Draft Initial Study/Negative Declaration

Rendezvous Phase II Apartments Project

Prepared by:

City of Temecula
Community Development Department
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May 2021

Overview

This Draft Initial Study/Negative Declaration has been prepared for the Rendezvous Phase II Apartments project. An Initial Study Checklist and environmental analysis has been prepared to determine the appropriate type of California Environmental Quality Act (CEQA) document.

The CEQA Guidelines Appendix G Initial Study Checklist was updated in 2019 to modify some of the checklist questions and add additional checklist topical areas. As documented in the attached Initial Study checklist, the proposed project would not result in potentially significant impacts and no mitigation measures are required. As such, a Negative Declaration is the appropriate California Environmental Quality Act (CEQA) document for the proposed project.

City of Temecula

Initial Study / Environmental Checklist

Project Title	Rendezvous Phase II Apartments Project (Project)
Lead Agency Name and Address	City of Temecula (City) 41000 Main Street, Temecula CA 92590
Contact Person and Phone Number	Scott Cooper, Associate Planner (951) 506-5137
Project Location	The Project is located in the central northeastern portion of the City of Temecula, which is within the County of Riverside approximately 85 miles southeast of Los Angeles, 60 miles northeast of San Diego, and 25 miles inland from the Pacific Ocean (**Figure 1**). The Project is within a residential area, approximately 1.0 mile east of Interstate 15 (I-15) and 2.0 miles south of State Route 79 (SR 79) (**Figure 2**). Locally, the Project is south of Rancho California Road, west of Cosmic Drive, and east of Via Las Colinas (Project Site) (**Figure 3**). The Project Site is identified as Assessor's Parcel Numbers (APN) 944-370-001, 944-370-005, 944-370-006, 944-370-007, 944-370-008, 944-370-010, 944-370-012, and 944-370-013.
Project Sponsor's Name and Address	Pacific West Development 32823 Temecula Parkway A, Temecula, CA 92592
General Plan Designation	Professional Office (PO) and Medium Residential (M) (7-12 dwelling units/acre) (**Figure 4**)
Zoning	Planned Development Overlay (PDO-5) (**Figure 5**)
Description of Project	The proposed Rendezvous Phase II Apartments Project (Project) includes development of 134 attached apartment units within six three-story buildings on approximately 9.5 acres. The Project includes 56 one-bedroom units, 42 two-bedroom units, and 36 three-bedroom units. In addition, the Project includes a central pool, landscaped open space and recreational areas, exercise room, bicycle parking, and 280 vehicle parking spaces. Americans with Disabilities Act (ADA) accessible pathways would be provided throughout the Project Site. The Project is Phase II of the two-phase development of Temecula Village, a multi-family apartment community on a combined 22.82-acre site. Phase I, which includes 160 proposed apartment units, was approved on January 3, 2018 and is currently under construction. A total of 294 units would be constructed under Phase I and Phase II, for a combined density of 12.88 dwelling units per acre. The total building area for Phase I and II would be 228,939 square feet, for a floor area ratio of 0.69. The site plan is depicted in **Figure 6**. Project elevations are shown in **Figure 7**. The heights for the proposed structures are as follows: 39 feet, 11 inches for the six three-story apartment buildings; 18 feet, 10 inches for the garages; 11 feet for the carports; and 18 feet, 8 inches for the exercise room. Approximately 2.6 acres of the 9.5-acre Phase II Project Site would be landscaped with a combination of trees, shrubs, and ground cover. Project landscaping would comply with the City's Water Efficient Landscape Ordinance outlined in Chapter 17.32 of the Temecula Municipal Code

	(TMC). Native and drought tolerant plants would be incorporated wherever possible. The proposed site plan, building design, and landscaping would be consistent with the City of Temecula City-wide Design Guidelines (City of Temecula, 2005a) and City Residential Development Standards (Section 17.06.040 of the TMC). The Project would be designed in compliance with the California Green Building Standards Code (CalGreen). Project sustainability features would include the following: ▶ Energy efficient building materials, appliances, lighting and mechanical systems, and water efficient plumbing systems ▶ Solar panels on the roofs of the apartment buildings ▶ Electric conduit for future electric vehicle charging stations (EVCS) ▶ Bicycle parking ▶ Real-time energy monitors to track energy use ▶ New sidewalks and paving with high solar reflectivity materials ▶ City-issued water meters that track real time water use with data logging equipment if necessary ▶ Low water irrigation systems and landscaping Operations. The Project is anticipated to be open for occupancy in 2024. The Project is anticipated to house approximately 427 residents (based on the City's average household size of 3.18 persons per household). The Project is not anticipated to employ any full-time equivalent staff. Existing Site Conditions. The Project Site is currently vacant and has been previously rough graded (see Figure 8a and 8b). There are currently temporary construction trailers on-site for the Phase I development. In addition, there are three temporary sediment desilting basins on-site to treat site runoff, which will be removed once construction activities are complete. There are no permanent structures on the Project Site. Ruderal vegetation is present within the Project Site; there are no existing trees or shrubs that would require removal. Project Objectives. The Project objectives include the following: ▶ Provide high-quality apartment units that would help fulfill the City's existing and future housing demand. ▶ Promote the development of residential land uses that convey a high-quality architectural/visual image and character. ▶ Provide housing in proximity to existing transit and commercial centers to reduce regional vehicle miles traveled (VMT). Required Discretionary Actions. The Project would require the following discretionary entitlements from the City:

	▶ Development Plan approval to allow for the construction of a 134-unit apartment community within the existing PDO-5 on the south side of Rancho California Road, approximately 150 feet west of Cosmic Drive. ▶ Tentative Tract Map (TTM) approval to combine eight existing contiguous parcels into a single parcel under TTM 38043. ▶ General Plan Amendment to Medium Density Residential (M), which allows 7 to 12.9 dwelling units per acre, in existing areas designated as Professional Office (PO). ▶ Planned Development Overlay Amendment for PDO-5, Temecula Village, to allow for the development of a residential community within Phase II. As part of the amendment, the PDO-5 would be changed to Rendezvous. Because the Project would generate new vehicle trips, the applicant would also be required to pay a Transportation Uniform Mitigation Fee (TUMF) to the Western Riverside Council of Governments (WRCOG). Access and Parking. Regional access to the Project Site is provided via I-15 from the Rancho California Road interchange. Local access to the Project Site is currently provided via Rancho California Road and an existing access road that was constructed for the Phase I development. Pedestrian and vehicle access to the future development within the Project Site would be provided on this access road off Rancho California Road, with a separate driveway for emergency access only. A total of 280 parking spaces would be included throughout the Project Site, including uncovered parking stalls, carports, and assigned garage spaces. A total of 6 accessible spaces and 6 motorcycle parking spaces would be provided. Bicycle parking would also be provided. Utilities/Infrastructure Improvements. Implementation of the Project would require the extension of utilities and other infrastructure improvements to serve the development of 134 apartment units. Services include water, wastewater, storm drainage, electricity, natural gas, telecommunications, and solid waste disposal. Electricity is provided by Southern California Edison (SCE) and natural gas is provided by the Southern California Gas Company (SoCalGas). Solid waste disposal is provided by CR&R Environmental Services and a variety of companies provide telecommunications services. Water Supply. The Rancho California Water District (RCWD) is the water provider for the Project Site and the City. The Project would include connections to the existing 12-inch water servicing line within Rancho California Road. The water system design is consistent with the requirements of RCWD and the City's Public Works Department. The Project applicant would be required to pay a water service charge to RCWD to maintain and upgrade its system. Wastewater. Wastewater facilities for the Project Site and the City are provided by the Eastern Municipal Water District (EMWD). Wastewater produced by Project would be treated by the Temecula Valley Regional Water Reclamation Facility, located at 42565 Avenida Alvarado, Temecula.

	Stormwater. According to the Project's Hydrology Study (DRC Engineering, Inc., 2021a), the majority of the Project Site currently drains to the north side of the property and ultimately discharges to the existing 30-inch public storm drain along Rancho California Road. The Project Site currently experiences off-site run on from the east and south property lines. The Project is a Priority Development Project and has been designed consistent with the requirements of the City of Temecula Best Management Practice (BMP) Design Manual (City of Temecula, 2018a). The BMP Design Manual was developed in compliance with the following requirements: ▶ City of Temecula Stormwater and Urban Runoff Management and Discharge Controls Ordinance (TMC Chapter 8.28 et seq.) ▶ Regional municipal separate storm sewer system (MS4) Permit (California Regional Water Quality Control Board San Diego Region Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100) requirements for stormwater management ▶ City of Temecula Engineering and Construction Manual (City of Temecula, 2020a) ▶ City of Temecula Erosion and Sediment Control Ordinance (TMC Chapter 18.18 et seq.) In accordance with the Project's Water Quality Management Plan (WQMP) (DRC Engineering, Inc., 2021b), the Project includes source control BMPs to prevent illicit discharges into the MS4. These BMPs include reducing exposure of refuse areas, implementing sweeping and washing requirements for paved areas, stenciling or installing signage at storm drain inlets and catch basins, and screening trash enclosures. The Project also includes site design BMPs, such as maintaining existing drainage pathways and hydrologic features; minimizing impervious surface areas; and landscaping with a native and drought tolerant species to minimize the use of irrigation, fertilizers, and pesticides. BMPs that would be implemented during construction include hydroseeding and maintaining the existing on-site sediment desilting basins. Runoff from the Project Site would be conveyed through underground storm drain pipes and treated through a MaxWell drywell system (i.e., an infiltration/detention pipe system). The drywell system would remove sediment and debris from the site runoff, and the runoff would then be discharged into the soil about 20 feet below ground. Rows of 50-inch high-density polyethylene (HDPE) underground storm drain pipes would provide the treatment volume for the 85th Percentile 24-hour storm, while the drywells would be sized for a 36-hour drawdown time, per the City of Temecula Water Quality Management Plan guidelines. The drywell system would include a weir with an orifice at the outlet to discharge any additional volume from the site at a flowrate at or below the pre-developed condition. After being treated, the overflow runoff would discharge to the existing 30-inch reinforced concrete pipe (RCP) under Rancho California Road. Site Preparation and Construction. It is anticipated that construction would occur over a single phase for a duration of approximately 20 to 24 months. Site preparation would require preliminary grading cut of approximately

<table>
<tr><td></td><td>27,322 cubic yards, fill of 3,562 cubic yards, and export of 23,760 cubic yards. Because the Project Site was previously rough graded for Phase I, excavation is anticipated to be limited to a maximum depth of 3 feet below the ground surface (bgs). No acquisition of right-of-way (ROW) or easements would be required as part of the Project; all required ROW was previously dedicated as part of Phase I. Construction staging would occur on-site.

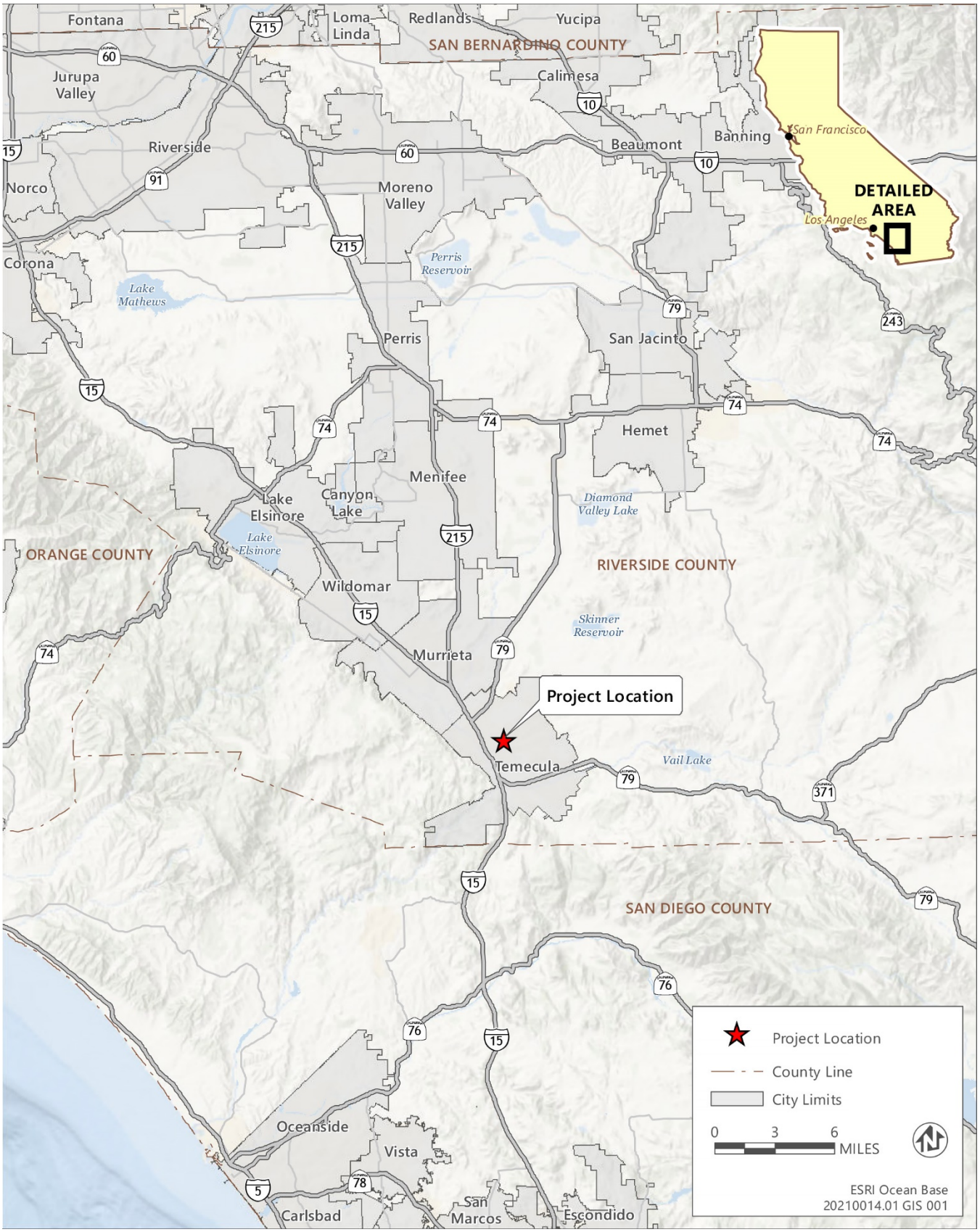
Construction equipment that would be utilized during site preparation and grading activities may include tractors, backhoes, haul trucks, graders, pavers, and water trucks. Best management practices to reduce air pollutant emissions would be implemented during construction activities, which include limiting idling to 5 minutes or less and maintaining construction equipment per manufacturer's specifications. Furthermore, construction activities would comply with CalGreen requirements, which include mandatory construction and demolition recycling.

After completion of site grading, construction of the building pad would occur, followed by project construction. Following building construction, utilities, storm drains, catch basins, sidewalks, curbs, gutters, striping, landscaping, fences, walls, and lighting would be installed.</td></tr>
<tr><td>Surrounding Land Uses and Setting</td><td>The land uses surrounding the Project Site include the following:
▶ North – The Project Site is bordered immediately to the north by Rancho California Road. The area across Rancho California Road is developed with the Portofino Apartments, which include 344 apartment units with a clubhouse and lounge; fitness center; conference room and business center; two pools with spas; basketball, tennis, and volleyball courts; picnic areas with barbeques; and covered parking and garages.
▶ West – The Project Site is bordered immediately to the west by an existing access road that provides access to the adjacent Temecula Ridge Apartment Homes. The apartment complex consists of 220 apartment units with a lounge, conference room, playground, pool and spa/hot tub, business and fitness centers, garage, and dog park.
▶ South – The Project Site is bordered immediately to the south by a construction site for the future Phase I development that consists of 160 residential units.
▶ East – The Project Site is bordered immediately to the east by a single-family residential neighborhood.</td></tr>
<tr><td>Public Agencies Whose Approval is Required</td><td>The Project is anticipated to require the following review and approvals:<table><tr><th>Agency</th><th>Action</th></tr><tr><td>City of Temecula</td><td>• Approval of Development Plan
• Adoption of Negative Declaration
• Approval of TTM
• General Plan Amendment and Planned Development Overlay Amendment
• Ministerial approvals including Water Quality Management Plan,</td></tr></table></td></tr>
</table>

		grading permit, and building permit.
	WRCOG	Administration of TUMF
	Eastern Municipal Water District	Review and approval of sewer plans
	Rancho California Water District	Review and approval of water plans
Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?	In accordance with Assembly Bill (AB) 52 and Public Resources Code Section 21080.3.1, the City sent formal notification letters of the Project, dated November 13, 2020, to the Native American tribes recommended by the Native American Heritage Commission (NAHC). These tribes include the Pechanga Band of Luiseño Indians (Pechanga Tribe), Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseño Indians (Rincon Tribe), Soboba Band of Luiseno Indians, and Torres Martinez Desert Cahuilla Indians. The City received responses from the Rincon and Pechanga Tribes on November 30, 2020 and December 15, 2020, respectively, with both tribes requesting consultation. Consultation with these tribes concluded on May 20, 2021. Refer to Section 18, Tribal Cultural Resources, of this Draft Initial Study/Negative Declaration (IS/ND) for additional information.	

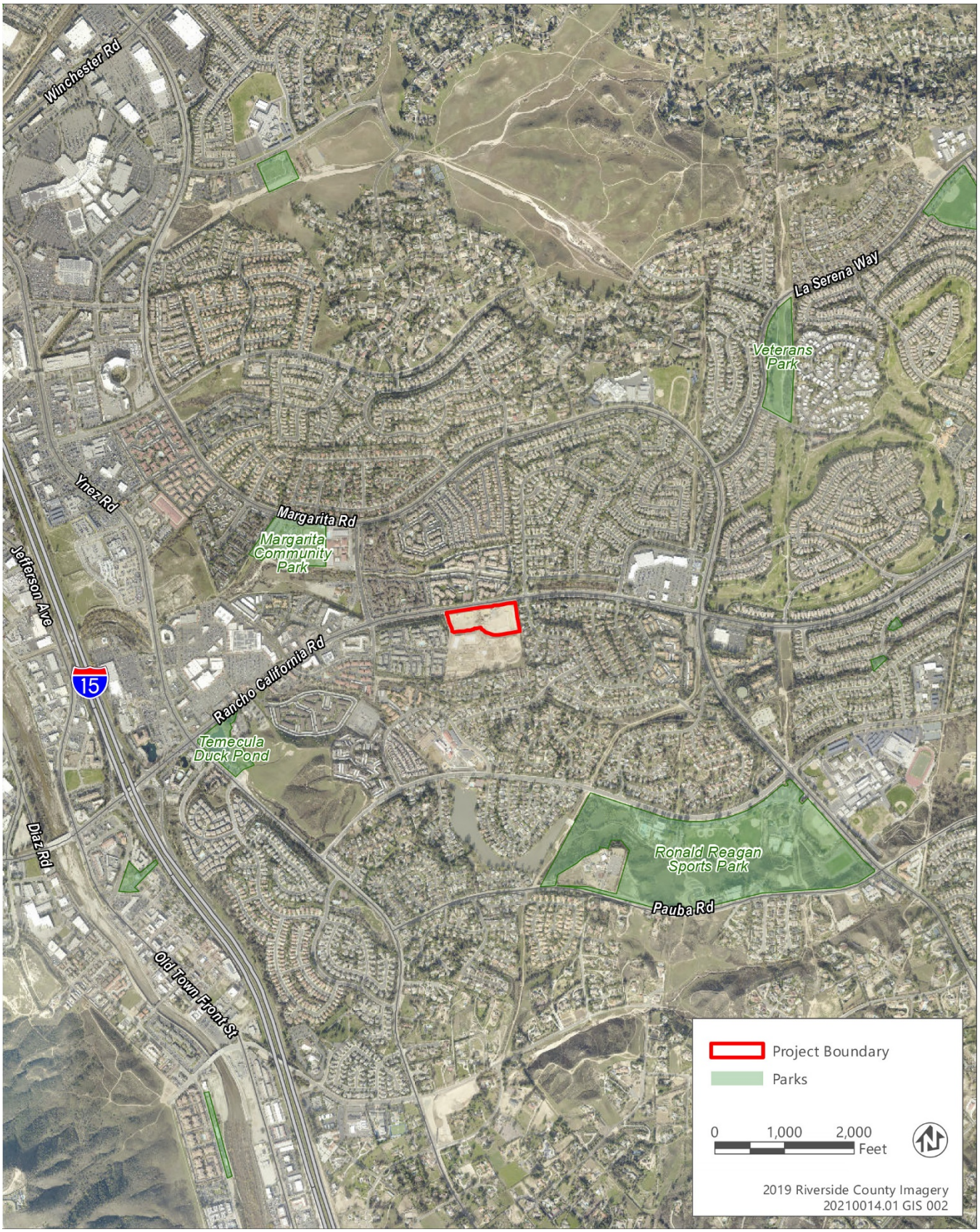
Figures

Appendices



Sources: Adapted by Ascent Environmental in 2021

Figure 1 Regional Location

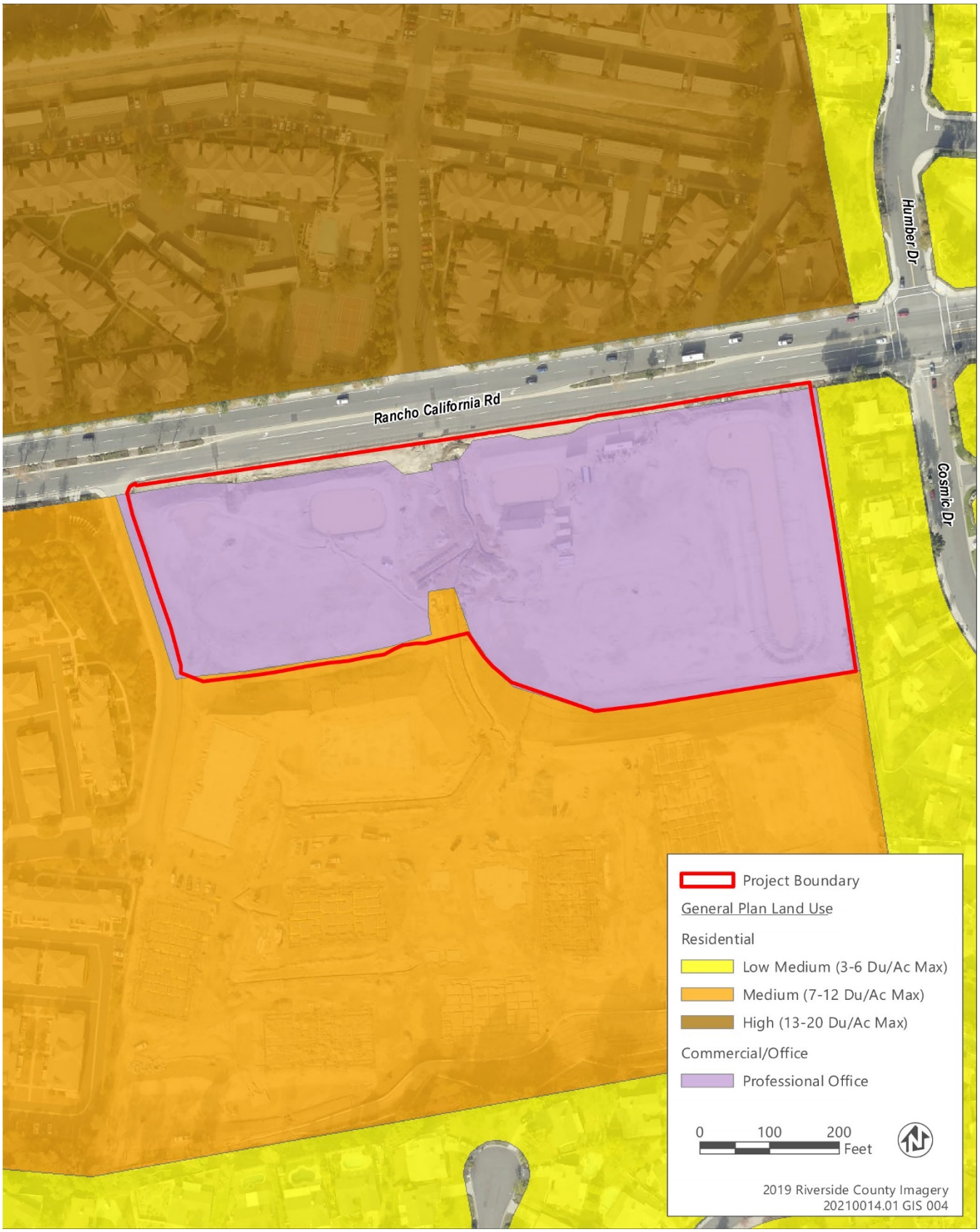


Sources: Data downloaded from Riverside County in 2021; adapted by Ascent Environmental in 2021

