

Prepare To Deal with Unanticipated Conditions

The findings, recommendations, and conclusions of a Phase I ESA report typically are based on a review of historical information, interviews, a site "walkover," and other forms of noninvasive research. When site subsurface conditions are not sampled in any way, the risk of unanticipated conditions is higher than it would otherwise be.

While borings, installation of monitoring wells, and similar invasive test methods can help reduce the risk of unanticipated conditions, *do not overvalue the effectiveness of testing.* Testing provides information about actual conditions only at the precise locations where samples are taken, and only when they are taken. Your geoenvironmental

professional has applied that specific information to develop a general opinion about environmental conditions. *Actual conditions in areas not sampled may differ (sometimes sharply) from those predicted in a report.* For example, a site may contain an unregistered underground storage tank that shows no surface trace of its existence. *Even conditions in areas that were tested can change, sometimes suddenly, due to any number of events, not the least of which include occurrences at adjacent sites.* Recognize, too, that *even some conditions in tested areas may go undiscovered,* because the tests or analytical methods used were designed to detect only those conditions assumed to exist.

Manage your risks by retaining your geoenvironmental professional to work with you as the project proceeds. Establish a contingency fund or other means to enable your geoenvironmental professional to respond rapidly, in order to limit the impact of unforeseen conditions. And to help prevent any misunderstanding, identify those empowered to authorize changes and the administrative procedures that should be followed.

Do Not Permit Any Other Party To Rely on the Report

Geoenvironmental professionals design their studies and prepare their reports to meet the specific needs of the clients who retain them, in light of the risk management methods that the client and geoenvironmental professional agree to, and the statutory, regulatory, or other requirements that apply. The study designed for a developer may differ sharply from one designed for a lender, insurer, public agency...or even another developer. *Unless the report specifically states otherwise, it was developed for you and only you.* Do not unilaterally permit any other party to rely on it. The report and the study underlying it may not be adequate for another party's needs, and you could be held liable for shortcomings your geoenvironmental professional was powerless to prevent or anticipate. Inform your geoenvironmental professional when you know or expect that someone else—a third-party—will want to use or rely on the report. *Do not permit third-party use or reliance until you first confer with the geoenvironmental professional who prepared the report.* Additional testing, analysis, or study may be required and, in any event, appropriate terms and conditions should be agreed to so both you and your geoenvironmental professional are protected from third-party risks. *Any party who relies on a geoenvironmental report without the express written permission of the professional who prepared it and the client for whom it was prepared may be solely liable for any problems that arise.*

Avoid Misinterpretation of the Report

Design professionals and other parties may want to rely on the report in developing plans and specifications. They need to be advised, in writing, that their needs may not have been considered when the study's scope was developed, and, even if their needs were considered, they might misinterpret geoenvironmental findings, conclusions, and recommendations. *Commission your geoenvironmental professional to explain pertinent elements of the report to others who are permitted to rely on it, and to review any plans, specifications or other instruments of professional service that incorporate any of the report's findings, conclusions, or recommendations.* Your geoenvironmental professional has the best understanding of the issues involved, including the fundamental assumptions that underpinned the study's scope.

Give Contractors Access to the Report

Reduce the risk of delays, claims, and disputes by giving contractors access to the full report, *providing that it is accompanied by a letter of transmittal that can protect you* by making it unquestionably clear that: 1) the study was not conducted and the report was not prepared for purposes of bid development, and 2) the findings, conclusions, and recommendations included in the report are based on a variety of opinions, inferences, and assumptions and are subject to interpretation. Use the letter to also advise contractors to consult with your geoenvironmental professional to obtain clarifications, interpretations, and guidance (a fee may be required for this service), and that—in any event—they should conduct additional studies to obtain the specific type and extent of information each prefers for preparing a bid or cost estimate. Providing access to the full report, with the appropriate caveats, helps prevent formation of adversarial attitudes and claims of concealed or differing conditions. If a contractor elects to ignore the warnings and advice in the letter of transmittal, it would do so at its own risk. Your geoenvironmental professional should be able to help you prepare an effective letter.