Figure 2 Project Vicinity

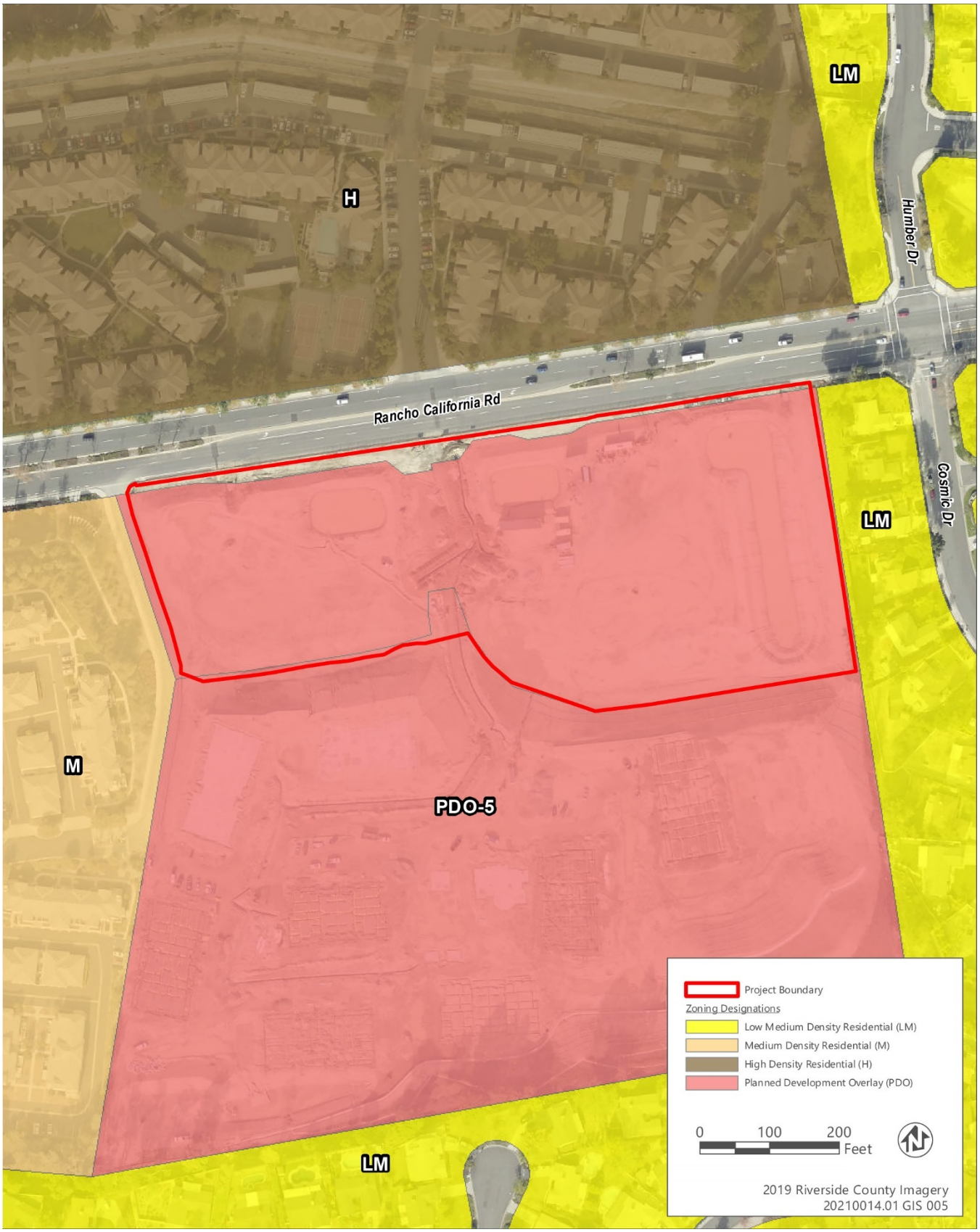
Sources: Data downloaded from Riverside County in 2021; adapted by Ascent Environmental in 2021

Figure 3 Project Site



Sources: Data downloaded from the City of Temecula in 2019; adapted by Ascent Environmental in 2021

Figure 4 Existing General Plan Land Use



Sources: Data downloaded from the City of Temecula in 2021; adapted by Ascent Environmental in 2021

Figure 5 Existing Zoning

Source: Provided by David Neault Associates in 2021

Figure 6a Site Plan

Source: Figure produced by David Neault Associates 2021

Figure 6b Site Pan

Buildings #13 and #15 (Type 3A)
End Elevation
Color Scheme 3

Buildings #14 and #17 (Type 3A)
End Elevation
Color Scheme 4

Buildings #13 and #15 (Type 3A)
Long Side Elevation
Color Scheme 3

Buildings #14 and #17 (Type 3A)
Long Side Elevation
Color Scheme 4

4uildings #13 and #15 (Type 3A)
Short Side Elevation
Color Scheme 3

Buildings #14 and #17 (Type 3A)
Short Side Elevation
Color Scheme 4

20210014.01 GRX 002

Source: Provided by John Watson Architects, Inc. in 2021

Figure 7a Project Elevations

Building #12 (Type G)
End Elevation
Color Scheme 2

Building #12 (Type G)
Side Elevation
Color Scheme 2

20210014.01 GRX 003

Source: Provided by John Watson Architects, Inc. in 2021

Figure 7b Project Elevations

Source: Photograph taken by Ascent Environmental in 2021.

View of the Project Site frontage along Rancho California Road (looking west)

Source: Photograph taken by Ascent Environmental in 2021.

View of the access roadway constructed for Phase I of the Temecula Village Apartments, which bisects the Project Site (looking south)

Figure 8a Existing Project Site Photos

Source: Photograph taken by Ascent Environmental in 2021.

View of the Project Site, which is currently vacant and has been previously rough graded (looking northwest from the access roadway)

Source: Photograph taken by Ascent Environmental in 2021.

View of the Project Site, which is currently a construction staging area for Phase I of the Temecula Village Apartments (looking east from the access roadway)

Figure 8b Existing Project Site Photos

Environmental Factors Potentially Affected			
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.			
	Aesthetics		Mineral Resources
	Agriculture and Forestry Resources		Noise
	Air Quality		Population/Housing
	Biological Resources		Public Services
	Cultural Resources		Recreation
	Energy		Transportation
	Geology/Soils		Tribal Cultural Resources
	Greenhouse Gas Emissions		Utilities/Service Systems
	Hazards and Hazardous Materials		Wildfire
	Hydrology/Water Quality		Mandatory Findings of Significance
	Land Use/Planning		

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

Signature

Date

Printed Name

City of Temecula
For

1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Have a substantial adverse effect on a scenic vista?			X	
b	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d	Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?			X	

Comments:

1.a. **Less Than Significant Impact**. A scenic vista is a viewpoint that provides expansive views of a highly valued landscape or resource, such as waterways, hills, valleys, or mountains. According to the City General Plan Open Space/Conservation Element (City of Temecula, 2005b), the City of Temecula has several scenic resources that include the western escarpment and southern ridgelines, the Santa Margarita River, slopes in the Sphere of Influence, and other important landforms and historic landscape features. The City General Plan Community Design Element (City of Temecula, 2005c) identifies goals and policies to protect public views of significant natural features, such as the local agriculture; rolling hills to the south, east, and west of the Temecula Valley; and the Murrieta and Temecula Creeks. All public and private development projects are subject to review by the City to ensure consistency with the City General Plan Community Design Element to maintain public views of scenic resources.

The Project Site is entirely graded and slopes moderately toward the north-northwest. Views from the Project Site include existing multi-family residences to the north and west, single-family residences to the east, and the construction site for the Phase I residential development to the south. In addition, the Project Site offers limited views of the Santa Ana Mountains to the west; however, these views are predominately obstructed by the intervening residential development immediately west of the Project Site.

The Project includes construction of three-story buildings (39 feet, 11 inches tall) that would conform with City height requirements and be compatible with the heights of surrounding residential developments. The Project design would also be consistent with the City General Plan Community Design Element (City of Temecula, 2005c) and City-Wide Design Guidelines (City of Temecula, 2005a). Furthermore, views of the Santa Ana Mountains from the Project Area would not be substantially obstructed by Project development due to the lower elevation of the Project Site compared to the adjacent residential development to the west. Therefore, the Project would not have a substantial adverse effect on a scenic vista. Impacts would be less than significant.

1.b. **Less Than Significant Impact**. According to the California Department of Transportation (Caltrans), the nearest Officially Designated State Scenic Highway is a 47.7-mile segment of State Route 74 (SR 74) that is located over 25 miles east of the Project Site (Caltrans, 2019). This segment of SR 74 extends from the western boundary of the San Bernardino National Forest to Route 111 in Palm Desert. The Project Site is approximately 1.0 mile east of I-15, which is listed as an eligible state scenic highway from Route 76 near the San Luis Rey River to Route 91 near the City of Corona; however, I-15 is not considered an officially designated state scenic highway.

The Project Site, nearby roadways, and surrounding land are not within an eligible or officially designated state scenic highway. Furthermore, the Project would not be visible from an eligible or officially designated state scenic highway. Therefore, the Project would not affect views to or from a state scenic highway. Based on the above discussion, the Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Impacts would be less than significant.

1.c. **Less Than Significant Impact**. The Project Site is within a developed and urbanized area in the City of Temecula. The Project Site is entirely graded and vacant, except for temporary construction trailers and sediment desilting basins. The Project includes the construction of residential apartments and would require a Planned Development Overlay Amendment, which would allow the development of multi-family residential land uses in Phase II. The proposed structures would be designed to conform with City height requirements, be consistent with the City General Plan Community Design Element (City of Temecula, 2005c) and City-Wide Design Guidelines (City of Temecula, 2005a), and be compatible with the aesthetics of surrounding residential developments (see **Figure 7**). Therefore, the Project would not conflict with applicable zoning and other regulations governing scenic quality. Impacts would be less than significant.

1.d. **Less Than Significant Impact**. The Project Site is within a developed and urbanized area in the City of Temecula. The Project Site is currently vacant with no existing light sources; however, the Project Site receives spillover light from adjacent residential developments, as well as vehicles and streetlamps on adjacent roadways.

The Project would introduce new sources of exterior and interior lighting. However, proposed lighting would be subject to light pollution regulations in TMC Section 17.22.176, the County of Riverside's Mount Palomar Light Pollution Ordinance (Ordinance No. 635), and Policy 2.5 of the City General Plan Community Design Element (City of Temecula, 2005c). Lighting would be downward shielded and dark sky compliant to minimize lighting and glare.

Daytime glare is attributed to the reflection of artificial and natural lighting off of highly reflective surfaces, such as windows. Mid- to high-rise buildings with large surface areas of reflective or mirrorlike materials are a common source of daytime glare, especially around sunrise and sunset. The Project is a three-story structure that would be built with textured, non-reflective surfaces, non-reflective (mirrored) glass, and downward shielded lighting to minimize glare and prevent spillover effects onto adjacent structures. Solar panels would be angled upward and would have low reflectivity. Therefore, the Project would not create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area. Impacts would be less than significant.

References:

Caltrans. (2019, August). *List of eligible and officially designated State Scenic Highways*. Retrieved from California State Scenic Highways: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways

City of Temecula. (2005a, August 9). *City of Temecula City-Wide Design Guidelines*. Retrieved from City of Temecula: https://temeculaca.gov/DocumentCenter/View/297/Temecula-City-Wide-Design-Guidelines-PDF?bidId=

City of Temecula. (2005b). *Open Space/Conservation Element*. Retrieved from Temecula General Plan: https://temeculaca.gov/DocumentCenter/View/287/Open-Space-Conservation-PDF?bidId=

City of Temecula. (2005c). *Community Design Element*. Retrieved from Temecula General Plan: https://temeculaca.gov/DocumentCenter/View/279/Community-Design-PDF?bidId=

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

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

Comments:

2.a. and b. **No Impact**. According to the California Department of Conservation (CDOC) Farmland Mapping and Monitoring Program, the Project Site is within an area mapped as Urban and Built-up Land (CDOC, 2016). The nearest land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is approximately 2.1 miles southwest of the Project Site. The Project Site consists of vacant land within a developed, urban area in the City of Temecula. The Project Site is bordered by Rancho California Road to the north and surrounded by residential land uses in all directions. There are no agricultural uses or related operations in proximity to the Project Site. Therefore, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

As shown in Figure 5, the Project Site is currently zoned Planned Development Overlay (PDO-5); there are no lands within or adjacent to the Project Site that are zoned for agricultural use. In addition, the Project Site and surrounding lands are not enrolled under a Williamson Act contract (CDOC, 2017). Therefore, the Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. Therefore, there would be no impact.

2.c and d. **No Impact**. The Project Site consists of vacant land within a developed, urban area in the City of Temecula. Ruderal vegetation is present within the Project Site; there are no existing trees or shrubs that would require removal. As shown in Figure 5, the Project Site is currently zoned Planned Development Overlay (PDO-5); there are no lands within or adjacent to the Project Site that are zoned for forest land or timberland production. Therefore, the Project

would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. Furthermore, the Project would not result in the loss of forest land or conversion of forest land to non-forest use. As such, there would be no impact.

2.e. **No Impact**. As discussed under Response 2.a through 2.d above, no agricultural or forest uses are located within or near the Project Site. Therefore, the Project would not involve changes in the existing environment that could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, there would be no impact.

References:

CDOC. (2016). *California Important Farmland Finder*. Retrieved from California Department of Conservation: https://maps.conservation.ca.gov/DLRP/CIFF/

CDOC. (2017). *State of California Williamson Act Land*. Retrieved from https://planning.lacity.org/eir/HollywoodCenter/Deir/ELDP/(E)%20Initial%20Study/Initial%20Study/Attachment%20B%20References/California%20Department%20of%20Conservation%20Williamson%20Map%202016.pdf

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Conflict with or obstruct implementation of the applicable air quality plan?			X	
b	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c	Expose sensitive receptors to substantial pollutant concentrations?			X	
d	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

ENVIRONMENTAL SETTING

The Project Site is in the western portion of Riverside County within the South Coast Air Basin (SCAB), an approximately 6,745 square mile area bounded by the Pacific Ocean to the west; the San Gabriel, San Bernardino, and San Jacinto mountains to the north and east; and San Diego County to the south. The SCAB includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, in addition to the Coachella Valley areas in Riverside County. The regional climate within the SCAB in considered semi-arid and is characterized by warm summers, mild winters, infrequent seasonal rainfall, moderate daytime onshore breezes, and moderate humidity. The air quality within the SCAB is primarily influenced by meteorology and a wide range of emissions sources, such as dense population centers, heavy vehicular traffic, and industry.

Air pollutant emissions within the SCAB are generated primarily by stationary and mobile sources. Stationary sources can be divided into two major subcategories: point and area sources. Point sources occur at a specific location and are often identified by an exhaust vent or stack. Examples include boilers or combustion equipment that produce electricity or generate heat. Area sources are widely distributed and include such sources as residential and commercial water heaters, painting operations, lawn mowers, agricultural fields, landfills, and some consumer products. Mobile sources refer to emissions from motor vehicles, including tailpipe and evaporative emissions, and are classified as either on-road or off-road. On-road sources may be legally operated on roadways and highways. Off-road sources include aircrafts, ships, trains, and self-propelled construction equipment. Air pollutants can also be generated by the natural environment, such as when high winds suspend fine dust particles.

The portion of Riverside County where the Project is located is currently in nonattainment for the national ambient air quality standards (NAAQS) for ozone and fine particulate matter ($PM_{2.5}$) and the California ambient air quality standards (CAAQS) for ozone, respirable particulate matter (PM_{10}), and $PM_{2.5}$ (CARB, 2019).

THRESHOLDS OF SIGNIFICANCE

The South Coast Air Quality Management District (SCAQMD) serves as the air district that regulates emissions of air pollutants within the SCAB. Guidance provided by SCAQMD indicates that a project would result in a potentially significant air quality impact if a project would (SCAQMD, 2019):

- generate construction emissions in exceedance of 100 pounds per day (lbs./day) of oxides of nitrogen (NO_X), 75 lbs./day of reactive organic gases (ROG), 150 lbs./day of PM_{10} and oxides of sulfur (SO_X), 55 lbs./day of $PM_{2.5}$, 550 lbs./day of carbon monoxide (CO), and 3 lbs./day of lead;

- generate operational emissions in exceedance of 55 lbs./day of NO_X and ROG, and $PM_{2.5}$, 150 lbs./day of PM_{10} and SO_X, 550 lbs./day of CO, and 3 lbs./day of lead;
- generate long-term operational mobile-source CO emissions that would result in, or contribute to, an exceedance of the CAAQS (exceedance of 20 parts per million [ppm] over a 1-hour period or exceedance of 9 ppm over an 8-hour period) or NAAQS (exceedance of 35 ppm over a 1-hour period or exceedance of 9 ppm over an 8-hour period) for CO;
- expose sensitive receptors to toxic air contaminant (TAC) concentrations that result in an incremental increase in cancer risk greater than 10 in one million and/or a noncarcinogenic hazard index of 1.0 or greater; and/or
- create objectionable odors.

Projects that exceed these thresholds of significance would produce emissions that would conflict with the SCAB's overall maintenance or attainment of the NAAQS and CAAQS for criteria air pollutants. The NAAQS and CAAQS represent concentrations of criteria air pollutants protective of human health and are substantiated by extensive scientific evidence. The U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) recognize that ambient air quality below these concentrations would not cause adverse health impacts to exposed receptors. In connecting an air district's (i.e., SCAQMD) thresholds of significance to its anticipated date of attainment, projects that demonstrate levels of construction and/or operational emissions below the applicable thresholds would not result in cumulatively considerable emissions that would cause an adverse health impact related to exposure to criteria air pollutants in elevated concentrations.

Similarly, projects that demonstrate emissions levels in exceedance of an applicable threshold could contribute to the continued nonattainment designation of a region or potentially degrade a region from attainment to nonattainment. Resulting acute or chronic respiratory and cardiovascular illness could occur, with symptoms including coughing, difficulty breathing, chest pain, eye and throat irritation, and, in extreme cases, death caused by exacerbation of existing respiratory and cardiovascular disease, cancer, impaired immune and lung function.

Projects that generate odors would be subject to SCAQMD's Rule 202, "Nuisance," which stipulates that persons shall not discharge quantities of odors or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of persons or to the public.

3.a. **Less than Significant Impact**. The 2016 Air Quality Management Plan (2016 AQMP) serves as SCAQMD's state implementation plan (SIP) submittal to CARB to track the path towards the SCAB reaching attainment under the NAAQS and CAAQS (SCAQMD, 2017). The project-level thresholds of significance identified below in the discussion under Response 3.b. were developed by SCAQMD in consideration of the AQMP and efforts to achieve attainment of ambient air quality standards. Therefore, projects that emit criteria air pollutants and precursors in levels below these thresholds would be consistent with the 2016 AQMP.

Emissions of criteria pollutants and precursors were modeled using the California Emissions Estimator Model (CalEEMod) Version 2016.3.2 computer program (CAPCOA, 2016). Detailed information regarding modeling assumptions and outputs can be found in Appendix A. Project construction would generate exhaust emissions from construction equipment and vehicle trips, fugitive dust from ground disturbing activities, and off-gas emissions from architectural coatings and paving. Operation of the Project would increase the amount of operational air emissions from vehicles accessing the Project Site (mobile sources), natural gas consumption (energy sources), and use of consumer products and operation of landscaping equipment (area sources). However, as discussed below, construction and operation of the Project would not result in daily emissions in exceedance of the SCAQMD's CEQA thresholds of significance for emissions of ROG, NO_X, PM_{10}, and $PM_{2.5}$. As discussed above, the SCAB is in nonattainment for several of the NAAQS (ozone and $PM_{2.5}$) and CAAQS (ozone, PM_{10}, and $PM_{2.5}$). Because emissions of ROG, NO_X, $PM_{2.5}$, and PM_{10} would not exceed these thresholds, construction- and operation-related emissions of criteria air pollutants and precursors would not conflict with an applicable AQMP. Therefore, impacts would be less than significant.

3.b. **Less than Significant Impact**. As discussed above, construction of the Project would generate criteria pollutants and precursor emissions from the use of heavy-duty equipment, worker commute trips, and fugitive dust emissions. Construction would commence in 2022 and occur over a 24-month period ending in 2024. Air quality calculations are included in Appendix A. Table 3-1 summarizes the projected construction emissions that would be generated by the Project.

Table 3-1 Maximum Daily Emissions of Criteria Pollutants and Precursors Associated with Construction of the Project

Year	ROG (lb./day)	NO_X (lb./day)	PM_{10} (lb./day)	$PM_{2.5}$ (lb./day)
2022	2.0	39	8	4
2023	21	14	3	1
2024	21	1	<1	<1
SCAQMD Significance Criteria	75	100	150	55
Exceeds Thresholds?	No	No	No	No

Notes: ROG = reactive organic gases, NO_X = oxides of nitrogen, PM_{10} = respirable particulate matter, $PM_{2.5}$ = fine particulate matter, lb./day = pounds per day, SCAQMD = South Coast Air Quality Management District

Source: Modeling conducted by Ascent Environmental in April 2021 using CalEEMod v. 2016.3.2

As shown in Table 3-1, construction-generated emissions of ROG, NO_X, PM_{10}, and $PM_{2.5}$ would not exceed SCAQMD's CEQA thresholds of significance.

The Project would generate emissions associated with typical activities associated with residential land uses including mobile source emissions from residents' use of vehicles, persons visiting residents of the Project Site, and worker commute trips. The Project is not anticipated to employ any full-time equivalent staff. Natural gas would also be directly consumed on-site from natural gas–powered stove tops and fireplaces as well as indirectly consumed to produce energy to power the Project. The infrequent application of paint, use of consumer products and landscaping equipment, and application of fertilizers on landscaped areas would also result in operational emissions of air pollutants. Table 3-2 summarizes the projected operations-related emissions associated with the Project.

Table 3-2 Maximum Daily Operational Emissions of Criteria Pollutants and Precursors for the Project

Source	ROG (lb./day)	NO_X (lb./day)	PM_{10} (lb./day)	$PM_{2.5}$ (lb./day)
Mobile	41	3	111	11
Energy	<1	<1	<1	<1
Area	1	8	6	2
Total	**42**	**11**	**17**	**13**
SCAQMD Significance Criteria	55	55	150	55
Exceeds Thresholds?	No	No	No	No

Notes: ROG = reactive organic gases; NO_X = oxides of nitrogen; PM_{10} = respirable particulate matter; $PM_{2.5}$ = fine particulate matter lb./day = pounds per day;
SCAQMD = South Coast Air Quality Management District

Source: Modeling conducted by Ascent Environmental in April 2021 using CalEEMod v. 2016.3.2

As shown in Table 3-2, operational emissions of criteria pollutants and precursors would not exceed the applicable SCAQMD's CEQA thresholds of significance. Thus, construction- and operation-related emissions of ROG, NO_X, $PM_{2.5}$, and PM_{10} would be less than significant.

3.c. **Less than Significant Impact.** Implementation of the Project would not introduce any new long-term operational sources of TACs. Therefore, construction-related TACs will comprise the analysis of substantial pollutant concentrations.

In relation to air quality, sensitive receptors include infants and children, the elderly, people with illnesses, or others who are especially sensitive to the adverse health effects of air pollutants (discussed previously). Hospitals, schools, convalescent facilities, and residential housing are examples of land uses with populations who are sensitive to air quality impacts. Existing sensitive receptors include residences to the north, south, east, and west of the Project Site. In addition, Vail Elementary School and Temecula Elementary School are sensitive receptors located approximately 0.2 mile southwest and 0.3 mile northwest of the Project Site, respectively.

Construction-related activities would result in temporary, intermittent emissions of diesel particulate matter (PM) from the exhaust of heavy-duty off-road diesel equipment used for construction of the Project. On-road, diesel-powered haul trucks traveling to and from the Project Site during construction to deliver materials and equipment would not operate at a single location for extended periods and therefore would not expose a sensitive receptor to excessive diesel PM emissions. This analysis focuses primarily on heavy duty construction equipment used on-site that may affect nearby off-site land uses.

Particulate exhaust emissions from diesel-fueled engines (i.e., diesel PM) were identified as a TAC by CARB in 1998. The potential cancer risk from inhaling diesel PM outweighs the potential for all other diesel PM-related health impacts (i.e., noncancer chronic risk, short-term acute risk) and health impacts from other TACs (CARB, 2015). Chronic and acute exposure to noncarcinogens is expressed as a hazard index, which is the ratio of expected exposure levels to an acceptable reference exposure level. As shown in Table 3-1 above, maximum daily exhaust emissions of PM_{10}, which is considered a surrogate for diesel PM, would be up to 7.55 lbs./day during construction.

The dose to which receptors are exposed is the primary factor used to determine health risk (i.e., potential exposure to TAC levels that exceed applicable standards). Dose is a function of the concentration of a substance in the environment and the duration of exposure to the substance. It is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for any exposed receptor. Thus, the risks estimated for an exposed individual are higher if the exposure occurs over a longer period. According to the Office of Environmental Health Hazard Assessment (OEHHA), HRAs, which determine the exposure of sensitive receptors to TACs, should be based on a 70- or 30-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the project (OEHHA, 2015). For this reason, it is important to consider that the use of heavy-duty off-road diesel equipment would be limited to a 24-month construction period.

In addition, studies show that diesel PM is highly dispersive and that concentrations of diesel PM decline with distance from the source (e.g., 500 feet from a freeway, the concentration of diesel PM decreases by 70 percent) (CARB, 2005).

Considering the highly dispersive properties of diesel PM, the relatively low mass of diesel PM emissions that would be generated during project construction, and the relatively short period during which diesel PM-emitting construction activity would take place in the same location near the same receptors, it is anticipated construction-related TACs would not expose sensitive receptors to an incremental increase in cancer risk that exceeds 10 in one million or a hazard index of 1.0 or greater. Therefore, impacts would be less than significant.

3.d. **Less Than Significant Impact**. Odors are typically associated with industrial activities involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes. Odors are also associated with such uses as sewage treatment facilities and landfills. Implementation of the Project would result in the future development of 134 apartment units. This use would not introduce any major odor-producing uses that would have the potential to affect a substantial number of people. It is expected refuse generated from future development of the Project would be temporarily stored in covered containers and would be removed at regular intervals in compliance with the City's solid waste regulations. Activities and materials associated with construction would be typical of construction projects of similar type and size. Any odors that may be generated during construction of future development of the Project would be localized and would not be sufficient to affect a substantial number of people or result in a nuisance as defined by SCAQMD Rule 402. Therefore, impacts would be less than significant.

References:

CAPCOA. (2016). *CalEEMod Version 2016.3.2*. Retrieved from California Air Pollution Control Officers Association: http://www.capcoa.org/caleemod/

CARB. (2005, April). *Air Quality and Land Use Handbook: A Community Health Perspective*. Retrieved from California Air Resources Board: https://ww3.arb.ca.gov/ch/handbook.pdf

CARB. (2015, March 17). *User Manual for the Hotspots Analysis and Reporting Program Air Dispersion Modeling and Risk Assessment Tool Version 2*. Retrieved from California Air Resources Board: https://ww2.arb.ca.gov/sites/default/files/classic//toxics/harp/docs2/harp2admrtuserguide.pdf

CARB. (2019). *Maps of State and Federal Area Designations*. Retrieved from California Air Resources Board: https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations

OEHHA. (2015, February). *Air Toxics Hot Spots Program Risk Assessment Guidelines. Retrieved from Office of Environmental Health Hazard Assessment*: https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf

SCAQMD. (2017, March). *Final 2016 Air Quality Management Plan*. Retrieved from South Coast Air Quality Management District: http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15

SCAQMD. (2019, April). *South Coast AQMD Air Quality Significance Thresholds*. Retrieved from South Coast Air Quality Management District: http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2.%20Accessed%20November%2012,%202019

4. BIOLOGICAL RESOURCES. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Comments:

4.a. **No Impact.** Although there is potential for special-status plant or animal species to occur within the Project Site based on geographical range, the Project Site has been previously rough graded and does not contain any suitable habitat for special-status species. Therefore, the Project would not have a substantial adverse effect on a candidate, sensitive, or special-status species and there would be no impact.

4.b and c. **No Impact.** Riparian habitats are those habitats located along banks or rivers or streams. Sensitive natural communities are natural communities that are considered rare in the region by the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), or local regulatory agencies; that are known to provide habitat for sensitive animal or plant species; or are known to be significant wildlife corridors. Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include swamps, marshes, bogs, mudflats, and vernal pools.

The Project Site has been previously rough graded and is currently vacant. The Project Site does not contain any riparian habitat, sensitive natural communities, or state or federally protected wetlands. Therefore, there would be no impact.

4.d. **No Impact.** The Project Site is not within a wildlife corridor and does not serve as a native wildlife nursery site. In addition, the study area does not contain any vegetation that could provide suitable habitat for nesting birds protected under the Migratory Bird Treaty Act. Therefore, the project is not anticipated to affect wildlife movement through the area and there would be no impact.

4.e. **No Impact.** The City's Heritage Tree Ordinance (TMC Chapter 8.48) protects heritage trees, which include Oak, California Bay Laurel, California Black Walnut, California Holly, and California Sycamore trees, as well as other trees of special significance to the community. The Project Site has been previously rough graded and does not contain any trees or other locally protected biological resources. Therefore, there would be no impact.

4.f. **No Impact.** The Project Site is within the boundaries of the Western Riverside County Regional Conservation Authority (RCA) Multiple Species Habitat Conservation Plan (MSHCP) (RCA, 2018). However, the Project Site is not located within a Criteria Cell identified by the MSHCP or within MSHCP conserved lands. In addition, the Project Site is not located within a survey area for amphibians, owls, criteria area species, mammals, narrow endemic plants, or invertebrates. As a result, the RCA is not required to review the Project. Furthermore, the Project Site has been previously rough graded and does not contain any biological resources. Therefore, there would be no impact.

References:

RCA. (2018, November 5). *RCA MSHCP Information Map*. Retrieved from Western Riverside County Regional Conservation Authority: https://wrcrca.maps.arcgis.com/apps/webappviewer/index.html?id=a73e69d2a64d41c29ebd3acd67467abd

5. CULTURAL RESOURCES. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				X
b	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c	Disturb any human remains, including those interred outside of formal cemeteries?			X	

Comments:

5.a. **No Impact**. A historical resource is defined in Section 15064.5(a)(3) of the CEQA Guidelines as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as being associated with significant events, important persons, or distinctive characteristics of a type, period, or method of construction; representing the work of an important creative individual; possessing high artistic values; or yielding information important in prehistory or history. Resources listed in or determined eligible for the California Register of Historical Resources, included in a local register, or identified as significant in a historic resource survey are also considered historical resources under CEQA.

The Project Site is currently vacant and is surrounded by recent residential developments. The Project Site has been previously rough graded and contains temporary construction trailers; there are no permanent structures on-site. According to Figure OS-2 of the City General Plan Open Space/Conservation Element (City of Temecula, 2005b), the Project Site is not located near a historical structure or historic site. Therefore, the Project would not cause a substantial adverse change in the significance of a historical resource; there would be no impact.

5.b. **No Impact**. Section 15064.5(a)(3)(D) of the State CEQA Guidelines generally defines archaeological resources as any resource that "has yielded, or may be likely to yield, information important in prehistory or history." Archaeological resources are features, such as tools, utensils, carvings, fabric, building foundations, etc., that document evidence of past human endeavors and that may be historically or culturally important to a significant earlier community.

The Project Site is currently vacant and has been previously rough graded. Based on the subsurface investigation completed for the Geotechnical Evaluation (EEI Engineering Solutions, 2019), engineered artificial fill was encountered at the surface and extended to relatively shallow depths (approximately 5 feet bgs). Because excavation would be limited to approximately 3 feet bgs and entirely within artificial fill, impacts on archaeological resources are not anticipated during Project construction. Project operation would not involve ground-disturbing activities that would adversely affect an archaeological resource. Therefore, there would be no impact.

5.c. **Less Than Significant Impact**. As discussed under Response 5.b., the Project Site is currently vacant and has been previously rough graded. Project construction would require excavation that would be limited to 3 feet bgs and entirely within artificial fill. Therefore, it is not anticipated that Project construction would disturb previously unknown human remains.

In the unlikely event that human remains are unearthed during ground-disturbing activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. The project applicant shall comply with provisions of Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. The Riverside County Coroner shall be notified immediately upon discovery of human remains. If the remains are determined to be human remains, the Native American Heritage Commission (NAHC) shall be notified as per the

Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98. In accordance with Public Resources Code Section 5097.98 the NAHC would determine and notify the Most Likely Descendant. The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097 would provide an opportunity to avoid or minimize the disturbance of human remains, and to appropriately treat any remains that are discovered. Project operation would not involve ground-disturbing activities that would have the potential to disturb human remains. Therefore, impacts would be less than significant.

References:

City of Temecula. 1993. *Temecula General Plan*. Updated 2005, Open Space Conservation Element, Figure OS-2, Historic Structures and Sites, page OS-16.

6. ENERGY. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

6.a. **Less than Significant Impact**. Energy resources, such as electrical power, would be consumed to construct and operate the Project. The demand would be largely supplied from existing electrical services in the vicinity of the Project Site. Levels of construction- and operation-related energy consumption by the project are measured in megawatt-hours (MWh) of electricity, million Btu (MMBtu) of natural gas, and gallons of gasoline and diesel fuel. Energy Calculations are included in Appendix A.

Energy consumption estimates were calculated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 computer program (CAPCOA, 2016). Construction fuel consumption was calculated for CalEEMod default heavy-duty construction equipment based on anticipated daily usage (hours per day), days used, and worker commute trip VMT. For a conservative approach, the modeling assumes non-phased material import/export (i.e., the trucks would import/export material only one way). Yearly operational MWh of electricity and MMBtu of natural gas consumption were derived from CalEEMod defaults for the modeled land use. Operational diesel and gasoline consumption was calculated using CARB's 2017 EMissions FACtor (EMFAC) model and annual project-generated VMT. Since the Project is not anticipating employing any full-time equivalent staff, the commercial VMT is assumed to be zero. Where project-specific information was not known, CalEEMod default values based on the Project's location were used. Table 6-1 summarizes the levels of energy consumption for each phase of construction and Table 6-2 summarizes the levels of energy consumption for the first year of operation during the buildout year of 2024. Table 6-3 summarizes the gasoline and diesel consumption estimated for the project in 2024. See Appendix A for more calculations and assumptions.

Table 6-1 Construction Energy Consumption

Year	Diesel (Gallons)	Gasoline (Gallons)
2022	218,131	15,734
2023	19,376	18,540
Total	**237,507**	**34,275**

Notes: Gasoline gallons include on-road gallons from worker trips. Diesel gallons include off-road equipment and on-road gallons from worker and vendor trips.

Source: Calculations by Ascent Environmental in 2021. See Appendix A for more calculations and assumptions.

Table 6-2 Operational Energy Consumption

Land Use/Energy Type	Energy Consumption	Units
Congregate Care		
Electricity	654	MWh/year
Natural Gas	1695	MMBtu/year

Notes: MWh/year = megawatt-hours per year; MMBtu/year = million British thermal units per year.

Source: Calculations by Ascent Environmental in 2021. See Appendix A for more calculations and assumptions.

Table 6-3 Gasoline and Diesel Consumption in 2024

Vehicle Category	Gasoline (gal/year)	Diesel (gal/year)
Passenger Vehicles	280	42,800
Trucks	37,898	39,036
Buses	411	625
Other Vehicles	64	296
Total (All Vehicle Types)	**38,653**	**82,757**

Notes: gal/year = gallons per year.

Source: Calculations by Ascent Environmental in 2021. See Appendix A for more calculations and assumptions.

A project that could introduce substantial energy demand such that additional energy-related infrastructure and facilities (e.g., power plant) would need to be built and would result in physical environmental effects would be considered a significant energy impact.

The energy needs for the Project Site are served by SoCalGas (gas) and SCE (electricity). During construction, the Project would require energy for haul trips, equipment use, and worker commute trips. Equipment and vehicles would primarily be powered by diesel fuel and would likely require minimal electricity. The fuel consumption from construction vehicles and equipment would be temporary and would represent a negligible increase in regional energy consumption. Best management practices to reduce air pollutant emissions would be implemented during construction activities, which would contribute to reductions in energy consumption. Idling would be limited to 5 minutes or less and construction equipment would be maintained per manufacturer's specifications. Furthermore, construction activities would comply with CalGreen requirements, which include mandatory construction and demolition recycling.

Once operational, energy would be required to power on-site buildings. The Project design would be required to comply with the City's Sustainability Plan (City of Temecula, 2010) and California's Building Standards Code, including CalGreen requirements (Title 24, Part 11). Project sustainability features would include the following:

- Energy efficient building materials, appliances, lighting and mechanical systems, and water efficient plumbing systems
- Solar panels on the roofs of the apartment buildings
- Electric conduit for future electric vehicle charging stations (EVCS)
- Bicycle parking
- Real-time energy monitors to track energy use
- New sidewalks and paving with high solar reflectivity materials
- City-issued water meters that track real time water use with data logging equipment if necessary
- Low water irrigation systems and landscaping

The increased energy demand from Project implementation would not be substantial such that new energy-related infrastructure and facilities would need to be constructed. The existing power supply and associated infrastructure of SoCalGas and SCE would be capable of satisfying new energy demand generated by the Project. For this reason, energy consumption under the Project would not be "wasteful, inefficient, or unnecessary." Therefore, impacts would be less than significant.

6.b. **Less than Significant Impact.** See Response 6.a. As discussed above, Project construction and design would be required to comply with the City's Sustainability Plan (City of Temecula, 2010) and California's Building Standards Code, including CalGreen requirements (Title 24, Part 11). Therefore, the Project would not conflict with a state or regional plan related to the increased use of renewable energy or improved energy efficiency. Impacts would be less than significant.

References:

CAPCOA. (2016). *CalEEMod Version 2016.3.2*. Retrieved from California Air Pollution Control Officers Association: http://www.capcoa.org/caleemod/

City of Temecula. (2010, June 22). *Sustainability Plan.* Retrieved from City of Temecula: http://laserfiche.cityoftemecula.org/weblink/2/doc/241368/Electronic.aspx

7. GEOLOGY AND SOILS. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
	ii. Strong seismic ground shaking?			X	
	iii. Seismic-related ground failure, including liquefaction?			X	
	iv. Landslides?				X
b	Result in substantial soil erosion or the loss of topsoil?			X	
c	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

Comments:

7.a.i. **Less Than Significant Impact.** The Project Site is within the seismically active region of Southern California. Ground shaking occurs from numerous faults within the region. Faults originate over long periods of time when the earth's crust is fractured because of uneven rock movements along a line. A fault trace is the line on the earth's surfacing which defines a fault. Due to the location of the Project, fault rupture and consequent ground shaking activities are expected to occur over the lifetime of the Project.

According to Figure PS-1 of the City General Plan Public Safety Element (City of Temecula, 2005d), the City of Temecula contains one active fault, the Elsinore fault, approximately 0.6 mile west of the Project Site. Faults nearby the City include the San Andreas, San Jacinto, San Gabriel, Newport-Inglewood, Sierra Madre-Santa Susana-Cucamonga, Rose Canyon, Coronado Banks, San Diego Trough, and San Clemente Island faults.

The California Geological Survey (CGS) identifies and defines active earthquake fault zones to assist with planning, zoning, and creation of building codes to reduce seismic risks. According to the CGS, the Project Site does not contain any known faults and is not located within an Alquist-Priolo Earthquake Fault Zone (CGS, 2019). Therefore, development of the Project would result in a less than significant impact related to the rupture of a known earthquake fault.

7.a.ii. **Less Than Significant Impact.** As discussed under Response 7.a.i., the City contains one active fault, the Elsinore fault, which traverses the City and has historically experienced earthquakes of moderate magnitude. Other nearby faults to the City include the San Andreas, San Jacinto, San Gabriel, Newport-Inglewood, Sierra Madre-Santa Susana-Cucamonga, Rose Canyon, Coronado Banks, San Diego Trough, and San Clemente Island faults. Thus, the Project Site

would be subject to shaking during earthquake events. Due to the Project's location and proximity to several fault lines, it is likely that ground shaking events would occur during the lifetime of the Project.

Construction and building design of the Project is subject to the City's Building Code, which incorporates the 2019 California Building Code (CBC) standards. The City's Building Code and the 2019 CBC requires implementation of seismic design standards to reduce seismically induced risks. Therefore, development of the Project would result in a less than significant impact related to strong seismic ground shaking.

7.a.iii. **Less Than Significant Impact.** Liquefaction is a phenomenon that occurs when a high-intensity seismic event causes loose, saturated, granular soils to act as a fluid. Factors that influence liquefaction potential include depth of groundwater, composition of soils, and intensity and duration of ground shaking.

According to CGS, portions of the Project Site are within a liquefaction zone (CGS, 2019). Based on the Geotechnical Evaluation for the Project (EEI Engineering Solutions, 2019), there is low probability of liquefaction, seismically induced settlement, and lateral spreading at the Project Site because of the lack of shallow groundwater and the presence of formational materials at shallow depths underlying the recently placed engineered fill at the Project Site. Furthermore, adherence to the City's Building Code and 2019 CBC would reduce the likelihood of impacts from seismic-related ground failure, which include liquefaction. Therefore, development of the Project would result in a less than significant impact related to liquefaction.

7.a.iv. **No Impact**. According to CGS, the Project Site is not within a landslide zone (CGS, 2019). The Project Site is relatively flat, with gentle perimeter fill slopes and a drainage ditch that transect the northwestern corner of the property. Based on the Geotechnical Evaluation (EEI Engineering Solutions, 2019), there is negligible potential for landslides or slope instabilities to occur at the Project Site. Therefore, the Project would have no impact related to landslides.

7.b. **Less Than Significant Impact**. Soil erosion refers to the process by which soil or earth material is loosened or dissolved and removed from its original location. Erosion can occur by varying processes and may occur in the Project Site where bare soil is exposed to wind or moving water (both rainfall and surface runoff). The processes of erosion are generally a function of material type, terrain steepness, rainfall or irrigation levels, surface drainage conditions, and general land uses.

The Project Site is within the jurisdiction of the San Diego Regional Water Quality Control Board (SDRWQCB) and the Project would be subject to all existing regulations associated with the protection of water quality, including erosion and sediment control. All projects that result in a disturbance area of more than 1 acre (43,560 square feet) are required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The Construction General Permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP), which includes BMPs for erosion and sediment control.

The existing Project site consists of approximately 9.5 acres of pervious surface area. Project-related construction activities that include ground surface disruption such as excavation, grading, and trenching would increase the potential for erosion to occur. As discussed in the WQMP (DRC Engineering, Inc., 2021b), the Project would result in a disturbed area of 414,028 square feet (approximately 9.5 acres); therefore, the Project must comply with the requirements of the Construction General Permit issued by the SDRWQCB. The Project would require preparation of a SWPPP with BMPs to control erosion. In addition, the Project would include construction BMPs necessary to comply with the City's Erosion and Sediment Control Ordinance (TMC Chapter 18.18 et seq.) and the City's Engineering and Construction Manual (TMC Chapter 18) (City of Temecula, 2020a). Furthermore, the Project would comply with SCAQMD Rule 403 (Fugitive Dust), which requires daily watering of unpaved areas to stabilize soil and prevent wind erosion events.

Once operational, the Project Site would consist of approximately 4.76 acres of impervious area (i.e., buildings, roadways, and parking lots) and 4.74 acres of pervious area. The Project design would be consistent with the Riverside County Low Impact Development (LID) Manual (Riverside County Flood Control Water Conservation District, 2011) and the City's BMP Design Manual (City of Temecula, 2018a). As described in the WQMP (DRC Engineering, Inc., 2021b), the Project design would include BMPs to reduce erosion from operational runoff, such as an infiltration/detention pipe

system to collect runoff from paved areas and landscaping to stabilize soils in unpaved areas. With adherence to applicable rules and regulations and implementation of BMPs and LID practices, the Project would result in a less than significant impact related to erosion and topsoil.

7.c. **Less Than Significant Impact**. Subsidence is the sudden collapse of the ground's surface that occurs because of a subsurface gap or void. Subsidence is typically caused by withdrawal of groundwater or oil resources or wells beneath a surface. According to the California Geologic Energy Management Division (CalGEM), there are no groundwater or oil wells within the Project Site (CalGEM, 2019); therefore, subsidence is not expected to occur. In addition, as previously discussed under Responses 7.a.iii and 7.a.iv above, there is low potential for liquefaction or landslides to occur on the Project Site. Project design would be consistent with the 2019 CBC requirements, which would reduce impacts from on- or off-site landslides, lateral spreading, subsidence, or collapse. Therefore, development of the Project would result in a less than significant impact related to stability hazards.

7.d. **Less Than Significant Impact**. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. Based on the Geotechnical Evaluation (EEI Engineering Solutions, 2019), the near surface on-site soils are anticipated to have a low to moderate expansion potential and hazards related to expansive soil are not anticipated. Although not anticipated, expansive soils, if encountered within the Project Site, would be removed and/or replaced as part of standard construction practices pursuant to the City and 2019 CBC building requirements. Therefore, development of the Project would result in less than significant impacts associated with expansive soils and substantial risks to life or property would not occur.

7.e. **No Impact**. Septic tanks or other similar alternative wastewater disposal systems are not proposed under the Project. Therefore, no impact would occur.

7.f. **No Impact**. The Project Site is currently vacant and has been previously rough graded. Based on the subsurface investigation completed for the Geotechnical Evaluation (EEI Engineering Solutions, 2019), engineered artificial fill was encountered at the surface and extended to relatively shallow depths (approximately 5 feet bgs) overlying Pleistocene-age Pauba Formation sandstone. Because excavation activities would be limited to approximately 3 feet bgs and entirely within artificial fill, impacts on paleontological resources are not anticipated during Project construction. Project operation would not involve ground-disturbing activities that would directly or indirectly destroy a unique geologic feature. Therefore, there would be no impact.