Do Not Separate Documentation from the Report

Geoenvironmental reports often include supplemental documentation, such as maps and copies of regulatory files, permits, registrations, citations, and correspondence with regulatory agencies. If subsurface explorations were performed, the report may contain final boring logs and copies of laboratory data. If remediation activities occurred on site, the report may include: copies of daily field reports; waste manifests; and information about the disturbance of subsurface materials, the type and thickness of any fill placed on site, and fill placement practices, among other types of documentation. *Do not separate supplemental documentation from the report. Do not, and do not permit any other party to redraw or modify any of the supplemental documentation for incorporation into other professionals' instruments of service.*

Understand the Role of Standards

Unless they are incorporated into statutes or regulations, standard practices and standard guides developed by the American Society for Testing and Materials (ASTM) and other recognized standards-developing organizations (SDOs) are little more than aspirational methods agreed to by a consensus of a committee. The committees that develop standards may not comprise those best-qualified to establish methods and, no matter what, no standard method can possibly consider the infinite client- and project-specific variables that fly in the face of the theoretical "standard conditions" to which standard practices and standard guides apply. In fact, these variables can be so pronounced that geoenvironmental professionals who comply with every directive of an ASTM or other standard procedure could run afoul of local custom and practice, thus violating the standard of care. Accordingly, when geoenvironmental professionals indicate in their reports that they have performed a service "in general compliance" with one standard or another, it means they have applied professional judgement in creating and implementing a scope of service designed for the specific client and project involved, and which follows some of the general precepts laid out in the referenced standard. To the extent that a report indicates "general compliance" with a standard, you may wish to speak with your geoenvironmental professional to learn more about what was and was not done. *Do not assume a given standard was followed to the letter.* Research indicates that that seldom is the case.

Realize That Recommendations May Not Be Final

The technical recommendations included in a geoenvironmental report are based on assumptions about actual conditions, and so are preliminary or tentative. Final recommendations can be prepared only by observing actual conditions as they are exposed. For that reason, you should retain the geoenvironmental professional of record to observe construction and/or remediation activities on site, to permit rapid response to unanticipated conditions. *The geoenvironmental professional who prepared the report cannot assume responsibility or liability for the report's recommendations if that professional is not retained to observe relevant site operations.*

Understand That Geotechnical Issues Have Not Been Addressed

Unless geotechnical engineering was specifically included in the scope of professional service, a report is not likely to relate any findings, conclusions, or recommendations about the suitability of subsurface materials for construction purposes, especially when site remediation has been accomplished through the removal, replacement, encapsulation, or chemical treatment of on-site soils. The equipment, techniques, and testing used by geotechnical engineers differ markedly from those used by geoenvironmental professionals; their education, training, and experience are also significantly different. If you plan to build on the subject site, but have not yet had a geotechnical engineering study conducted, your geoenvironmental professional should be able to provide guidance about the next steps you should take. The same firm may provide the services you need.

Read Responsibility Provisions Closely

Geoenvironmental studies cannot be exact; they are based on professional judgement and opinion. Nonetheless, some clients, contractors, and others assume geoenvironmental reports are or certainly should be unerringly precise. Such assumptions have created unrealistic expectations that have led to wholly unwarranted claims and disputes. To help prevent such problems, geoenvironmental professionals have developed a number of report provisions and contract terms that explain who is responsible for what, and how risks are to be allocated. Some people mistake these for “exculpatory clauses,” that is, provisions whose purpose is to transfer one party’s rightful responsibilities and liabilities to someone else. Read the responsibility provisions included in a report and in the contract you and your geoenvironmental professional agreed to. *Responsibility provisions are not “boilerplate.”* They are important.

Rely on Your Geoenvironmental Professional for Additional Assistance

Membership in the Geoprofessional Business Association exposes geoenvironmental professionals to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a geoenvironmental project. Confer with your GBA-member geoenvironmental professional for more information.



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