References:

CalGEM. (2019). *Well Finder*. Retrieved from CalGEM GIS: https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx

CGS. (2019, April 4). *Earthquake Zones of Required Investigation*. Retrieved from California Geological Survey: https://maps.conservation.ca.gov/cgs/EQZApp/app/

City of Temecula. (2005d). *Public Safety Element*. Retrieved from Temecula General Plan: https://temeculaca.gov/DocumentCenter/View/288/Public-Safety-PDF?bidId=

City of Temecula. (2018, July). *Best Management Practice (BMP) Design Manual*. Retrieved from City of Temecula: https://temeculaca.gov/DocumentCenter/View/5698/Temecula--BMP-Design-Manual

City of Temecula. (2020, December). *City of Temecula Engineering & Construction Manual*. Retrieved from City of Temecula: https://temeculaca.gov/DocumentCenter/View/3083/Engineering-and-Construction-Manual

DRC Engineering, Inc. (2021b). *City of Temecula Water Quality Management Plan (WQMP) for Temecula Village - Parcel 8 (Phase 2)*. Anaheim Hills.

EEI Engineering Solutions. (2019). *Geotechnical Evaluation*. Carlsbad.

Riverside County Flood Control Water Conservation District. (2011). *Design Handbook for Low Impact Development Best Management Practices*. Riverside.

8. GREENHOUSE GAS EMISSIONS. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

THRESHOLDS OF SIGNIFICANCE

The Project Site is within the western portion of Riverside County, which is in the SCAB. SCAQMD serves as the air district that regulates emissions of greenhouse gases (GHG) within the SCAB.

In 2008, SCAQMD released draft guidance that recommended construction GHG emissions be amortized over a project's 30-year lifetime to include these emissions as part of a project's annualized lifetime total emissions (SCAQMD, 2008). This guidance enhances the role of mitigation measures, if required, to address construction GHG emissions as part of the operational GHG reduction strategies. In accordance with this draft methodology, the estimated construction GHG emissions have been amortized over a 30-year period and are included in the annualized operational GHG emissions, discussed later in this section. GHG emissions shown in Table 8-1 are based on construction equipment operating continuously throughout the workday. In reality, construction equipment tends to operate periodically or cyclically throughout the workday. Therefore, the GHG emissions shown reflect a conservative estimate. A listing of the construction equipment by phase, construction schedule, emission factors, and calculation parameters used in this analysis is included within the emissions calculation worksheets that are provided in Appendix A.

Also, in 2008, SCAQMD's Governing Board adopted the staff proposal for an interim GHG significance threshold of 10,000 metric tons of carbon dioxide equivalent ($MTCO_2e$) per year for stationary sources. The Project is comprised of a residential land use and would not be subject to such a threshold. SCAQMD is in the process of developing a new CEQA guidance document to replace the existing CEQA Air Quality Handbook adopted in 1993. In 2009, SCAQMD proposed a mass emissions GHG threshold that could be applied to project-level CEQA evaluation. Based on a review of 711 projects within SCAQMD's jurisdiction, SCAQMD found that stationary sources comprised 90 percent of total GHG emissions. In the wake of this finding, SCAQMD recommended the use of a 3,000 $MTCO_2e$/year mass emissions threshold to evaluate global climate change impacts during project-level environmental review for combined land use types.

Guidance provided by SCAQMD indicates that a project would result in a potentially significant climate change impact if a residential project would generate construction- and operational-related GHG emissions in exceedance of 3,000 $MTCO_2e$ per year (SCAQMD, 2009).

8.a. **Less than Significant Impact.** Construction and operation of the Project would increase GHG emissions which have the potential to cumulatively result in a significant impact on the environment. Construction-related activities that would generate GHG emissions include operation of heavy-duty equipment and work commute vehicle trips to and from the Project Site. Operation of the Project would result in GHG emissions from vehicle trips accessing the Project site (mobile sector), electricity and natural gas combustion (energy sector), operation of landscaping equipment (area sector), treatment of water and wastewater (water sector), and decomposition of solid wastes at landfills (solid waste sector). Emissions from these sectors and from construction-related activities were modeled using CalEEMod Version 2016.3.2 (Appendix A). The results of the GHG emissions calculations are presented in Table 8-1.

Table 8-1 Annual Construction and Operational Emissions of Greenhouse Gases for the Project (2024)

Source	$MTCO_2e$/year
Mobile	1,160
Energy	132
Area	48
Water and Wastewater	27
Solid Waste	36
Construction[1]	33
Total	**1,436**
SCAQMD Significance Criteria	3,000
Exceeds Threshold?	No

Notes: Values are rounded off, $MTCO_2e$/year = metric tons of carbon dioxide equivalent per year, SCAQMD = South Coast Air Quality Management District

[1] Total construction emissions during the Project's 24-month construction period was amortized over a 30-year period consistent with guidance provided by SCAQMD.

Source: Modeling conducted by Ascent Environmental in April 2021 using CalEEMod v. 2016.3.2

As shown above in Table 8-1, the project would generate 33 $MTCO_2e$/year from construction and 1,403 $MTCO_2e$/year from operations. This level of emissions would be less than SCAQMD's recommended mass emissions threshold of 3,000 $MTCO_2e$/year for residential land use projects.

As discussed under Response 6.a., the Project would be designed in compliance with CalGreen requirements. Project sustainability features that would contribute to reductions in GHG emissions would include the following:

- Energy efficient building materials, appliances, lighting and mechanical systems, and water efficient plumbing systems
- Solar panels on the roofs of the apartment buildings
- Electric conduit for future electric vehicle charging stations (EVCS)
- Bicycle parking
- Real-time energy monitors to track energy use
- New sidewalks and paving with high solar reflectivity materials
- City-issued water meters that track real time water use with data logging equipment if necessary
- Low water irrigation systems and landscaping

In addition, best management practices to reduce GHG emissions would be implemented during construction activities, which include limiting idling to 5 minutes or less and maintaining construction equipment per manufacturer's specifications. Furthermore, construction activities would comply with CalGreen requirements, which include mandatory construction and demolition recycling.

The GHG reductions achieved through several of these measures are not represented in the estimate provided in Table 8-1. Therefore, the estimated 1,436 $MTCO_2e$/year in 2024 is a conservative value.

Based on the above discussion, construction and operation of the Project would not result in a significant climate change impact. This impact would be less than significant.

8.b. **Less than Significant Impact.** California has adopted multiple statewide GHG reduction mandates, regulations, policies, and plans to reduce the state's contribution of GHG emissions to minimize the adverse impacts of global,

anthropogenic climate change. Because no one project is solely responsible for global climate change, GHG impacts are inherently cumulative impacts.

The GHG emissions associated with construction and operation of the Project would be 1,436 $MTCO_2e$/year, as shown in Table 8-1. The Project would result in a significant impact if it would generate GHG emissions, either directly or indirectly, that may conflict with applicable regulatory plans and policies to reduce GHG emissions, as discussed in CARB's 2017 California Climate Change Scoping Plan (2017 Scoping Plan), Southern California Association of Government's (SCAG's) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and the City of Temecula's Sustainability Plan. The Project's consistency with these plans is discussed in the following sections.

2017 Scoping Plan

The 2017 Scoping Plan identifies how the State can reach its 2030 climate target to reduce GHG emissions by 40 percent from 1990 levels, and substantially advance toward its 2050 climate goal to reduce GHG emissions by 80 percent below 1990 levels. Several GHG reduction actions are identified in the 2017 Scoping Plan, which include direct regulations, market-based compliance mechanisms such as the state's Cap-and-Trade Program, incentives, voluntary actions, and local initiatives. The 2017 Scoping Plan indicates that statewide GHG emission reductions will need to be achieved through local planning efforts that "promote vibrant communities and landscapes through better planning efforts to curb vehicle-miles-traveled and increase walking, biking and transit" (CARB, 2017).

The Project Site is within a residential area in the City of Temecula and is considered infill development. Route 24 of the Riverside Transit Agency (RTA) currently operates on Rancho California Road and would likely serve the Project Site. Route 24 provides transit service to several major attractions within the City of Temecula, including the Pechanga Resort, Temecula Valley Hospital, the Old Town Temecula district, the Palomar Village shopping center, and Promenade Mall. The Project's urban location and proximity of public transit may contribute to reduced VMT when compared to a project of similar size and land use in a more remote location. In addition, the Project includes bicycle parking, which would incentivize bicycling and contribute to reductions in VMT. Furthermore, as discussed above, the Project design would incorporate sustainability features consistent with CalGreen requirements. Based on the above discussion, the Project would be consistent with the state's strategies to reduce GHG emissions that are presented in the 2017 Scoping Plan.

In addition to the Project's consistency with applicable GHG reduction strategies, the Project would not conflict with the future anticipated statewide GHG reductions goals. CARB has outlined several potential strategies for achieving the 2030 reduction target of 40 percent below 1990 levels. These potential strategies include renewable resources for half of the state's electricity by 2030, increasing the fuel economy of vehicles and the number of zero-emission or hybrid vehicles, reducing the rate of growth in VMT, supporting high-speed rail and other alternative transportation options, and use of high-efficiency appliances, water heaters, and HVAC systems. The Project would not conflict with statewide and utility-provider efforts towards increasing the portion of electricity provided from renewable resources. The Project would be served by SCE for electricity, and SCE has committed to achieving 50 percent renewables by 2025. The Project's GHG emissions would decline in future years as a greater percentage of SCE-provided electricity would come from renewable sources. While CARB is in the process of developing a framework for the 2030 reduction target in the 2017 Scoping Plan, the Project would support and not impede implementation of these potential reduction strategies to be identified by CARB.

Connect SoCal – 2020-2045 RTP/SCS

Connect SoCal, SCAG's 2020-2045 RTP/SCS, is a long-range visioning plan that builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. The plan encompasses the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura.

The purpose of Connect SoCal is to achieve the regional per capita GHG reduction targets for the passenger-vehicle and light-duty truck sector established by CARB pursuant to SB 375. Connect SoCal identifies land use strategies to support GHG reductions, which include (1) emphasizing land use patterns that facilitate multimodal access to work, educational, and other destinations; (2) planning for growth near transit investments and supporting implementation of first/last mile strategies; and (3) prioritizing infill and redevelopment of underutilized land to accommodate new growth and increasing amenities and connectivity in existing neighborhoods (SCAG, 2020).

As shown in Table 8-1, transportation-related GHG emissions contribute to the largest sector of emissions from the Project. This finding is consistent with the findings in many regional plans, such as Connect SoCal, which recognizes that the transportation sector is the largest contributor to the state's GHG emissions.

Consistent with Connect SoCal's alignment of transportation, land use, and housing strategies, the Project would accommodate projected growth and associated transportation demand by implementing smart land use strategies. The Project is considered an infill development within an existing residential area and in proximity to commercial shopping centers. There are two bus stops for RTA's Route 24 within 500 feet of the Project Site. Route 24 provides transit service to several major attractions within the City of Temecula, including the Pechanga Resort, Temecula Valley Hospital, the Old Town Temecula district, the Palomar Village shopping center, and Promenade Mall. The Project's proximity to bus stops and commercial centers would encourage the use of multi-modal transportation. Furthermore, the Project design incorporates features to encourage reductions in transportation-related GHG emissions, including sidewalk improvements, bicycle parking, and connections to future EVCS. Therefore, the Project is consistent with Connect SoCal's land use strategies to support GHG reductions.

City of Temecula Sustainability Plan

The City of Temecula Sustainability Plan was adopted in June 2010 to identify and address current and future climate change goals (City of Temecula, 2010). The Sustainability Plan includes several goals for reducing GHG emissions through energy and water efficiency, waste reduction, and embracing cleaner technology. The Sustainability Plan incorporates the following goals which would be applicable to the Project:

- Reduce energy consumption throughout the community through use of the latest technology, practices, and programs that support this goal.
- Support the use of clean energy throughout the community through use of the latest technology, practices, and programs.
- Reduce total waste generated and reduce the use and release of household hazardous waste.
- Distribute trip types among all modes of transportation (vehicle, transit, pedestrian, bicycle, etc.).

As discussed above, the Project would include sustainability features consistent with CalGreen requirements (e.g., solar panels, EVCS connections, water efficient landscaping). In addition, construction activities would be subject to BMPs for reducing GHG emissions, including idling time limits and maintaining construction equipment. As discussed in Section 19, Utilities and Service Systems, the Project would comply with mandatory construction and demolition recycling requirements to reduce solid waste generated from construction activities. In addition, as discussed in Section 9, Hazards and Hazardous Materials, the project would reduce the use and release of household hazardous waste in accordance with state and federal regulations regarding hazardous materials. Furthermore, as discussed above, the Project Site is in proximity to existing public transit and would encourage multi-modal transportation. Therefore, the Project is consistent with the GHG reduction goals outlined in the City's Sustainability Plan.

Based on the discussion above, the Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Therefore, impacts would be less than significant.

References:

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City of Temecula. (2010, June 22). *Sustainability Plan*. Retrieved from City of Temecula: http://laserfiche.cityoftemecula.org/weblink/2/doc/241368/Electronic.aspx

SCAG. (2020, September 3). *Connect SoCal: The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy of the Southern California Association of Governments*. Retrieved from Southern California Association of Governments: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal-plan_0.pdf?1606001176

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SCAQMD. (2009, November 19). *Greenhouse Gas CEQA Significance Threshold Stakeholder Working Group #14*. Retrieved from South Coast Air Quality Management District: http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-14/ghg-meeting-14-main-presentation.pdf?sfvrsn=2. Accessed November 18, 2019

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

Comments:

9.a. **Less Than Significant Impact**. A hazardous material is defined as any material that due to its quantity, concentration, physical or chemical characteristics, poses a significant present or potential hazard to human health or to the environment if released. Project-related construction and operation activities would involve the temporary use, transport, and construction of hazardous materials in the form of inorganic and organic chemicals, solvents, mercury, lead, asbestos, paints, oil, gasoline, cleansers, or pesticides. However, the construction-related transport, use storage, and disposal of hazardous materials would be temporary, occurring over 20 to 24 months. All materials would be used, stored, and disposed of in accordance with applicable laws and regulations and manufacturers' instructions. Furthermore, any emissions from the use of such materials would be temporary in nature and localized to the Project Site. Once constructed, the ongoing operational characteristics would not involve the type of activities that often give rise to concerns regarding hazardous materials.

A Phase I Environmental Site Assessment (ESA) has been prepared for the Project by Partner Engineering and Science, Inc. on September 6, 2017 and included as Appendix C of this Draft IS/ND. The Phase I ESA determined that no recognized environmental conditions (REC), controlled recognized environmental conditions (CREC), or historical recognized environmental conditions (HREC) were present on the Project Site (Partner Engineering and Science, Inc., 2017). Therefore, neither Project construction nor operation would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials and impacts would be less than significant.

9.b. **Less Than Significant Impact**. Project-related construction and operation activities would involve the temporary use, transport, and construction of hazardous materials in the form of inorganic and organic chemicals, solvents, mercury, lead, asbestos, paints, oil, gasoline, cleansers, or pesticides. Construction of the Project would temporarily increase the use of typical construction materials at the Project Site, including concrete, hydraulic fluids, paints, cleaning materials, and vehicle fuels. The use of these materials during construction would be short-term in nature, occurring over 20 to 24 months, and would be required to comply with federal, state, County, and City regulations relating to control of hazardous materials. Compliance with these regulations would reduce the likelihood of accidents and risks associated with release of hazardous materials. Potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. One constructed, the ongoing operational characteristics would not involve the type of activities that often give rise to concerns regarding hazardous materials.

As discussed in Response 9.a. above, the Phase I ESA assessment determined that no RECs, CRECs, or HRECs were present on the Project Site (Partner Engineering and Science, Inc., 2017). Therefore, neither construction nor operation of the Project is anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment and impacts would be less than significant.

9.c. **Less Than Significant Impact.** Vail Elementary School, located approximately 0.2 mile southwest of the Project Site, is the only school within one-quarter mile of the Project Site. Project construction would involve the temporary use of hazardous substances in the form of paint, adhesives, surface coatings and other finishing materials, and cleaning agents, fuels, and oils. The Project would adhere to existing regulations and compliance with the safety procedures mandated by applicable federal, state, and local laws and regulations, which would minimize the risks resulting from handling of hazardous materials within one-quarter mile of a school. In addition, any emissions from the use of such materials would be temporary and localized to the Project Site.

Project-related operational activities would require the use and storage of small quantities of potentially hazardous materials such as cleaning solvents, painting supplies, and pesticides and fertilizers for landscaping. These materials would be used in small quantities and in accordance with the manufacturers' instructions for use, storage, and disposal of such products. As with construction, any emissions from the use of such materials regarding the operation of the Project would be minimal and localized to the Project Site. Use of these materials on-site would not pose a risk to schools in the Project vicinity because there would be minimal emissions and any emissions would be localized to the Project Site. Therefore, development of the Project would result in less than significant impacts regarding hazardous materials at any existing or proposed schools within one-quarter mile of the Project Site.

9.d. **No Impact**. Government Code Section 65962.5, amended in 1992, requires the California Environmental Protection Agency (CalEPA) to develop and update annually the Cortese List, which is a list of hazardous waste sites and other contaminated sites. According to the California Department of Toxic Substances Control (DTSC) EnviroStor database, no hazardous materials sites included on the Cortese List are located within the Project Site or within a 1,000-foot radius of the Project Site (DTSC, 2021). Therefore, the Project would have no impact related to hazardous materials sites.

9.e. **No Impact**. According to Figure LU-2 of the City General Plan Land Use Element (City of Temecula, 2005e), the Project Site is not within an airport land use plan or within two miles of a public airport. The closest airport is the French Valley Airport, located at 37600 Sky Canyon Drive in the City of Murrieta, approximately 4.0 miles northeast of the Project Site. Therefore, there would be no impact.

9.f. **Less Than Significant Impact**. The Project Site is in an urban area with an established roadway network. The surrounding roadways provide adequate circulation and access for emergency response. Project-related construction activities have the potential to result in short-term, temporary impacts to surrounding roadways from partial lane closures or the presence of construction vehicles, which may cause temporary traffic slowdown. Any impacts associated with construction activities would be temporary in nature and would be generally confined to the Project Site. The Project would not affect access on any major roadways that may serve as emergency evacuation routes for the region, such as I-15 or SR 79. All construction activities would be subject to emergency access standards and requirements of the Temecula Fire Department to ensure traffic safety.

Emergency access to the Project site would be provided from Rancho California Road and the final site plan would be subject to approval by the Temecula Fire Department. Adequate emergency access would be maintained with implementation of the Project. The Project would not permanently modify any roads, result in permanent road closures, or otherwise affect emergency response times. Therefore, the Project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Project impacts would be less than significant.

9.g. **No Impact**. The Project Site is in a developed urban area; it has been previously rough graded and does not contain large vegetation. The Project Site is not classified as a very high hazard severity zone (VHFHSZ) (Cal Fire, 2009) and is not located near or within a California Department of Forestry and Fire Protection (Cal Fire) designated state responsibility area (SRA) (Cal Fire, 2007). The closest very VHFHSZ is located approximately 1.4 miles southwest of the Project Site and the closest SRA is located approximately 2.3 miles east of the Project Site. Therefore, the Project would have no impact related to wildland fires.

References:

Cal Fire. (2007, November 7). *Fire Hazard Severity Zones in State Responsibility Area - Western Riverside County*. Retrieved from California Department of Forestry and Fire Protection: https://osfm.fire.ca.gov/media/6752/fhszs_map60.pdf

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DTSC. (2021). *EnviroStor*. Retrieved from California Department of Toxic Substances Control: https://www.envirostor.dtsc.ca.gov/public/

10. HYDROLOGY AND WATER QUALITY. Would the project:						
Issues and Supporting Information Sources			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?				X	
b	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X	
c	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of imperious surfaces, in a manner which would:				X	
	i)	result in substantial erosion or siltation on- or off-site;			X	
	ii)	substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			X	
	iii)	create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
	iv)	impede or redirect flood flows?				X
d	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?					X
e	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	

Comments:

10.a. **Less Than Significant Impact**. The Project Site is currently vacant and consists of approximately 9.5 acres of pervious surface area. Project implementation would introduce approximately 4.76 acres of impervious surfaces (i.e., buildings, roadways, and parking lots) and 4.74 acres of pervious surfaces (i.e., landscaped areas). The Project is a Priority Development Project and has been designed consistent with the City's BMP Design Manual, which includes onsite post-construction stormwater requirements (City of Temecula, 2018a). The BMP Design Manual was developed in compliance with the following requirements:

- City of Temecula Stormwater and Urban Runoff Management and Discharge Controls Ordinance (TMC Chapter 8.28 et seq.)
- Regional MS4 Permit (SDRWQCB Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100) requirements for stormwater management
- *City of Temecula Engineering and Construction Manual* (City of Temecula, 2020a)
- City of Temecula Erosion and Sediment Control Ordinance (TMC Chapter 18.18 et seq.)

In accordance with the Project's WQMP (DRC Engineering, Inc., 2021b), the Project includes source control BMPs to prevent illicit discharges into the MS4. These BMPs include reducing exposure of refuse areas, implementing sweeping and washing requirements for paved areas, stenciling or installing signage at storm drain inlets and catch basins, and screening trash enclosures. The Project also includes site design BMPs, such as maintaining existing drainage pathways and hydrologic features; minimizing impervious surface areas; and landscaping with a native and drought tolerant

species to minimize the use of irrigation, fertilizers, and pesticides. BMPs that would be implemented during construction include hydroseeding and maintaining the existing on-site sediment desilting basins.

Once operational, runoff from the Project Site would be conveyed through underground storm drain pipes and treated through a MaxWell drywell system (i.e., an infiltration/detention pipe system). The drywell system would remove sediment and debris from the site runoff, and the runoff would then be discharged into the soil about 20 feet below ground. Rows of 50-inch high-density polyethylene (HDPE) underground storm drain pipes would provide the treatment volume for the 85th Percentile 24-hour storm, while the drywells would be sized for a 36-hour drawdown time, per the City of Temecula Water Quality Management Plan guidelines. The drywell system would include a weir with an orifice at the outlet to discharge any additional volume from the site at a flowrate at or below the pre-developed condition. After being treated, the overflow runoff would discharge to the existing 30-inch reinforced concrete pipe (RCP) under Rancho California Road.

By complying with the WQMP requirements for a Priority Development Project, impacts related to violation of water quality standards and waste discharge requirements would be less than significant.

10.b. **Less Than Significant Impact**. The Project Site is within the boundaries of the Temecula Valley Groundwater Basin (Basin), which spans approximately 87,800 acres in the counties of Riverside and San Diego (California Department of Water Resources, 2004). Average annual precipitation in the Basin ranges from 7 to 15 inches. Natural recharge of the Basin is from direct precipitation and percolation in the Warm Springs, Tucalota, Santa Gertrudis, Murrieta, and Pechanga Creeks and the Temecula River. The Basin is not critically overdrafted (i.e., the average annual amount of groundwater extraction exceeds the long-term average annual supply of water to the basin) (California Department of Water Resources, 2020).

According to the Phase I ESA, the depth to groundwater in the vicinity of the Project Site is inferred to be approximately 80 feet bgs (Partner Engineering and Science, Inc., 2017). The Project Site was previously rough graded, and excavation is anticipated to be limited to a maximum depth of 3 feet bgs during Project construction. Therefore, it is not anticipated that groundwater would be encountered during ground-disturbing activities and dewatering would not be required.

In a letter dated December 22, 2020, RCWD indicated that there is existing water service to the Project Site (see Appendix D). RCWD currently obtains water from the following primary water sources: (1) local groundwater from the Murrieta-Temecula Groundwater Basin; (2) imported State Water Project (SWP) and Colorado River water from the Metropolitan Water District of Southern California (MWDSC) through the Eastern Municipal Water District (EMWD) and the Western Municipal Water District (WMWD); and (3) recycled water from both the District and EMWD facilities. The Water Facilities Master Plan (RCWD, 2015) predicts an additional annual groundwater capacity that will be generated through increasing artificial recharge of the groundwater basin by 22,443 acres feet per year (AFY). An additional annual supply of 5,319 AFY of recycled water is also anticipated by buildout. The full build-out annual capacity of the RCWD is anticipated to be 115,002 AFY and is greater than the projected build-out annual production requirement of 110,714 AFY.

Project implementation would result in development of 134 apartment units on a currently vacant site. The Project would slightly increase the demand for water from RCWD, when compared with existing conditions. However, the Project is considered part of RCWD's full build-out area. Therefore, the Project would be adequately served by the projected water supply for the RCWD and would not substantially decrease groundwater supplies.

As discussed in Response 10.a., the Project would result in a net increase of 4.76 acres impervious surfaces within the Project Site (i.e., buildings, roadways, and parking lots). The Project would be designed to promote stormwater infiltration and groundwater recharge. Runoff from the Project Site would be conveyed through underground storm drain pipes and treated through an infiltration/detention pipe system before infiltrating into the soil. Excess runoff would be discharged to the existing storm drain pipe system under Rancho California Road. Therefore, Project operation would not substantially interfere with groundwater recharge. Impacts would be less than significant.

10.c.i. **Less Than Significant Impact**. As discussed in Response 7.b., the Project Site is within the jurisdiction of the SDRWQCB and the Project would be subject to all existing regulations associated with the protection of water quality. All projects that result in a disturbance area of more than 1 acre (43,560 square feet) are required to obtain coverage under the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity (Construction

General Permit Order 2009-0009-DWQ). The Construction General Permit requires the development of a Storm Water SWPPP, which includes BMPs for erosion and sediment control.

The existing Project Site consists of approximately 9.5 acres of pervious surface area. Project-related construction activities that include ground surface disruption such as excavation, grading, and trenching would increase the potential for erosion to occur. As discussed in the WQMP (DRC Engineering, Inc., 2021b), the Project would result in a disturbed area of 414,028 square feet (approximately 9.5 acres); therefore, the Project must comply with the requirements of the Construction General Permit issued by the SDRWQCB. The Project would require preparation of a SWPPP with BMPs to control erosion. In addition, the Project would include construction BMPs necessary to comply with the City's Erosion and Sediment Control Ordinance (TMC Chapter 18.18 et seq.) and the City's Engineering and Construction Manual (TMC Chapter 18) (City of Temecula, 2020a). Furthermore, the Project would comply with SCAQMD Rule 403 (Fugitive Dust), which requires daily watering of unpaved areas to stabilize soil and prevent wind erosion events.

Once operational, the Project Site would consist of approximately 4.76 acres of impervious area (i.e., buildings, roadways, and parking lots) and 4.74 acres of pervious area. The Project design would be consistent with the Riverside County LID Manual (Riverside County Flood Control Water Conservation District, 2011) and the City's BMP Design Manual (City of Temecula, 2018a). As described in the WQMP (DRC Engineering, Inc., 2021b), the Project design would include BMPs to reduce erosion from operational runoff, such as an infiltration/detention pipe system to collect runoff from paved areas and landscaping to stabilize soils in unpaved areas. With adherence to applicable rules and regulations and implementation of BMPs and LID practices, the Project would result in a less than significant impact related to erosion and siltation.

10.c.ii. **Less Than Significant Impact**. The majority of the Project Site currently drains to the north side of the property and ultimately discharges to the existing 30-inch public storm drain along Rancho California Road (DRC Engineering, Inc., 2021a). The Project Site currently experiences off-site run on from the east and south property lines.

Once operational, the Project would result in a net increase of 4.76 acres impervious surfaces within the Project Site (i.e., buildings, roadways, and parking lots). As demonstrated in the Project's Hydrology Study (DRC Engineering, Inc., 2021a), stormwater discharge from the Project Site in the developed condition would be at or below the pre-developed condition for the modeled 2-year, 10-year, and 100-year storm events. Therefore, the existing 30-inch storm drain along Rancho California Road would have adequate capacity for anticipated stormwater runoff and the Project is not anticipated to worsen the existing flood condition at Rancho California Road.

Furthermore, the Project would be designed in accordance with the City's BMP Design Manual (City of Temecula, 2018a), as demonstrated in the Project's WQMP. Runoff from the Project Site would be conveyed through underground storm drain pipes and treated through an infiltration/detention pipe system before infiltrating into the soil. Excess runoff would be discharged to the existing storm drain pipe system under Rancho California Road. Therefore, the Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Impacts would be less than significant.

10.c.iii. **Less Than Significant Impact**. As discussed in Response 10.c.iii., stormwater discharge from the Project Site in the developed condition would be at or below the pre-developed condition for the modeled 2-year, 10-year, and 100-year storm events. As demonstrated in the Project's Hydrology Study (DRC Engineering, Inc., 2021a), the existing 30-inch storm drain along Rancho California Road would have adequate capacity for anticipated stormwater runoff. Therefore, the Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems.

A WQMP was prepared for the Project, as required by the City Stormwater Ordinance (TMC Title 8.28) and Jurisdictional Runoff Management Plan (City of Temecula, 2018c). As outlined in the WQMP (DRC Engineering, Inc., 2021b), the Project includes site design BMPs, such as maintaining existing drainage pathways and hydrologic features; minimizing impervious surface areas; and landscaping with a native and drought tolerant species to minimize the use of irrigation, fertilizers, and pesticides. These BMPs would reduce sources of polluted runoff during Project operation.

As discussed in Response 10.c.i., a SWPPP would be developed for the Project, which would include construction BMPs to comply with NPDES requirements and reduce impacts from stormwater runoff. As outlined in the WQMP (DRC

Engineering, Inc., 2021b), BMPs would include hydroseeding and maintaining the existing on-site sediment desilting basins. Therefore, the Project would not provide substantial additional sources of polluted runoff. Impacts would be less than significant.

10.c.iv. **No Impact**. According to Figure PS-2 of the City's General Plan Public Safety Element (City of Temecula, 2005d), the Project Site is not located within a 100-Year Flood Zone. Therefore, development of the Project would not result in impacts related to impeding or redirecting flood flows. Therefore, the Project would have no impact.

10.d. **No Impact**. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant undersea disturbance such as tectonic displacement of the sea floor associated with large, shallow earthquakes. Mudflows result from the downslope movement of soil and/or rock under the influence of gravity.

According to Figure PS-2 of the City's General Plan Public Safety Element (City of Temecula, 2005d), the Project Site is not located within a 100 Year Flood Zone or a dam inundation area and is not in proximity to a large-bodied lake. Therefore, the Project Site would not be subject to flood or seiche hazards. In addition, the Project Site is approximately 25 miles inland from the Pacific Ocean and would not be subject to tsunami hazards. Furthermore, the gently sloping topography of the project area is not conducive to sustaining mudflows. Therefore, the Project would have no impact.

10.e. **Less Than Significant Impact**. The Project Site is under the jurisdiction of the SDRWQCB. The Water Quality Control Plan for the San Diego Basin (Basin Plan) designates beneficial uses for water bodies in the San Diego Region and establishes water quality objectives and implementation plans to protect those beneficial uses (SDRWQCB, 1994).

As discussed in Response 10.a. and 10.c., the Project would be required to comply with all applicable requirements of the NPDES General Construction Permit issued by the SDRWQCB. In addition, the Project would be required to implement a SWPPP during construction that includes BMPs to reduce pollutants in stormwater runoff from the Project Site. Furthermore, the Project design would include LID BMPs to reduce erosion and treat stormwater runoff during operation. Therefore, the Project would not violate water quality standards or waste discharge requirements. Impacts would be less than significant.

References:

California Department of Water Resources. (2004, February 27). *Temecula Valley Groundwater Basin*. Retrieved from California's Groundwater Bulletin 118: https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-Basin-Descriptions/9_005_TemeculaValley.pdf

California Department of Water Resources. (2020, January). *California's Critically Overdrafted Groundwater Basins*. Retrieved from California Department of Water Resources: https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Basin-Prioritization/Files/CODBasins_websitemapPAO_a_20y.pdf

City of Temecula. (2005d). *Public Safety Element*. Retrieved from Temecula General Plan: https://temeculaca.gov/DocumentCenter/View/288/Public-Safety-PDF?bidId=

City of Temecula. (2018, July). *Best Management Practice (BMP) Design Manual*. Retrieved from City of Temecula: https://temeculaca.gov/DocumentCenter/View/5698/Temecula--BMP-Design-Manual

City of Temecula. (2018, January 4). *Temecula Jurisdictional Runoff Management Program, Santa Margarita Region*. Retrieved from https://temeculaca.gov/DocumentCenter/View/903/City-of-Temecula-Jurisdictional-Runoff-Management-Plan-2018JRMPPDF?bidId=

City of Temecula. (2020, December). *City of Temecula Engineering & Construction Manual*. Retrieved from City of Temecula: https://temeculaca.gov/DocumentCenter/View/3083/Engineering-and-Construction-Manual

DRC Engineering, Inc. (2021a). *Hydrology Study for Rendezvous Phase II Apartments*. Anaheim.

DRC Engineering, Inc. (2021b). *City of Temecula Water Quality Management Plan (WQMP) for Temecula Village - Parcel 8 (Phase 2)*. Anaheim Hills.

RCWD. (2015, December). *Water Facilities Master Plan*. Retrieved from Rancho California Water District: https://www.ranchowater.com/DocumentCenter/View/1802/2015-Water-Facilities-Master-Plan

Riverside County Flood Control Water Conservation District. (2011). *Design Handbook for Low Impact Development Best Management Practices*. Riverside.

SDRWQCB. (1994, September 8). *Water Quality Control Plan for the San Diego Basin. Retrieved from California Regional Water Quality Control Board San Diego Region*: https://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/R9_Basin_Plan.pdf

11. LAND USE AND PLANNING. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Physically divide an established community?				X
b	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Comments:

11.a. **No Impact**. The Project Site consists of vacant land within a developed, urban area in the City of Temecula. All Project improvements would be contained within the existing privately-owned parcel. The Project would be consistent with surrounding residential land uses and would not include physical features that would restrict access to the communities surrounding the project area. Therefore, the Project would have no impact.

11.b. **Less Than Significant Impact**. The existing General Plan designation for the Project Site is predominantly Professional Office (PO), with a small portion of the Project Site designated as Medium Residential (M) (7-12.9 dwelling units/acre) (**Figure 4**). The existing zoning for the Project Site is Planned Development Overlay (PDO-5) (**Figure 5**).

The Project would require a General Plan amendment to Medium Density Residential (M) in existing areas designated as Professional Office (PO). In addition, the Project would require a Planning Development Overlay Amendment, which allows for multi-family residential uses in Phase II. The Project would include amenities (e.g., central pool, landscaped open space and recreational areas, and exercise room) for residents and traffic circulation improvements along Rancho California Road to support the increase in population density compared with the existing land use. Therefore, the Project would be consistent with the City's Growth Management Plan (City of Temecula, 2018) and is not anticipated to conflict with land use plans, policies, or regulations. Therefore, impacts would be less than significant.

12. MINERAL RESOURCES. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

Comments:

12.a-b. **No Impact**. The Project Site is within an urban area that is almost entirely developed. According to the City's General Plan Open/Space Conservation Element, the Project Site is within mineral zone classification Mineral Resource Zone 3a (MRZ-3a) (City of Temecula, 2005b). As designated by the State Geologist, the MRZ-3 areas contain sedimentary deposits that have the potential to supply sand and gravel for concrete and crushed stone for aggregate. However, the Project Site is not currently used for mineral resource extraction and is not known to contain mineral deposits of significant economic value or any locally important mineral resources. Therefore, implementation of the Project would result in no impact regarding mineral resources.

References:

City of Temecula. (2005b). *Open Space/Conservation Element*. Retrieved from Temecula General Plan: https://temeculaca.gov/DocumentCenter/View/287/Open-Space-Conservation-PDF?bidId=

13. NOISE. Would the project result in:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b	Generation of excessive groundborne vibration or groundborne noise levels?			X	
c	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

13.a. **Less than Significant Impact**. Noise is defined as unwanted sound; however, not all unwanted sound rises to the level of a potentially significant noise impact. To differentiate unwanted sound from potentially significant noise impacts, the City has established noise regulations that account for noise-sensitive land uses. The following discussion includes a brief description of the fundamental principles of noise and commonly used noise descriptors, a summary of applicable noise standards, and an evaluation of project-generated construction and operational noise.

NOISE PRINCIPLES AND DESCRIPTORS

Audible sound is a physical disturbance in a medium, such as air, that is capable of being detected by the human ear. Sound waves in air are caused by variations in pressure above and below the static value of atmospheric pressure. Sound is measured in units of decibels on a logarithmic scale. The "pitch" (high or low) of the sound is a description of frequency, which is measured in hertz. Most common environmental sounds are composed of a composite of frequencies.

The time-varying characteristic of environmental noise over specified periods of time is described using statistical noise descriptors in terms of a single numerical value, expressed as A-weighted decibels (dbA). The noise descriptors used in this analysis are summarized below:

- **L_{eq}:** The L_{eq}, or equivalent sound level, is used to describe the noise level over a specified period of time, typically 1-hour, expressed as L_{eq}. The L_{eq} may also be referred to as the "average" sound level.
- **L_{max}:** The maximum, instantaneous noise level.
- **CNEL:** Community Noise Equivalent Level is the average noise level over a 24-hour day that includes an addition of 5 dBA to the measured hourly noise levels between the evening hours of 7:00 p.m. to 10:00 p.m. and an addition of 10 dBA to the measured hourly noise levels between the nighttime hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity during the evening and nighttime hours, respectively.

CITY OF TEMECULA MUNICIPAL CODE

TMC Title 8 Chapter 9.20, "Noise," declares that the making, creating, or continuance of excessive noises are detrimental to the public health, comfort, convenience, safety, welfare, and prosperity of the residents of the City. TMC Section 9.20.040 establishes noise standards for each land use classification, which are summarized in Table 13-1. One-hour average sound levels are not to exceed the applicable limit. The noise subject to these limits is defined as that part of the total noise at the specified location that is due solely to the action of said person.

Per TMC Section 9.20.060.D, construction activity is prohibited between 6:30 p.m. and 7:00 a.m., Monday through Friday, when the construction site is within one-quarter mile of an occupied residence. Construction activities on Saturday are limited between the hours of 7:00 a.m. and 6:30 p.m. No construction activity shall be undertaken on Sunday and national recognized holidays unless exempted by TMC Section 9.20.070.

Table 13-1 City of Temecula Land Use/Noise Standards

Property Receiving Noise		Maximum Noise Level (CNEL, dBA)	
Type of Land Use	Land Use Designation	Interior	Exterior[1]
Residential	Hillside, Rural, Very Low Density, Low Density, Low-Medium Density	45	65
	Medium Density	45	65/70[2]
	High Density	45	70[2]
Commercial and Office	Neighborhood, Community, Highway Tourist, Service	N/A	70
	Professional Office	50	70
Light Industrial	Industrial Park	55	75
Public/Institutional	School	50	65
	All Others	50	70
Open Space	Vineyards/Agricultural	N/A	70
	Open Space	N/A	70/65[3]

Notes: CNEL = community noise equivalent level, dB = decibel, CNEL = community-noise equivalent level

[1] Regarding aircraft-related noise, the maximum acceptable exposure for new residential development is 60 dBA CNEL.

[2] Maximum exterior noise levels up to 70 dBA CNEL are allowed for Multiple-Family Housing.

[3] Where quiet is a basis required for the land use.

Source: City of Temecula 2005

CONSTRUCTION

Project-generated construction noise levels were assessed qualitatively based on the anticipated construction work and equipment mix and would result in a minor increase in daily trips (ADT). The potential for construction activities to expose receptors to excessive levels of noise was assessed based on the types of construction activity that would occur and the proximity of construction activity to existing nearby receptors which are located within 40 feet from the project site.

It is anticipated that construction would occur over a single phase for a duration of approximately 24-months. Construction hours are proposed to be from 7:00 a.m. to 6:30 p.m. Monday through Friday. No demolition or pile-driving would occur.

Noise from construction activities would be generated by the operation of vehicles and equipment involved during various stages of construction: site preparation, grading, building construction, architectural coating, and paving. The noise levels generated by construction equipment would vary depending on factors such as the type and number of equipment, the specific model (horsepower rating), the construction activities being performed, and the maintenance condition of the equipment. The grading phase is typically the loudest phase of construction because the equipment used during grading/site preparation generate the loudest noise levels. The modeling assumed that up to three pieces of equipment (i.e., dozer, grader, and backhoe) could operate simultaneously, generating noise levels of L_{max} 88.6 dBA at 50 feet and will last for an approximate period of 4 months.

The closest noise-sensitive receptors to the Project Site are approximately 40 feet from the construction site. Therefore, Project construction would be required to comply with TMC Section 9.20.060.D, which stipulates that construction activity must be limited to the hours of 7:00 a.m. to 6:30 p.m. Monday through Saturday. It is foreseeable that

construction activities would temporarily introduce new levels of noise; however, the extent of construction equipment required to construct the proposed project would be minor due to the size of the Project. Moreover, the Project would be constructed over a relatively short period (20 to 24 months) and would generate low construction-related ADT. Because additional ADT associated with construction would be minor, would be temporary, would be limited in scale due to project size, and would occur during the daytime hours when people are less sensitive to noise, construction noise impacts would be less than significant.

OPERATION

Operations-related noise impacts due to project-generated increases in traffic were evaluated qualitatively based on the increased ADT identified in Section 17, Transportation.

The existing noise environment in the Project vicinity is dominated by traffic noise from nearby roadways, as well as nearby commercial activities. Long-term operations of the Project would have a minimal effect on the noise environment within the proximity of the project area. Noise generated by the Project would result primarily from the increased traffic on local roads.

Most of the long-term noise that would result due to the implementation of the Project would primarily be traffic-generated. The Project would contribute to an increase in local traffic volumes, resulting in higher traffic noise levels along local roadways. Using algorithms from the Federal Highway Administration's Traffic Noise Model Technical Manual and the traffic volumes for the Project provided in the Focused Traffic Analysis for the Project (Urban Crossroads, 2020a) (refer to Appendix E), traffic noise levels were estimated for roadway segments connected to the project site under Existing and Existing Plus Project conditions. The segments analyzed and the associated results of the modeling are shown in Table 13-2.

Table 13-2 City of Temecula Land Use/Noise Standards

Roadway Segment/Segment Description	CNEL at 50 feet from Roadway Centerline		Change (dB)
	Existing	Existing Plus Project	
Rancho California Rd. from Margarita Rd. to Portofino Apartments	71.3	71.3	0.0
Rancho California Rd. from Portofino Apartments to Moraga Rd.	71.6	71.6	0.1
Rancho California Rd. from Moraga Rd. to Ynez Rd.	69.0	69.1	0.1
Rancho California Rd. from Ynez Rd. to Jefferson Ave/Old Town Front St.	71.1	71.1	0.0
Portofino Apartments Road	51.0	51.0	0.0
Moraga Rd. from Rancho California Rd. to Margarita Road	64.2	64.2	0.0
Moraga Rd. from Rancho California Rd. to Rancho California Rd.	51.8	51.8	0.0
Ynez Rd. from Rancho California Rd. to Overland Dr	70.2	70.5	0.3
Ynez Rd. from Rancho California Rd. to Santiago Rd	70.3	70.0	-0.3

Notes: CNEL = Community Noise Equivalent Level

All modeling assumes average pavement, level roadways (less than 1.5% grade), constant traffic flow, and does not account for shielding of any type or finite roadway adjustments. All noise levels are reported as A-weighted noise levels. For additional details, refer to Appendix B for detailed traffic data, and traffic-noise modeling input data and output results.

Source: Data modeled by Ascent Environmental in 2021

Although Project operation would increase ADT volumes in the vicinity of the Project Site by 792 ADT, Table 13-2 shows that the modeled road segments would have no increase or negligible increases (i.e., 0.1 dB) in noise levels under the Existing Plus Project scenario. According to the Caltrans Traffic Noise Analysis Protocol, a 3 dBA difference is generally the point at which the human ear will perceive a difference in noise level (Caltrans, 2020a). As such, new traffic noise would not be substantial such that it would be detectable by the human ear. As a result, project-related traffic noise impacts would be less than significant.

13.b. **Less than Significant Impact.** The proposed project would not result in any major operational sources of vibration (e.g., rail lines, transit stations), and therefore, this discussion focusses on short-term construction-generated vibration. Prior to the analysis, a brief discussion of vibration principles is included.

FOUNDATIONS OF VIBRATION

Vibration can be interpreted as energy transmitted in waves through the ground or man-made structures, which generally dissipate with distance from the vibration source. Because energy is lost during the transfer of energy from one particle to another, vibration becomes less perceptible with increasing distance from the source.

Vibration sources include the use of heavy-duty equipment during construction, such as pile drivers, bulldozers, dump trucks, backhoes, rollers, and blasting activities. Operational sources include major transit (e.g., rail, transit stations) development. Maintenance operations and traffic traveling on roadways can also be a source of such vibration. If its amplitudes are high enough, ground vibration has the potential to damage structures, cause cosmetic damage or disrupt the operation of vibration-sensitive equipment such as electron microscopes and advanced technology production and research equipment. Ground vibration and ground-borne noise can also be a source of annoyance to individuals who live or work close to vibration-generating activities.

In describing vibration in the ground and in structures, the motion of a particle (i.e., a point in or on the ground or structure) is used. The concepts of particle displacement, velocity, and acceleration are used to describe how the ground or structure responds to excitation. Although displacement is generally easier to understand than velocity or acceleration, it is rarely used to describe ground and structure borne vibration because most transducers used to measure vibration directly measure velocity or acceleration, not displacement. Accordingly, vibratory motion is commonly described by identifying the peak particle velocity (PPV).

Construction-related vibrations are generally considered continuous vibration sources, except for pile driving, blasting, and other types of demolition, which are considered transient (single-event) sources. Construction equipment that would be utilized during site preparation and grading activities may include tractors, backhoes, haul trucks, graders, pavers, and water trucks. Based on the Caltrans Transportation and Construction Vibration Guidance Manual, vibration levels for this type of equipment range from 0.003 in/sec PPV at 25 feet for tractors to 0.076 in/sec PPV at 25 feet for loaded trucks (FTA, 2018; Caltrans, 2020b: Table 18). Project construction would not require activities with potential to generate high levels of vibration, including demolition of structures or pile-driving.

When considering potential impacts from construction-related vibration, both structural damage and human disturbance within occupied nearby structures are considered. In accordance with Caltrans guidance, a vibration level of 0.20 inches per second (in/sec) PPV is the threshold at which there is a risk of "architectural" damage to normal dwelling houses (i.e., houses with plastered walls and ceilings) (Caltrans, 2020b: Table 12). A residential structure could experience architectural and possible minor structural damage if exposed to continuous vibration levels that exceed 0.40 in/sec PPV. In addition, amplitudes of 0.10 in/sec PPV are the threshold at which continuous vibrations begin to annoy people and amplitudes of 0.20 in/sec are the threshold at which vibrations are annoying to people in buildings.

Because vibration levels would dissipate with distance from the source and the nearest residential structure is approximately 40 feet east of the project site, continuous vibration from construction equipment is not anticipated to exceed 0.1 in/sec PPV at existing nearby residential structures. Therefore, project construction is not anticipated to result in architectural or structural damage to nearby residential structures and is not anticipated to result in annoyance to humans occupying nearby residences. Furthermore, construction activities would take place during the daytime hours when people are generally not sleeping and would therefore not be disrupted. Thus, impacts associated with construction-related ground vibration and vibration noise would be less than significant.

13.c. **No Impact**. According to Figure LU-2 of the City General Plan Land Use Element (City of Temecula, 2005e), the Project Site is not within an airport land use plan or within two miles of a public airport. The closest airport is the French Valley Airport, located at 37600 Sky Canyon Drive in the City of Murrieta, approximately 4.0 miles northeast of the Project Site. Therefore, there would be no impact.

References:

Caltrans. (2020a, April). *Traffic Noise Analysis Protocol for New Highway Construction, Reconstruction, and Retrofit Barrier Projects*. Retrieved from California Department of Transportation: https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/traffic-noise-protocol-april-2020-a11y.pdf

Caltrans. (2020b, April). *Transportation and Construction Vibration Guidance Manual*. Retrieved from California Department of Transportation: https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf

City of Temecula. (2005e). *Land Use Element*. Retrieved from Temecula General Plan: https://temeculaca.gov/DocumentCenter/View/284/Land-Use-PDF?bidId=

City of Temecula. (2005f). *Noise Element*. Retrieved from City of Temecula: https://temeculaca.gov/DocumentCenter/View/286/Noise-PDF?bidId=

Federal Highway Administration. *2004. Traffic Noise Model Version 2.5. Available: https://www.fhwa.dot.gov/environment/noise/traffic_noise_model/tnm_v25/. Accessed August 17, 2017*.

FTA. (2018, September). *Transit Noise and Vibration Impact Assessment Manual*. Retrieved from Federal Transit Administration: https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf

14. POPULATION AND HOUSING. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Comments:

14.a. **Less than Significant Impact**. As of July 1, 2019, the total population in the City of Temecula was approximately 114,761 people (U.S. Census Bureau, 2019). Implementation of the Project would result in development of 134 apartment units that would house approximately 427 residents. The Project would increase the total population in the City by approximately 0.37 percent.

The Project Site is in an area planned for development. The Project would require a General Plan Amendment and Planned Development Overlay Amendment for the proposed residential land use within Phase II. The Project would include amenities (e.g., central pool, landscaped open space and recreational areas, and exercise room) for residents and traffic circulation improvements along Rancho California Road to support the increase in population density compared with the existing land use. Therefore, the Project would be consistent with the City's Growth Management Plan (City of Temecula, 2018b) and is not anticipated to directly induce substantial unplanned population growth.

In addition, the Project would be considered infill development in an urban area served by existing roads and infrastructure. The Project would not require an expansion of capacity of existing roads or infrastructure and would not introduce new roads or infrastructure to an undeveloped area. Therefore, the Project is not anticipated to induce indirect population growth. Therefore, the Project's impacts would be less than significant.

14.b. **No Impact**. The Project Site is currently vacant and undeveloped with no housing units. Project implementation would not result in the displacement of people or housing. Therefore, the Project would have no impact.

References:

City of Temecula. (2018b, May 23). *Growth Management Plan*. Retrieved from City of Temecula: https://temeculaca.gov/DocumentCenter/View/5384/Growth-Management-Handout

U.S. Census Bureau. (2019, July 1). *Temecula city, California*. Retrieved from QuickFacts: https://www.census.gov/quickfacts/temeculacitycalifornia

15. PUBLIC SERVICES. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
a	Fire protection?			X	
b	Police protection?			X	
c	Schools?			X	
d	Parks?			X	
e	Other public facilities?			X	

Comments:

15.a. **Less than Significant Impact**. Fire protection and emergency medical services are provided to the City and the Project Site by the Temecula Fire Department (FD), which contracts with the Riverside County Fire Department (RCFD). Construction and operation of the Project would introduce temporary construction workers and approximately 427 residents on the Project Site. The Project is not expected to induce substantial population growth, nor would it result in substantial adverse effects on Temecula FD services and facilities which would require new or physically altered facilities to maintain service. Additionally, the Project would be required to pay the Fire Development Impact Fee at the time of the completion of the first building permit. Therefore, impacts on fire protection would be less than significant.

15.b. **Less than Significant Impact.** Police services for the City and the Project Site are provided by the City of Temecula Police Department (PD), which contracts with the Riverside County Sheriff Department (RCSD). Construction and operation of the Project would introduce temporary construction workers and approximately 427 residents on the Project Site. The Project is not expected to induce substantial population growth and result in substantial adverse effects on Temecula PD services and facilities which could result in the need for new or physically altered facilities to maintain service. Therefore, impacts on police protection would be less than significant.

15.c. **Less than Significant Impact.** The Project Site is under the jurisdiction of the Temecula Valley Unified School District (TVUSD). Pursuant to California Education Code Section 17620, all new residential construction within the TVUSD is subject to the collection of Level 1 Developer Fees. Implementation of the Project would result in the development of 134 apartment units for approximately 427 residents. As a condition of Project approval, the Project would require developer fees to accommodate increases in demand for schools from proposed development. The Project is not expected to induce substantial population growth beyond what was projected in the City's General Plan. In addition, pursuant to Government Code section 65995, payment of fees would result in the avoidance of impacts to schools. Therefore, impacts on schools would be less than significant.

15.d. **Less than Significant Impact.** Implementation of the Project would result in the development of 134 apartment units for approximately 427 residents. According to the City's General Plan Open Space/Conservation Element, the basic park acreage standard for the City of Temecula is 5.0 acres of usable City-owned parkland per 1,000 residents (City of Temecula, 2005b). Based on this standard, the Project would be required to provide 2.14 acres of parks or pay an in-lieu fee. As discussed in Public Services Response 15.d., the Project would include on-site amenities, including 2.6 acres of landscaped open space and recreational areas, a central pool, and an exercise room to serve the residents. These recreational facilities would adequately meet the City's park acreage requirements. Therefore, impacts on parks would be less than significant.

15.e. **Less than Significant Impact.** The nearest public facility is the Ronald H. Roberts Temecula Public Library, located approximately 1.0 mile southeast of the Project Site at 30600 Pauba Road. Construction and operation of the Project would introduce temporary construction workers and approximately 427 residents on the Project Site. The Project is

not expected to induce substantial population growth beyond what was projected in the City's General Plan. Therefore, impacts on public facilities would be less than significant.

References:

City of Temecula. (2005b). *Open Space/Conservation Element*. Retrieved from Temecula General Plan: https://temeculaca.gov/DocumentCenter/View/287/Open-Space-Conservation-PDF?bidId=

16. RECREATION. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Comments:

16.a. **Less than Significant Impact**. Implementation of the Project would result in the development of 134 apartment units for approximately 427 residents. According to the City's General Plan Open Space/Conservation Element, the basic park acreage standard for the City of Temecula is 5.0 acres of usable City-owned parkland per 1,000 residents (City of Temecula, 2005b). Based on this standard, the Project would be required to provide 2.14 acres of parks or pay an in-lieu fee. As discussed in Public Services Response 15.d., the Project would include on-site amenities, including 2.6 acres of landscaped open space and recreational areas, a central pool, and an exercise room to serve the residents. These recreational facilities would adequately meet the City's park acreage requirements. Therefore, the Project is not anticipated to substantially increase the use of existing neighborhood and regional parks or other recreational facilities; impacts would be less than significant.

16.b. **Less than Significant Impact**. Implementation of the Project would result in the development of 134 apartment units for approximately 427 residents. As discussed under Response 16.a. the Project would contain recreational facilities to serve residents on-site. Therefore, Project operation would not lead to the need for new or expanded recreational facilities. Therefore, the Project's impacts would be less than significant.

References:

City of Temecula. (2005b). *Open Space/Conservation Element.* Retrieved from Temecula General Plan: https://temeculaca.gov/DocumentCenter/View/287/Open-Space-Conservation-PDF?bidId=

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

Comments:

17.a. **Less Than Significant Impact**.

Roadways

A Focused Traffic Analysis (Urban Crossroads, 2020a) was prepared to evaluate potential circulation system deficiencies that may result from the development of the Project and is included as Appendix E of this Draft IS/ND. The Focused Traffic Analysis evaluated traffic impacts at three major intersections in proximity to the Project Site, including Ynez Road/Rancho California Road, Moraga Road/Rancho California Road, and proposed Driveway 1/Rancho California Road. As discussed in the TIA, the Riverside County Transportation Commission (RCTC) adopted the 2011 Congestion Management Program (CMP) for the County of Riverside in December 2011. None of the study area intersections in the Focused Traffic Analysis are identified as CMP facilities in the RCTC CMP. Therefore, the Project would not conflict with the RCTC CMP.

Based on the Focused Traffic Analysis, the Project is anticipated to generate 792 daily trips on a typical weekday with approximately 52 AM peak hour trips and 64 PM peak hour trips. The Focused Traffic Analysis assumed a total of 142 apartment units and an estimated 452 residents, which is greater than the 134 apartment units and 427 residents proposed at the time of this Draft IS/ND. Therefore, the number of daily trips generated from the Project has been conservatively estimated.

No traffic impacts were identified at the Ynez Road/Rancho California Road and Moraga Road/Rancho California Road intersections; therefore, no improvements are proposed at these intersections. As part of the Phase I development, a traffic signal and a northbound left turn lane and shared through-right turn lane were constructed at the full access driveway off Rancho California Road to accommodate access to the Project Site.

Because the Project would generate new vehicle trips, the applicant would also be required to pay a TUMF to the WRCOG. Payment of the TUMF would ensure that funding is in place for construction of facilities needed to maintain the requisite level of service and critical to mobility in the region.

Construction activities have the potential to result in short-term, temporary impacts to surrounding roadways for a period of 20 to 24 months. The Project may require partial lane closures or result in temporary traffic slowdown from the presence of construction vehicles. Project construction would generate a negligible number of trips on the surrounding roadways from haul trips and worker commutes. Existing vehicle access along Rancho California Road would be maintained for the duration of construction activities.

Bicycle and Pedestrian Facilities

There are currently Class 2 bike lanes along Moraga Road and the Project's frontage on Rancho California Road, east of Moraga Road. There are planned Class 2 bike lanes along Ynez Road and Rancho California Road, from Ynez Road

to east of Moraga Road. There are also planned multi-use trails along Moraga Road and Rancho California Road, east of Moraga Road. There are existing sidewalks lining Rancho California Road in proximity to the Project Site; however, there is no existing sidewalk along the Project's frontage on Rancho California Road.

The Project would include implementation of sidewalk and curb and gutter improvements to accommodate the proposed full access and emergency access driveways along Rancho California Road. Existing bicycle and pedestrian access along Rancho California Road would be maintained for the duration of construction activities.

Transit Service

The RTA currently provides transit services within the City of Temecula. RTA Route 24 operates on Rancho California Road and would likely serve the Project Site. Route 24 provides transit service to several major attractions within the City of Temecula. RTA Route 202 also runs along Rancho California Road and Ynez Road. Project construction and operation are not anticipated to require relocation of any existing transit stops or rerouting of any existing transit routes.

Based on the above discussion, the Project would not conflict with a program plan, ordinance or policy addressing the circulation system; impacts would be less than significant.

17.b. Less Than Significant Impact. CEQA Guidelines section 15064.3 describes specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled (VMT) is identified as the most appropriate measure of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project.

The Office of Planning and Research (OPR) published an updated Technical Advisory on Evaluating Transportation Impacts in CEQA (OPR Technical Advisory) in December 2018, which provides guidance on evaluating transportation impacts based on VMT. The City released Traffic Impact Analysis (TIA) Guidelines in September 2020 (City of Temecula, 2020b) and adopted project level screening thresholds consistent with those recommended in the OPR Technical Advisory.

Consistent with City Traffic Impact Analysis (TIA) Guidelines, projects should evaluate available screening criteria based on their location and project type to determine if a presumption of a less than significant transportation impact can be made. As discussed in the Project's VMT Screening Analysis (Urban Crossroads, 2020b), which is included as Appendix E of this Draft IS/ND, the following project screening thresholds were reviewed based on their applicability to the Project:

- Small Residential and Employment Projects Screening
- Projects Located Near a Major Transit Stop/High Quality Transit Corridor Screening
- Projects Located in a VMT Efficient Area Screening

A land use project need only meet one of the above screening criteria to result in a less than significant impact.

The OPR Technical Advisory notes that "residential and office projects that locate in areas with low VMT, and that incorporate similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT." The City TIA Guidelines also note that the use of map-based screening for VMT efficient areas is applicable for uses such as the Project's residential development. As discussed in the VMT Screening Analysis, the City TIA Guidelines includes a map that identifies VMT efficient areas. The map utilizes the sub-regional Riverside Transportation Analysis Model (RIVTAM) to measure current VMT performance and compares them to the applicable impact threshold. The Project is located within an area that is 15 percent below the WRCOG Regional Average. Therefore, the Project meets the VMT Efficient Area screening threshold and would be presumed to result in a less than significant VMT impact. The Project was not found to meet the Small Residential and Employment Projects or Major Transit Stop High Quality Transit Corridor screening; however, meeting the VMT Efficient Area screening is sufficient for a less than significant impact determination; no additional VMT analysis is required.

Based on the above discussion, the Project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Therefore, impacts would be less than significant.

17.c. **Less Than Significant Impact**. Once operational, pedestrian and vehicle access to the Project Site would be provided via a driveway off Rancho California Road, with a separate driveway for emergency access only. Sight distance at the proposed access driveways would be reviewed with respect to standard Caltrans and City sight distance standards. As part of the Phase I development, a traffic signal and a northbound left turn lane and shared through-right turn lane were constructed at the full access driveway off Rancho California Road to accommodate access to the Project Site. The Project would not be designed to have any features, such as sharp curves or dangerous intersections, that would pose a safety hazard. No farms, industrial activities, or other land uses incompatible with the proposed residential development are in the project vicinity. Therefore, impacts would be less than significant.

17.d. **Less Than Significant Impact.** Once operational, pedestrian and vehicle access to the Project Site would be provided via a driveway off Rancho California Road, with a separate driveway for emergency access only. The final site plan would be subject to approval by the City Public Works Department and Temecula Fire Department to ensure that adequate emergency access is provided. All construction activities would be subject to emergency access standards and requirements of the Temecula Fire Department to ensure traffic safety. Therefore, the Project is not expected to result in inadequate emergency access. Impacts would be less than significant.

References:

City of Temecula. (2005e). *Land Use Element*. Retrieved from Temecula General Plan: https://temeculaca.gov/DocumentCenter/View/284/Land-Use-PDF?bidId=

City of Temecula. (2005f). *Noise Element*. Retrieved from City of Temecula: https://temeculaca.gov/DocumentCenter/View/286/Noise-PDF?bidId=

City of Temecula. (2020b, September). *Traffic Impact Analysis Guidelines*. Retrieved from City of Temecula: https://temeculaca.gov/DocumentCenter/View/210/Traffic-Impact-Analysis-Guidelines-PDF?bidId=

Urban Crossroads. (2020a). *Temecula Village Apartments (Phase II) Focused Traffic Impact Analysis*. Temecula.

Urban Crossroads. (2020b). *Temecula Village Apartment Vehicle Miles Travelled (VMT) Assessment*. San Bernardino.

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

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

Comments:

18.a-b. **No Impact**. As discussed in Section 5, Cultural Resources, the Project Site is currently vacant and has been previously rough graded. Based on the subsurface investigation completed for the Geotechnical Evaluation (EEI Engineering Solutions, 2019), engineered artificial fill was encountered at the surface and extended to relatively shallow depths (approximately 5 feet bgs). Because excavation would be limited to approximately 3 feet bgs and entirely within artificial fill, impacts on tribal cultural resources are not anticipated during Project construction. Project operation would not involve ground-disturbing activities that would adversely affect a tribal cultural resource.

In accordance with AB 52 and Public Resources Code Section 21080.3.1, the City sent formal notification letters of the Project, dated November 13, 2020, to the Native American tribes recommended by the NAHC. These tribes include the Pechanga Band of Luiseño Indians (Pechanga Tribe), Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseño Indians (Rincon Tribe), Soboba Band of Luiseno Indians, and Torres Martinez Desert Cahuilla Indians. The City received responses from the Rincon and Pechanga Tribes on November 30, 2020 and December 15, 2020, respectively, with both tribes requesting consultation. Consultation with these tribes concluded on May 20, 2021. The Rincon and Pechanga Tribes did not identify tribal cultural resources within the Project Site or request mitigation measures during the consultation process. Based on the above discussion, the Project would not cause a substantial adverse change in the significance of a tribal cultural resource; therefore, there would be no impact

19. UTILITIES AND SERVICE SYSTEMS. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b	Have sufficient water supplies available to serve the project and responsibly foreseeable future development during normal, dry and multiple dry years?			X	
c	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Comments:

19.a. **Less Than Significant Impact**. The Project would result in development of 134 apartment units on a vacant site that would house approximately 427 residents. The Project is anticipated to increase demand for utilities beyond existing conditions, as discussed below.

Water

RCWD would provide water services (i.e., potable water) to the Project Site. Recycled water is not currently available to the Project Site. The RCWD Water Facilities Master Plan includes water capacity and demand projections for anticipated build-out within RCWD boundaries. According to the Water Facilities Master Plan, the projected build-out annual capacity of 115,002 AFY is greater than the projected build-out annual production requirement of 110,714 AFY (RCWD, 2015). The Project is within RCWD's full build-out area; therefore, the Project would be adequately served by the projected water supply for the RCWD.

In a letter dated December 22, 2020, RCWD indicated that there is existing water service to the Project Site (see Appendix D). The Project would provide connections to the existing 12-inch water servicing line within Rancho California Road and would comply with all RCWD rules and regulations governing water system facilities and service. The Project proponent would be required to contact RCWD for a determination of existing water system capability, based upon project-specific demands and fire flow requirements, as well as a determination of proposed water facilities configuration. The Project's water system would be designed consistent with the requirements of RCWD and the City's Public Works Department. In addition, the Project applicant would be required to pay a water service charge to RCWD to maintain and upgrade its system. RCWD has sufficient capacity to accommodate the water needs of the Project. Therefore, the Project would not require the construction of new or expanded water facilities.

Wastewater

Wastewater facilities for the Project Site and the City are provided by EMWD. According to the EMWD Sewer Master Plan, EMWD is permitted to discharge 3.6 million gallons per day to its non-reclaimable waste line (EMWD, 2019). Wastewater produced by Project would be treated by the Temecula Valley Regional Water Reclamation Facility, located at 42565 Avenida Alvarado, Temecula.

The Project would provide connections to the existing wastewater mainlines. The Project applicant would be required to pay sewer connection fees to EMWD when acquiring new sewer services. In a letter dated December 21, 2020, EMWD has indicated that it is willing to provide sewer services to the Project, contingent upon the Project's compliance with EMWD's rules and regulations (see Appendix D). EWMD has sufficient capacity to accommodate the wastewater treatment needs of the Project. Therefore, the Project would not require the construction of new or expanded wastewater facilities.

Stormwater

According to the Project's Hydrology Study (DRC Engineering, Inc., 2021a), the majority of the Project Site currently drains to the north side of the property and ultimately discharges to the existing 30-inch public storm drain along Rancho California Road. The Project Site currently experiences off-site run on from the east and south property lines.

As discussed in Section 10, Hydrology and Water Quality, the Project would result in a net increase of 4.76 acres impervious surfaces within the Project Site (i.e., buildings, roadways, and parking lots). The Project would be designed in accordance with the City's BMP Design Manual, as demonstrated in the Project's WQMP. the Project includes source control BMPs to prevent illicit discharges into the MS4. These BMPs include reducing exposure of refuse areas, implementing sweeping and washing requirements for paved areas, stenciling or installing signage at storm drain inlets and catch basins, and screening trash enclosures. The Project also includes site design BMPs, such as maintaining existing drainage pathways and hydrologic features; minimizing impervious surface areas; and landscaping with a native and drought tolerant species to minimize the use of irrigation, fertilizers, and pesticides.

Runoff from the Project Site would be conveyed through underground storm drain pipes and treated through an infiltration/detention pipe system before infiltrating into the soil. Excess runoff would be discharged to the existing storm drain pipe system under Rancho California Road.

As demonstrated in the Project's Hydrology Study (DRC Engineering, Inc., 2021a), stormwater discharge from the Project Site in the developed condition would be at or below the pre-developed condition for the modeled 2-year, 10-year, and 100-year storm events. Therefore, the existing 30-inch storm drain along Rancho California Road would have adequate capacity and the Project would not require the construction of new or expanded stormwater facilities.

Electricity and Natural Gas

SCE would provide electricity services and SoCalGas would provide natural gas services to the Project Site. As discussed in Section 6, Energy, Project operation would result in the consumption of 654.1 MWh/year of electricity and 1694.8 MMBTU/year of natural gas.

As discussed under Response 6.a., the Project would be designed in compliance with CalGreen requirements. Project sustainability features would include the following:

- Energy efficient building materials, appliances, lighting and mechanical systems, and water efficient plumbing systems
- Solar panels on the roofs of the apartment buildings
- Electric conduit for future electric vehicle charging stations (EVCS)
- Bicycle parking
- Real-time energy monitors to track energy use
- New sidewalks and paving with high solar reflectivity materials
- City-issued water meters that track real time water use with data logging equipment if necessary
- Low water irrigation systems and landscaping

SCE and SoCalGas would have adequate capacity to serve the energy needs of the Project. Therefore, the Project would not require the construction of new electric power or natural gas facilities.

Telecommunications

A variety of companies would provide telecommunications services to the Project Site, including Spectrum and Frontier Communications. Telecommunications providers would have adequate capacity to serve Project demand. Therefore, the Project would not require the construction of new telecommunications facilities.

Although the Project is anticipated to increase demand for utilities beyond existing conditions, the Project would not require or result in the relocation or construction of new or expanded facilities. Therefore, impacts would be less than significant.

19.b. **Less Than Significant Impact**. See Response 19.a. As discussed above, RCWD has sufficient supplies to serve the Project. The water supply projections in the RCWD Water Facilities Master Plan account for normal, dry, and multiple dry years (RCWD, 2015). Therefore, impacts would be less than significant.

19.c. **Less Than Significant Impact**. See Response 19.a. As discussed above, EMWD has sufficient capacity to accommodate the wastewater treatment needs of the Project. Therefore, impacts would be less than significant.

19.d. and e. **Less Than Significant Impact**. The Riverside County Department of Waste Resources operates six landfills that serve the residents of Riverside County. The nearest solid waste landfills are Lamb Canyon Sanitary Landfill, approximately 27 miles northeast of the Project Site at 16411 Lamb Canyon Road in Beaumont, California, and Badlands Sanitary Landfill, approximately 31 miles northeast of the Project Site at 31125 Ironwood Avenue in Moreno Valley, California. As of January 2015, the Lamb Canyon Sanitary Landfill had a remaining capacity of 19,242,950 cubic yards and the Badlands Sanitary Landfill had a remaining capacity of 15,748,799 cubic yards (CalRecycle, 2021).

The City of Temecula has a contract with CR&R Inc. for trash and recycling services. CR&R Inc. has five material recovery, transfer, and disposal facilities in California. The nearest facility is the Perris Transfer Station and Materials Recovery Facility, located in Perris, California, which has a maximum permitted capacity of 3,287 tons per day (CalRecycle, 2021).

The Project Site is currently vacant and has been previously rough graded. Project construction would not require the demolition of structures and is not anticipated to generate substantial amounts of solid waste or hazardous materials. Construction activities would generate small amounts of debris and other construction waste. In addition, Project construction would require the export of approximately 23,716 cubic yards of soil and artificial fill material. The solid waste generated from Project construction would be temporary and relatively minor.

Construction activities would comply with CalGreen, which includes mandatory construction and demolition recycling. In addition, as discussed in Section 9, Hazards and Hazardous Materials, any hazardous wastes generated from construction activities would be disposed of in accordance with applicable laws and regulations and manufacturers' instructions. Applicable regulations include the Federal Resource Conservation and Recovery Act (RCRA), which includes requirements for hazardous solid waste management; the Department of Toxic Substances Control Environmental Health Standards for the Management of Hazardous Waste (CCR Title 22, Division 4.5), which include standards for generators and transporters of hazardous waste; and the provisions of the Riverside County Department of Environmental Health, which oversees hazardous waste generation in Riverside County.

Project operation would generate a relatively small amount of solid waste typically associated with residential land uses. CalRecycle's solid waste generation rates for a multi-family residence range from approximately 4 to 8.6 pounds per dwelling unit per day (CalRecycle, 2019). Based on these rates, the Project's 134 dwelling units are anticipated to generate between 536 to 1,152 pounds per day of solid waste.

Given the permitted capacity of nearby disposal facilities and the relatively small amount of solid waste that would be generated by Project construction and operation, the Project is not expected to generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. In addition, the disposal of solid waste would comply with all federal, state, and local statutes and regulations. Therefore, impacts would be less than significant.

References:

CalRecycle. (2019). *Estimated Solid Waste Generation Rates*. Retrieved from California Department of Resources Recycling and Recovery: https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates

CalRecycle. (2021, February 10). *Solid Waste Information System (SWIS)*. Retrieved from https://www.calrecycle.ca.gov/SWFacilities/

DRC Engineering, Inc. (2021a). *Hydrology Study for Rendezvous Phase II Apartments*. Anaheim.

EMWD. (2019). *Sewer System Management Plan*. Retrieved from Eastern Municipal Water District: https://www.emwd.org/sites/main/files/file-attachments/2016ssmpfullreport.pdf

RCWD. (2015, December). *Water Facilities Master Plan*. Retrieved from Rancho California Water District: https://www.ranchowater.com/DocumentCenter/View/1802/2015-Water-Facilities-Master-Plan

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Comments:

19.a-d. **No Impact.** As discussed in Response 9.g., the Project Site is in a developed urban area; it has been previously rough graded and does not contain large vegetation. The Project Site is not classified as a VHFHSZ (Cal Fire, 2009) and is not located near or within a Cal Fire designated SRA (Cal Fire, 2007). The closest very VHFHSZ is located approximately 1.4 miles southwest of the Project Site and the closest SRA is located approximately 2.3 miles east of the Project Site. Therefore, the Project would have no impact related to wildfire.

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21. MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b	Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Comments:

21.a. **No Impact**. Based on evaluations and discussions contained in this Draft IS/ND, the Project is not anticipated to substantially degrade the quality of the environment. As discussed in Section 4, Biological Resources, the Project Site does not have suitable habitat for special-status plant or animal species. Therefore, the project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. In addition, as discussed in Section 5, Cultural Resources, no historical or archaeological resources were identified on the Project Site. Therefore, the project would not eliminate important examples of the major periods of California history or prehistory. As such, no impact would occur.

21.b-c. **Less Than Significant Impact**. Based on evaluations and discussions contained Sections 1 through 20 of this Draft IS/ND, Project development is not anticipated to have incremental effects that would be cumulatively considerable effects in context of the effects of past, current, and probable future projects, nor is it expected to cause substantial adverse effects on human beings directly or indirectly. Therefore, impacts would be less than significant.

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Appendix A – Air Quality, Greenhouse Gas, and Energy Modeling Data

Rendezvous II Apartment - City of Temecula

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	280.00	Space	2.52	112,000.00	0
City Park	2.64	Acre	2.64	115,182.00	0
Recreational Swimming Pool	1.04	1000sqft	0.02	1,040.00	0
Apartments Low Rise	10.00	Dwelling Unit	0.63	10,000.00	29
Apartments Mid Rise	132.00	Dwelling Unit	3.47	132,000.00	378

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	136.33	**CH4 Intensity (lb/MWhr)**	0.1	**N2O Intensity (lb/MWhr)**	0.001

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Utility GHG emissions factor interpolated between 453.2 lbCO2/Mwh reported for 2019 and 0 lbCo2/MWh assumed for 2045, under SB100.

Land Use - City Park includes Landscaping area (115,182 SF). The proposed number of apartment units were 134 but for a conservative approach and keeping consistency with the traffic study, 142 (mid and low size) units were assumed for the modeling.

Construction Phase - Approx. construction scedule provied by the client.

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - Approx assumption of number graders required for preliminary grading cut of 27,322 CY.

Off-road Equipment -

Off-road Equipment - Approx assumption of number graders required for preliminary grading cut of 27,322 CY.

Trips and VMT -

Grading - Site preparation would require preliminary grading cut of approximately 27,322 cubic yards, fill of 3,562 cubic yards, and export of 23,716 cubic yards.

Vehicle Trips - The Project is not anticipated to employ any full-time equivalent staff. The trip rate is taken from the traffic study.

Area Coating -

Energy Use - Adjusted energy values for Title 24 2019 Energy Efficiency standards.

Fleet Mix -

Architectural Coating -

Woodstoves -

Water And Wastewater -

Solid Waste -

Rendezvous II Apartment - City of Temecula - Riverside-South Coast County, Annual

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	20.00	87.00
tblConstructionPhase	NumDays	230.00	326.00
tblConstructionPhase	NumDays	20.00	45.00
tblConstructionPhase	NumDays	20.00	45.00
tblEnergyUse	T24E	772.17	517.05
tblEnergyUse	T24E	877.14	587.33
tblEnergyUse	T24NG	8,764.08	5,868.43
tblEnergyUse	T24NG	9,544.50	6,391.00
tblGrading	MaterialExported	0.00	23,716.00
tblLandUse	LandUseSquareFeet	114,998.40	115,182.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.1
tblProjectCharacteristics	CO2IntensityFactor	702.44	136.33
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.001
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	ST_TR	6.39	5.44
tblVehicleTrips	ST_TR	7.16	7.32
tblVehicleTrips	SU_TR	5.86	5.44
tblVehicleTrips	SU_TR	6.07	7.32
tblVehicleTrips	WD_TR	6.65	5.44
tblVehicleTrips	WD_TR	6.59	7.32

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2495	2.5006	2.0350	6.2000e-003	0.5153	0.0906	0.6059	0.2074	0.0834	0.2907	0.0000	566.1245	566.1245	0.0906	0.0000	568.3900
2023	0.5972	1.4277	1.7608	4.7600e-003	0.2310	0.0560	0.2870	0.0620	0.0517	0.1137	0.0000	431.3688	431.3688	0.0633	0.0000	432.9506
2024	0.0519	3.2600e-003	7.0300e-003	2.0000e-005	1.1000e-003	1.6000e-004	1.2600e-003	2.9000e-004	1.6000e-004	4.5000e-004	0.0000	1.4328	1.4328	5.0000e-005	0.0000	1.4341
Maximum	**0.5972**	**2.5006**	**2.0350**	**6.2000e-003**	**0.5153**	**0.0906**	**0.6059**	**0.2074**	**0.0834**	**0.2907**	**0.0000**	**566.1245**	**566.1245**	**0.0906**	**0.0000**	**568.3900**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2495	2.5006	2.0350	6.2000e-003	0.5153	0.0906	0.6059	0.2074	0.0834	0.2907	0.0000	566.1243	566.1243	0.0906	0.0000	568.3898
2023	0.5972	1.4277	1.7608	4.7600e-003	0.2310	0.0560	0.2870	0.0620	0.0517	0.1137	0.0000	431.3686	431.3686	0.0633	0.0000	432.9504
2024	0.0519	3.2600e-003	7.0300e-003	2.0000e-005	1.1000e-003	1.6000e-004	1.2600e-003	2.9000e-004	1.6000e-004	4.5000e-004	0.0000	1.4328	1.4328	5.0000e-005	0.0000	1.4341
Maximum	**0.5972**	**2.5006**	**2.0350**	**6.2000e-003**	**0.5153**	**0.0906**	**0.6059**	**0.2074**	**0.0834**	**0.2907**	**0.0000**	**566.1243**	**566.1243**	**0.0906**	**0.0000**	**568.3898**

Rendezvous II Apartment - City of Temecula - Riverside-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**1-1-2022**	**3-31-2022**	0.8970	0.8970
2	**4-1-2022**	**6-30-2022**	0.6548	0.6548
3	**7-1-2022**	**9-30-2022**	0.6054	0.6054
4	**10-1-2022**	**12-31-2022**	0.6042	0.6042
5	**1-1-2023**	**3-31-2023**	0.5158	0.5158
6	**4-1-2023**	**6-30-2023**	0.5228	0.5228
7	**7-1-2023**	**9-30-2023**	0.4495	0.4495
8	**10-1-2023**	**12-31-2023**	0.5503	0.5503
9	**1-1-2024**	**3-31-2024**	0.0394	0.0394
		Highest	0.8970	0.8970

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.0769	0.0537	2.3701	2.3800e-003		0.1437	0.1437		0.1437	0.1437	15.0831	31.3837	46.4668	0.0473	1.0200e-003	47.9542
Energy	9.1400e-003	0.0781	0.0332	5.0000e-004		6.3100e-003	6.3100e-003		6.3100e-003	6.3100e-003	0.0000	130.8936	130.8936	0.0314	1.9500e-003	132.2613
Mobile	0.1958	1.4351	2.5106	0.0125	1.0320	7.1700e-003	1.0392	0.2764	6.6800e-003	0.2831	0.0000	1,159.1525	1,159.1525	0.0489	0.0000	1,160.3755
Waste						0.0000	0.0000		0.0000	0.0000	14.5098	0.0000	14.5098	0.8575	0.0000	35.9474
Water						0.0000	0.0000		0.0000	0.0000	2.9547	13.6932	16.6479	0.3135	7.2700e-003	26.6513
Total	**1.2818**	**1.5669**	**4.9139**	**0.0154**	**1.0320**	**0.1572**	**1.1892**	**0.2764**	**0.1567**	**0.4332**	**32.5476**	**1,335.1231**	**1,367.6707**	**1.2986**	**0.0102**	**1,403.1897**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.0769	0.0537	2.3701	2.3800e-003		0.1437	0.1437		0.1437	0.1437	15.0831	31.3837	46.4668	0.0473	1.0200e-003	47.9542
Energy	9.1400e-003	0.0781	0.0332	5.0000e-004		6.3100e-003	6.3100e-003		6.3100e-003	6.3100e-003	0.0000	130.8936	130.8936	0.0314	1.9500e-003	132.2613
Mobile	0.1958	1.4351	2.5106	0.0125	1.0320	7.1700e-003	1.0392	0.2764	6.6800e-003	0.2831	0.0000	1,159.1525	1,159.1525	0.0489	0.0000	1,160.3755
Waste						0.0000	0.0000		0.0000	0.0000	14.5098	0.0000	14.5098	0.8575	0.0000	35.9474
Water						0.0000	0.0000		0.0000	0.0000	2.9547	13.6932	16.6479	0.3135	7.2700e-003	26.6513
Total	**1.2818**	**1.5669**	**4.9139**	**0.0154**	**1.0320**	**0.1572**	**1.1892**	**0.2764**	**0.1567**	**0.4332**	**32.5476**	**1,335.1231**	**1,367.6707**	**1.2986**	**0.0102**	**1,403.1897**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2022	2/1/2022	5	22	
2	Grading	Grading	2/2/2022	6/2/2022	5	87	
3	Building Construction	Building Construction	6/3/2022	9/3/2023	5	326	
4	Paving	Paving	9/4/2023	11/4/2023	5	45	
5	Architectural Coating	Architectural Coating	11/5/2023	1/5/2024	5	45	

Acres of Grading (Site Preparation Phase): 11

Acres of Grading (Grading Phase): 43.5

Acres of Paving: 2.52

Residential Indoor: 287,550; Residential Outdoor: 95,850; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 6,720 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	5	13.00	0.00	2,965.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	198.00	53.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	40.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.3300e-003	0.0000	7.3300e-003	8.6000e-004	0.0000	8.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0118	0.1316	0.1174	2.1000e-004		5.8000e-003	5.8000e-003		5.3400e-003	5.3400e-003	0.0000	18.4236	18.4236	5.9600e-003	0.0000	18.5726
Total	**0.0118**	**0.1316**	**0.1174**	**2.1000e-004**	**7.3300e-003**	**5.8000e-003**	**0.0131**	**8.6000e-004**	**5.3400e-003**	**6.2000e-003**	**0.0000**	**18.4236**	**18.4236**	**5.9600e-003**	**0.0000**	**18.5726**

3.2 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.9300e-003	0.2995	0.0440	1.0900e-003	0.0256	8.2000e-004	0.0264	7.0200e-003	7.8000e-004	7.8000e-003	0.0000	105.1471	105.1471	6.2300e-003	0.0000	105.3029
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.7000e-004	3.7000e-004	4.1500e-003	1.0000e-005	1.5700e-003	1.0000e-005	1.5800e-003	4.2000e-004	1.0000e-005	4.3000e-004	0.0000	1.2247	1.2247	3.0000e-005	0.0000	1.2253
Total	**7.5000e-003**	**0.2999**	**0.0482**	**1.1000e-003**	**0.0271**	**8.3000e-004**	**0.0280**	**7.4400e-003**	**7.9000e-004**	**8.2300e-003**	**0.0000**	**106.3718**	**106.3718**	**6.2600e-003**	**0.0000**	**106.5283**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.3300e-003	0.0000	7.3300e-003	8.6000e-004	0.0000	8.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0118	0.1316	0.1174	2.1000e-004		5.8000e-003	5.8000e-003		5.3400e-003	5.3400e-003	0.0000	18.4236	18.4236	5.9600e-003	0.0000	18.5726
Total	**0.0118**	**0.1316**	**0.1174**	**2.1000e-004**	**7.3300e-003**	**5.8000e-003**	**0.0131**	**8.6000e-004**	**5.3400e-003**	**6.2000e-003**	**0.0000**	**18.4236**	**18.4236**	**5.9600e-003**	**0.0000**	**18.5726**

3.2 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.9300e-003	0.2995	0.0440	1.0900e-003	0.0256	8.2000e-004	0.0264	7.0200e-003	7.8000e-004	7.8000e-003	0.0000	105.1471	105.1471	6.2300e-003	0.0000	105.3029
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.7000e-004	3.7000e-004	4.1500e-003	1.0000e-005	1.5700e-003	1.0000e-005	1.5800e-003	4.2000e-004	1.0000e-005	4.3000e-004	0.0000	1.2247	1.2247	3.0000e-005	0.0000	1.2253
Total	**7.5000e-003**	**0.2999**	**0.0482**	**1.1000e-003**	**0.0271**	**8.3000e-004**	**0.0280**	**7.4400e-003**	**7.9000e-004**	**8.2300e-003**	**0.0000**	**106.3718**	**106.3718**	**6.2600e-003**	**0.0000**	**106.5283**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2850	0.0000	0.2850	0.1465	0.0000	0.1465	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0760	0.8299	0.5228	1.0700e-003		0.0372	0.0372		0.0342	0.0342	0.0000	93.6064	93.6064	0.0303	0.0000	94.3632
Total	**0.0760**	**0.8299**	**0.5228**	**1.0700e-003**	**0.2850**	**0.0372**	**0.3222**	**0.1465**	**0.0342**	**0.1807**	**0.0000**	**93.6064**	**93.6064**	**0.0303**	**0.0000**	**94.3632**

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2700e-003	1.4700e-003	0.0164	5.0000e-005	6.2200e-003	4.0000e-005	6.2500e-003	1.6500e-003	3.0000e-005	1.6800e-003	0.0000	4.8430	4.8430	1.1000e-004	0.0000	4.8456
Total	**2.2700e-003**	**1.4700e-003**	**0.0164**	**5.0000e-005**	**6.2200e-003**	**4.0000e-005**	**6.2500e-003**	**1.6500e-003**	**3.0000e-005**	**1.6800e-003**	**0.0000**	**4.8430**	**4.8430**	**1.1000e-004**	**0.0000**	**4.8456**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2850	0.0000	0.2850	0.1465	0.0000	0.1465	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0760	0.8299	0.5228	1.0700e-003		0.0372	0.0372		0.0342	0.0342	0.0000	93.6063	93.6063	0.0303	0.0000	94.3631
Total	**0.0760**	**0.8299**	**0.5228**	**1.0700e-003**	**0.2850**	**0.0372**	**0.3222**	**0.1465**	**0.0342**	**0.1807**	**0.0000**	**93.6063**	**93.6063**	**0.0303**	**0.0000**	**94.3631**

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2700e-003	1.4700e-003	0.0164	5.0000e-005	6.2200e-003	4.0000e-005	6.2500e-003	1.6500e-003	3.0000e-005	1.6800e-003	0.0000	4.8430	4.8430	1.1000e-004	0.0000	4.8456
Total	**2.2700e-003**	**1.4700e-003**	**0.0164**	**5.0000e-005**	**6.2200e-003**	**4.0000e-005**	**6.2500e-003**	**1.6500e-003**	**3.0000e-005**	**1.6800e-003**	**0.0000**	**4.8430**	**4.8430**	**1.1000e-004**	**0.0000**	**4.8456**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0830	0.8475	0.8299	1.3400e-003		0.0452	0.0452		0.0416	0.0416	0.0000	118.0687	118.0687	0.0382	0.0000	119.0234
Total	**0.0830**	**0.8475**	**0.8299**	**1.3400e-003**		**0.0452**	**0.0452**		**0.0416**	**0.0416**	**0.0000**	**118.0687**	**118.0687**	**0.0382**	**0.0000**	**119.0234**

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.9100e-003	0.3515	0.0669	1.0100e-003	0.0253	6.0000e-004	0.0259	7.2900e-003	5.7000e-004	7.8600e-003	0.0000	96.7861	96.7861	7.0600e-003	0.0000	96.9625
Worker	0.0601	0.0389	0.4335	1.4200e-003	0.1643	9.6000e-004	0.1653	0.0436	8.8000e-004	0.0445	0.0000	128.0249	128.0249	2.7800e-003	0.0000	128.0945
Total	**0.0690**	**0.3904**	**0.5004**	**2.4300e-003**	**0.1896**	**1.5600e-003**	**0.1911**	**0.0509**	**1.4500e-003**	**0.0524**	**0.0000**	**224.8110**	**224.8110**	**9.8400e-003**	**0.0000**	**225.0569**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0830	0.8475	0.8299	1.3400e-003		0.0452	0.0452		0.0416	0.0416	0.0000	118.0686	118.0686	0.0382	0.0000	119.0232
Total	**0.0830**	**0.8475**	**0.8299**	**1.3400e-003**		**0.0452**	**0.0452**		**0.0416**	**0.0416**	**0.0000**	**118.0686**	**118.0686**	**0.0382**	**0.0000**	**119.0232**

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.9100e-003	0.3515	0.0669	1.0100e-003	0.0253	6.0000e-004	0.0259	7.2900e-003	5.7000e-004	7.8600e-003	0.0000	96.7861	96.7861	7.0600e-003	0.0000	96.9625
Worker	0.0601	0.0389	0.4335	1.4200e-003	0.1643	9.6000e-004	0.1653	0.0436	8.8000e-004	0.0445	0.0000	128.0249	128.0249	2.7800e-003	0.0000	128.0945
Total	**0.0690**	**0.3904**	**0.5004**	**2.4300e-003**	**0.1896**	**1.5600e-003**	**0.1911**	**0.0509**	**1.4500e-003**	**0.0524**	**0.0000**	**224.8110**	**224.8110**	**9.8400e-003**	**0.0000**	**225.0569**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0886	0.8968	0.9535	1.5600e-003		0.0452	0.0452		0.0416	0.0416	0.0000	136.9042	136.9042	0.0443	0.0000	138.0111
Total	**0.0886**	**0.8968**	**0.9535**	**1.5600e-003**		**0.0452**	**0.0452**		**0.0416**	**0.0416**	**0.0000**	**136.9042**	**136.9042**	**0.0443**	**0.0000**	**138.0111**

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.9000e-003	0.3047	0.0675	1.1400e-003	0.0293	3.1000e-004	0.0296	8.4500e-003	3.0000e-004	8.7500e-003	0.0000	109.2141	109.2141	6.2600e-003	0.0000	109.3705
Worker	0.0654	0.0406	0.4631	1.5800e-003	0.1904	1.0800e-003	0.1915	0.0506	1.0000e-003	0.0516	0.0000	142.7420	142.7420	2.9000e-003	0.0000	142.8144
Total	**0.0733**	**0.3453**	**0.5306**	**2.7200e-003**	**0.2197**	**1.3900e-003**	**0.2211**	**0.0590**	**1.3000e-003**	**0.0603**	**0.0000**	**251.9560**	**251.9560**	**9.1600e-003**	**0.0000**	**252.1849**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0886	0.8968	0.9535	1.5600e-003		0.0452	0.0452		0.0416	0.0416	0.0000	136.9040	136.9040	0.0443	0.0000	138.0110
Total	**0.0886**	**0.8968**	**0.9535**	**1.5600e-003**		**0.0452**	**0.0452**		**0.0416**	**0.0416**	**0.0000**	**136.9040**	**136.9040**	**0.0443**	**0.0000**	**138.0110**

3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.9000e-003	0.3047	0.0675	1.1400e-003	0.0293	3.1000e-004	0.0296	8.4500e-003	3.0000e-004	8.7500e-003	0.0000	109.2141	109.2141	6.2600e-003	0.0000	109.3705
Worker	0.0654	0.0406	0.4631	1.5800e-003	0.1904	1.0800e-003	0.1915	0.0506	1.0000e-003	0.0516	0.0000	142.7420	142.7420	2.9000e-003	0.0000	142.8144
Total	**0.0733**	**0.3453**	**0.5306**	**2.7200e-003**	**0.2197**	**1.3900e-003**	**0.2211**	**0.0590**	**1.3000e-003**	**0.0603**	**0.0000**	**251.9560**	**251.9560**	**9.1600e-003**	**0.0000**	**252.1849**

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0156	0.1572	0.2131	3.3000e-004		7.9700e-003	7.9700e-003		7.3300e-003	7.3300e-003	0.0000	28.9570	28.9570	9.3700e-003	0.0000	29.1911
Paving	3.3000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0189**	**0.1572**	**0.2131**	**3.3000e-004**		**7.9700e-003**	**7.9700e-003**		**7.3300e-003**	**7.3300e-003**	**0.0000**	**28.9570**	**28.9570**	**9.3700e-003**	**0.0000**	**29.1911**

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.5000e-004	5.3000e-004	6.0100e-003	2.0000e-005	2.4700e-003	1.0000e-005	2.4900e-003	6.6000e-004	1.0000e-005	6.7000e-004	0.0000	1.8538	1.8538	4.0000e-005	0.0000	1.8547
Total	**8.5000e-004**	**5.3000e-004**	**6.0100e-003**	**2.0000e-005**	**2.4700e-003**	**1.0000e-005**	**2.4900e-003**	**6.6000e-004**	**1.0000e-005**	**6.7000e-004**	**0.0000**	**1.8538**	**1.8538**	**4.0000e-005**	**0.0000**	**1.8547**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0156	0.1572	0.2131	3.3000e-004		7.9700e-003	7.9700e-003		7.3300e-003	7.3300e-003	0.0000	28.9570	28.9570	9.3700e-003	0.0000	29.1911
Paving	3.3000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0189**	**0.1572**	**0.2131**	**3.3000e-004**		**7.9700e-003**	**7.9700e-003**		**7.3300e-003**	**7.3300e-003**	**0.0000**	**28.9570**	**28.9570**	**9.3700e-003**	**0.0000**	**29.1911**

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.5000e-004	5.3000e-004	6.0100e-003	2.0000e-005	2.4700e-003	1.0000e-005	2.4900e-003	6.6000e-004	1.0000e-005	6.7000e-004	0.0000	1.8538	1.8538	4.0000e-005	0.0000	1.8547
Total	**8.5000e-004**	**5.3000e-004**	**6.0100e-003**	**2.0000e-005**	**2.4700e-003**	**1.0000e-005**	**2.4900e-003**	**6.6000e-004**	**1.0000e-005**	**6.7000e-004**	**0.0000**	**1.8538**	**1.8538**	**4.0000e-005**	**0.0000**	**1.8547**

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4088					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.8300e-003	0.0261	0.0362	6.0000e-005		1.4200e-003	1.4200e-003		1.4200e-003	1.4200e-003	0.0000	5.1065	5.1065	3.1000e-004	0.0000	5.1142
Total	**0.4126**	**0.0261**	**0.0362**	**6.0000e-005**		**1.4200e-003**	**1.4200e-003**		**1.4200e-003**	**1.4200e-003**	**0.0000**	**5.1065**	**5.1065**	**3.1000e-004**	**0.0000**	**5.1142**

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0200e-003	1.8700e-003	0.0214	7.0000e-005	8.7900e-003	5.0000e-005	8.8400e-003	2.3300e-003	5.0000e-005	2.3800e-003	0.0000	6.5913	6.5913	1.3000e-004	0.0000	6.5946
Total	**3.0200e-003**	**1.8700e-003**	**0.0214**	**7.0000e-005**	**8.7900e-003**	**5.0000e-005**	**8.8400e-003**	**2.3300e-003**	**5.0000e-005**	**2.3800e-003**	**0.0000**	**6.5913**	**6.5913**	**1.3000e-004**	**0.0000**	**6.5946**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4088					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.8300e-003	0.0261	0.0362	6.0000e-005		1.4200e-003	1.4200e-003		1.4200e-003	1.4200e-003	0.0000	5.1065	5.1065	3.1000e-004	0.0000	5.1141
Total	**0.4126**	**0.0261**	**0.0362**	**6.0000e-005**		**1.4200e-003**	**1.4200e-003**		**1.4200e-003**	**1.4200e-003**	**0.0000**	**5.1065**	**5.1065**	**3.1000e-004**	**0.0000**	**5.1141**

3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0200e-003	1.8700e-003	0.0214	7.0000e-005	8.7900e-003	5.0000e-005	8.8400e-003	2.3300e-003	5.0000e-005	2.3800e-003	0.0000	6.5913	6.5913	1.3000e-004	0.0000	6.5946
Total	**3.0200e-003**	**1.8700e-003**	**0.0214**	**7.0000e-005**	**8.7900e-003**	**5.0000e-005**	**8.8400e-003**	**2.3300e-003**	**5.0000e-005**	**2.3800e-003**	**0.0000**	**6.5913**	**6.5913**	**1.3000e-004**	**0.0000**	**6.5946**

3.6 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0511					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.5000e-004	3.0500e-003	4.5300e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6392
Total	**0.0515**	**3.0500e-003**	**4.5300e-003**	**1.0000e-005**		**1.5000e-004**	**1.5000e-004**		**1.5000e-004**	**1.5000e-004**	**0.0000**	**0.6383**	**0.6383**	**4.0000e-005**	**0.0000**	**0.6392**

3.6 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	2.1000e-004	2.5000e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.7945	0.7945	2.0000e-005	0.0000	0.7949
Total	**3.6000e-004**	**2.1000e-004**	**2.5000e-003**	**1.0000e-005**	**1.1000e-003**	**1.0000e-005**	**1.1100e-003**	**2.9000e-004**	**1.0000e-005**	**3.0000e-004**	**0.0000**	**0.7945**	**0.7945**	**2.0000e-005**	**0.0000**	**0.7949**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0511					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.5000e-004	3.0500e-003	4.5300e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6392
Total	**0.0515**	**3.0500e-003**	**4.5300e-003**	**1.0000e-005**		**1.5000e-004**	**1.5000e-004**		**1.5000e-004**	**1.5000e-004**	**0.0000**	**0.6383**	**0.6383**	**4.0000e-005**	**0.0000**	**0.6392**

3.6 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	2.1000e-004	2.5000e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.7945	0.7945	2.0000e-005	0.0000	0.7949
Total	**3.6000e-004**	**2.1000e-004**	**2.5000e-003**	**1.0000e-005**	**1.1000e-003**	**1.0000e-005**	**1.1100e-003**	**2.9000e-004**	**1.0000e-005**	**3.0000e-004**	**0.0000**	**0.7945**	**0.7945**	**2.0000e-005**	**0.0000**	**0.7949**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1958	1.4351	2.5106	0.0125	1.0320	7.1700e-003	1.0392	0.2764	6.6800e-003	0.2831	0.0000	1,159.1525	1,159.1525	0.0489	0.0000	1,160.3755
Unmitigated	0.1958	1.4351	2.5106	0.0125	1.0320	7.1700e-003	1.0392	0.2764	6.6800e-003	0.2831	0.0000	1,159.1525	1,159.1525	0.0489	0.0000	1,160.3755

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	718.08	718.08	718.08	2,453,788	2,453,788
City Park	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Recreational Swimming Pool	0.00	0.00	0.00		
Apartments Low Rise	73.20	73.20	73.20	250,136	250,136
Total	791.28	791.28	791.28	2,703,924	2,703,924

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
City Park	16.60	8.40	6.90	0.00	0.00	0.00	66	28	6
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Recreational Swimming Pool	16.60	8.40	6.90	0.00	0.00	0.00	52	39	9
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840
City Park	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840
Parking Lot	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840
Recreational Swimming Pool	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840
Apartments Low Rise	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	40.4525	40.4525	0.0297	3.0000e-004	41.2827
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	40.4525	40.4525	0.0297	3.0000e-004	41.2827
NaturalGas Mitigated	9.1400e-003	0.0781	0.0332	5.0000e-004		6.3100e-003	6.3100e-003		6.3100e-003	6.3100e-003	0.0000	90.4411	90.4411	1.7300e-003	1.6600e-003	90.9786
NaturalGas Unmitigated	9.1400e-003	0.0781	0.0332	5.0000e-004		6.3100e-003	6.3100e-003		6.3100e-003	6.3100e-003	0.0000	90.4411	90.4411	1.7300e-003	1.6600e-003	90.9786

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	124210	6.7000e-004	5.7200e-003	2.4400e-003	4.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	6.6283	6.6283	1.3000e-004	1.2000e-004	6.6677
Apartments Mid Rise	1.57059e+006	8.4700e-003	0.0724	0.0308	4.6000e-004		5.8500e-003	5.8500e-003		5.8500e-003	5.8500e-003	0.0000	83.8128	83.8128	1.6100e-003	1.5400e-003	84.3109
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**9.1400e-003**	**0.0781**	**0.0332**	**5.0000e-004**		**6.3100e-003**	**6.3100e-003**		**6.3100e-003**	**6.3100e-003**	**0.0000**	**90.4411**	**90.4411**	**1.7400e-003**	**1.6600e-003**	**90.9786**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	124210	6.7000e-004	5.7200e-003	2.4400e-003	4.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	6.6283	6.6283	1.3000e-004	1.2000e-004	6.6677
Apartments Mid Rise	1.57059e+006	8.4700e-003	0.0724	0.0308	4.6000e-004		5.8500e-003	5.8500e-003		5.8500e-003	5.8500e-003	0.0000	83.8128	83.8128	1.6100e-003	1.5400e-003	84.3109
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**9.1400e-003**	**0.0781**	**0.0332**	**5.0000e-004**		**6.3100e-003**	**6.3100e-003**		**6.3100e-003**	**6.3100e-003**	**0.0000**	**90.4411**	**90.4411**	**1.7400e-003**	**1.6600e-003**	**90.9786**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	45704.5	2.8263	2.0700e-003	2.0000e-005	2.8843
Apartments Mid Rise	569262	35.2022	0.0258	2.6000e-004	35.9246
City Park	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	39200	2.4241	1.7800e-003	2.0000e-005	2.4738
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000
Total		**40.4525**	**0.0297**	**3.0000e-004**	**41.2827**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	45704.5	2.8263	2.0700e-003	2.0000e-005	2.8843
Apartments Mid Rise	569262	35.2022	0.0258	2.6000e-004	35.9246
City Park	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	39200	2.4241	1.7800e-003	2.0000e-005	2.4738
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000
Total		**40.4525**	**0.0297**	**3.0000e-004**	**41.2827**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.0769	0.0537	2.3701	2.3800e-003		0.1437	0.1437		0.1437	0.1437	15.0831	31.3837	46.4668	0.0473	1.0200e-003	47.9542
Unmitigated	1.0769	0.0537	2.3701	2.3800e-003		0.1437	0.1437		0.1437	0.1437	15.0831	31.3837	46.4668	0.0473	1.0200e-003	47.9542

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0460					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5214					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.4651	0.0368	0.9027	2.3000e-003		0.1356	0.1356		0.1356	0.1356	15.0831	28.9846	44.0677	0.0450	1.0200e-003	45.4973
Landscaping	0.0444	0.0169	1.4674	8.0000e-005		8.1300e-003	8.1300e-003		8.1300e-003	8.1300e-003	0.0000	2.3991	2.3991	2.3100e-003	0.0000	2.4570
Total	**1.0769**	**0.0537**	**2.3701**	**2.3800e-003**		**0.1437**	**0.1437**		**0.1437**	**0.1437**	**15.0831**	**31.3837**	**46.4668**	**0.0473**	**1.0200e-003**	**47.9542**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0460					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5214					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.4651	0.0368	0.9027	2.3000e-003		0.1356	0.1356		0.1356	0.1356	15.0831	28.9846	44.0677	0.0450	1.0200e-003	45.4973
Landscaping	0.0444	0.0169	1.4674	8.0000e-005		8.1300e-003	8.1300e-003		8.1300e-003	8.1300e-003	0.0000	2.3991	2.3991	2.3100e-003	0.0000	2.4570
Total	**1.0769**	**0.0537**	**2.3701**	**2.3800e-003**		**0.1437**	**0.1437**		**0.1437**	**0.1437**	**15.0831**	**31.3837**	**46.4668**	**0.0473**	**1.0200e-003**	**47.9542**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	16.6479	0.3135	7.2700e-003	26.6513
Unmitigated	16.6479	0.3135	7.2700e-003	26.6513

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	0.65154 / 0.410754	1.0135	0.0218	5.1000e-004	1.7102
Apartments Mid Rise	8.60033 / 5.42195	13.3784	0.2881	6.7000e-003	22.5750
City Park	0 / 3.14551	2.1610	1.5900e-003	2.0000e-005	2.2054
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0.0615089 / 0.037699	0.0949	2.0600e-003	5.0000e-005	0.1607
Total		**16.6479**	**0.3135**	**7.2800e-003**	**26.6513**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	0.65154 / 0.410754	1.0135	0.0218	5.1000e-004	1.7102
Apartments Mid Rise	8.60033 / 5.42195	13.3784	0.2881	6.7000e-003	22.5750
City Park	0 / 3.14551	2.1610	1.5900e-003	2.0000e-005	2.2054
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0.0615089 / 0.037699	0.0949	2.0600e-003	5.0000e-005	0.1607
Total		**16.6479**	**0.3135**	**7.2800e-003**	**26.6513**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	14.5098	0.8575	0.0000	35.9474
Unmitigated	14.5098	0.8575	0.0000	35.9474

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	4.6	0.9338	0.0552	0.0000	2.3134
Apartments Mid Rise	60.72	12.3256	0.7284	0.0000	30.5362
City Park	0.23	0.0467	2.7600e-003	0.0000	0.1157
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	5.93	1.2037	0.0711	0.0000	2.9822
Total		**14.5098**	**0.8575**	**0.0000**	**35.9474**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	4.6	0.9338	0.0552	0.0000	2.3134
Apartments Mid Rise	60.72	12.3256	0.7284	0.0000	30.5362
City Park	0.23	0.0467	2.7600e-003	0.0000	0.1157
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	5.93	1.2037	0.0711	0.0000	2.9822
Total		**14.5098**	**0.8575**	**0.0000**	**35.9474**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Rendezvous II Apartment - City of Temecula

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	280.00	Space	2.52	112,000.00	0
City Park	2.64	Acre	2.64	115,182.00	0
Recreational Swimming Pool	1.04	1000sqft	0.02	1,040.00	0
Apartments Low Rise	10.00	Dwelling Unit	0.63	10,000.00	29
Apartments Mid Rise	132.00	Dwelling Unit	3.47	132,000.00	378

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	136.33	**CH4 Intensity (lb/MWhr)**	0.1	**N2O Intensity (lb/MWhr)**	0.001

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Utility GHG emissions factor interpolated between 453.2 lbCO2/Mwh reported for 2019 and 0 lbCo2/MWh assumed for 2045, under SB100.

Land Use - City Park includes Landscaping area (115,182 SF). The proposed number of apartment units were 134 but for a conservative approach and keeping consistency with the traffic study, 142 (mid and low size) units were assumed for the modeling.

Construction Phase - Approx. construction scedule provied by the client.

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - Approx assumption of number graders required for preliminary grading cut of 27,322 CY.

Off-road Equipment -

Off-road Equipment - Approx assumption of number graders required for preliminary grading cut of 27,322 CY.

Trips and VMT -

Grading - Site preparation would require preliminary grading cut of approximately 27,322 cubic yards, fill of 3,562 cubic yards, and export of 23,716 cubic yards.

Vehicle Trips - The Project is not anticipated to employ any full-time equivalent staff. The trip rate is taken from the traffic study.

Area Coating -

Energy Use - Adjusted energy values for Title 24 2019 Energy Efficiency standards.

Fleet Mix -

Architectural Coating -

Woodstoves -

Water And Wastewater -

Solid Waste -

Rendezvous II Apartment - City of Temecula - Riverside-South Coast County, Summer

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	20.00	87.00
tblConstructionPhase	NumDays	230.00	326.00
tblConstructionPhase	NumDays	20.00	45.00
tblConstructionPhase	NumDays	20.00	45.00
tblEnergyUse	T24E	772.17	517.05
tblEnergyUse	T24E	877.14	587.33
tblEnergyUse	T24NG	8,764.08	5,868.43
tblEnergyUse	T24NG	9,544.50	6,391.00
tblGrading	MaterialExported	0.00	23,716.00
tblLandUse	LandUseSquareFeet	114,998.40	115,182.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.1
tblProjectCharacteristics	CO2IntensityFactor	702.44	136.33
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.001
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	ST_TR	6.39	5.44
tblVehicleTrips	ST_TR	7.16	7.32
tblVehicleTrips	SU_TR	5.86	5.44
tblVehicleTrips	SU_TR	6.07	7.32
tblVehicleTrips	WD_TR	6.65	5.44
tblVehicleTrips	WD_TR	6.59	7.32

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.0929	38.6828	18.5576	0.1207	6.6977	0.8558	7.5534	3.4060	0.7873	4.1933	0.0000	12,629.7332	12,629.7332	1.2005	0.0000	12,659.7452
2023	20.7952	14.1623	17.8454	0.0507	2.5525	0.5322	3.0848	0.6846	0.4898	1.1744	0.0000	5,076.3964	5,076.3964	0.6736	0.0000	5,093.2370
2024	20.7748	1.2983	2.9905	6.7900e-003	0.4471	0.0634	0.5105	0.1186	0.0632	0.1818	0.0000	662.1006	662.1006	0.0233	0.0000	662.6835
Maximum	**20.7952**	**38.6828**	**18.5576**	**0.1207**	**6.6977**	**0.8558**	**7.5534**	**3.4060**	**0.7873**	**4.1933**	**0.0000**	**12,629.7332**	**12,629.7332**	**1.2005**	**0.0000**	**12,659.7452**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.0929	38.6828	18.5576	0.1207	6.6977	0.8558	7.5534	3.4060	0.7873	4.1933	0.0000	12,629.7332	12,629.7332	1.2005	0.0000	12,659.7452
2023	20.7952	14.1623	17.8454	0.0507	2.5525	0.5322	3.0848	0.6846	0.4898	1.1744	0.0000	5,076.3964	5,076.3964	0.6736	0.0000	5,093.2370
2024	20.7748	1.2983	2.9905	6.7900e-003	0.4471	0.0634	0.5105	0.1186	0.0632	0.1818	0.0000	662.1006	662.1006	0.0233	0.0000	662.6835
Maximum	**20.7952**	**38.6828**	**18.5576**	**0.1207**	**6.6977**	**0.8558**	**7.5534**	**3.4060**	**0.7873**	**4.1933**	**0.0000**	**12,629.7332**	**12,629.7332**	**1.2005**	**0.0000**	**12,659.7452**

Rendezvous II Apartment - City of Temecula - Riverside-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	40.6731	3.0815	83.9535	0.1849		10.9122	10.9122		10.9122	10.9122	1,330.1024	2,577.1565	3,907.2589	3.9870	0.0903	4,033.8374
Energy	0.0501	0.4279	0.1821	2.7300e-003		0.0346	0.0346		0.0346	0.0346		546.2700	546.2700	0.0105	0.0100	549.5162
Mobile	1.2737	7.7862	15.5491	0.0726	5.7646	0.0394	5.8040	1.5420	0.0367	1.5787		7,424.2767	7,424.2767	0.2965		7,431.6903
Total	**41.9969**	**11.2956**	**99.6848**	**0.2602**	**5.7646**	**10.9861**	**16.7507**	**1.5420**	**10.9834**	**12.5254**	**1,330.1024**	**10,547.7032**	**11,877.8056**	**4.2940**	**0.1003**	**12,015.0439**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	40.6731	3.0815	83.9535	0.1849		10.9122	10.9122		10.9122	10.9122	1,330.1024	2,577.1565	3,907.2589	3.9870	0.0903	4,033.8374
Energy	0.0501	0.4279	0.1821	2.7300e-003		0.0346	0.0346		0.0346	0.0346		546.2700	546.2700	0.0105	0.0100	549.5162
Mobile	1.2737	7.7862	15.5491	0.0726	5.7646	0.0394	5.8040	1.5420	0.0367	1.5787		7,424.2767	7,424.2767	0.2965		7,431.6903
Total	**41.9969**	**11.2956**	**99.6848**	**0.2602**	**5.7646**	**10.9861**	**16.7507**	**1.5420**	**10.9834**	**12.5254**	**1,330.1024**	**10,547.7032**	**11,877.8056**	**4.2940**	**0.1003**	**12,015.0439**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2022	2/1/2022	5	22	
2	Grading	Grading	2/2/2022	6/2/2022	5	87	
3	Building Construction	Building Construction	6/3/2022	9/3/2023	5	326	
4	Paving	Paving	9/4/2023	11/4/2023	5	45	
5	Architectural Coating	Architectural Coating	11/5/2023	1/5/2024	5	45	

Acres of Grading (Site Preparation Phase): 11

Acres of Grading (Grading Phase): 43.5

Acres of Paving: 2.52

Residential Indoor: 287,550; Residential Outdoor: 95,850; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 6,720 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	5	13.00	0.00	2,965.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	198.00	53.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	40.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6668	0.0000	0.6668	0.0779	0.0000	0.0779			0.0000			0.0000
Off-Road	1.0738	11.9602	10.6735	0.0191		0.5277	0.5277		0.4855	0.4855		1,846.2347	1,846.2347	0.5971		1,861.1625
Total	**1.0738**	**11.9602**	**10.6735**	**0.0191**	**0.6668**	**0.5277**	**1.1944**	**0.0779**	**0.4855**	**0.5634**		**1,846.2347**	**1,846.2347**	**0.5971**		**1,861.1625**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.6162	26.6911	3.7379	0.1003	2.3573	0.0739	2.4312	0.6462	0.0707	0.7169		10,650.1385	10,650.1385	0.6004		10,665.1486
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0577	0.0316	0.4433	1.3400e-003	0.1453	8.3000e-004	0.1461	0.0385	7.7000e-004	0.0393		133.3600	133.3600	2.9600e-003		133.4341
Total	**0.6738**	**26.7227**	**4.1812**	**0.1016**	**2.5026**	**0.0747**	**2.5773**	**0.6847**	**0.0715**	**0.7562**		**10,783.4985**	**10,783.4985**	**0.6034**		**10,798.5827**

3.2 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6668	0.0000	0.6668	0.0779	0.0000	0.0779			0.0000			0.0000
Off-Road	1.0738	11.9602	10.6735	0.0191		0.5277	0.5277		0.4855	0.4855	0.0000	1,846.2347	1,846.2347	0.5971		1,861.1625
Total	**1.0738**	**11.9602**	**10.6735**	**0.0191**	**0.6668**	**0.5277**	**1.1944**	**0.0779**	**0.4855**	**0.5634**	**0.0000**	**1,846.2347**	**1,846.2347**	**0.5971**		**1,861.1625**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.6162	26.6911	3.7379	0.1003	2.3573	0.0739	2.4312	0.6462	0.0707	0.7169		10,650.1385	10,650.1385	0.6004		10,665.1486
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0577	0.0316	0.4433	1.3400e-003	0.1453	8.3000e-004	0.1461	0.0385	7.7000e-004	0.0393		133.3600	133.3600	2.9600e-003		133.4341
Total	**0.6738**	**26.7227**	**4.1812**	**0.1016**	**2.5026**	**0.0747**	**2.5773**	**0.6847**	**0.0715**	**0.7562**		**10,783.4985**	**10,783.4985**	**0.6034**		**10,798.5827**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	1.7462	19.0782	12.0176	0.0245		0.8549	0.8549		0.7865	0.7865		2,372.0311	2,372.0311	0.7672		2,391.2102
Total	**1.7462**	**19.0782**	**12.0176**	**0.0245**	**6.5523**	**0.8549**	**7.4073**	**3.3675**	**0.7865**	**4.1540**		**2,372.0311**	**2,372.0311**	**0.7672**		**2,391.2102**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0577	0.0316	0.4433	1.3400e-003	0.1453	8.3000e-004	0.1461	0.0385	7.7000e-004	0.0393		133.3600	133.3600	2.9600e-003		133.4341
Total	**0.0577**	**0.0316**	**0.4433**	**1.3400e-003**	**0.1453**	**8.3000e-004**	**0.1461**	**0.0385**	**7.7000e-004**	**0.0393**		**133.3600**	**133.3600**	**2.9600e-003**		**133.4341**

3.3 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	1.7462	19.0782	12.0176	0.0245		0.8549	0.8549		0.7865	0.7865	0.0000	2,372.0311	2,372.0311	0.7672		2,391.2102
Total	**1.7462**	**19.0782**	**12.0176**	**0.0245**	**6.5523**	**0.8549**	**7.4073**	**3.3675**	**0.7865**	**4.1540**	**0.0000**	**2,372.0311**	**2,372.0311**	**0.7672**		**2,391.2102**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0577	0.0316	0.4433	1.3400e-003	0.1453	8.3000e-004	0.1461	0.0385	7.7000e-004	0.0393		133.3600	133.3600	2.9600e-003		133.4341
Total	**0.0577**	**0.0316**	**0.4433**	**1.3400e-003**	**0.1453**	**8.3000e-004**	**0.1461**	**0.0385**	**7.7000e-004**	**0.0393**		**133.3600**	**133.3600**	**2.9600e-003**		**133.4341**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0995	11.2245	10.9916	0.0178		0.5982	0.5982		0.5504	0.5504		1,723.8213	1,723.8213	0.5575		1,737.7593
Total	**1.0995**	**11.2245**	**10.9916**	**0.0178**		**0.5982**	**0.5982**		**0.5504**	**0.5504**		**1,723.8213**	**1,723.8213**	**0.5575**		**1,737.7593**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1154	4.6273	0.8139	0.0136	0.3394	7.8400e-003	0.3472	0.0977	7.5000e-003	0.1052		1,435.9035	1,435.9035	0.0981		1,438.3565
Worker	0.8780	0.4813	6.7520	0.0204	2.2132	0.0127	2.2259	0.5869	0.0117	0.5986		2,031.1752	2,031.1752	0.0452		2,032.3040
Total	**0.9934**	**5.1086**	**7.5659**	**0.0340**	**2.5525**	**0.0205**	**2.5731**	**0.6847**	**0.0192**	**0.7038**		**3,467.0786**	**3,467.0786**	**0.1433**		**3,470.6605**

3.4 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0995	11.2245	10.9916	0.0178		0.5982	0.5982		0.5504	0.5504	0.0000	1,723.8213	1,723.8213	0.5575		1,737.7593
Total	**1.0995**	**11.2245**	**10.9916**	**0.0178**		**0.5982**	**0.5982**		**0.5504**	**0.5504**	**0.0000**	**1,723.8213**	**1,723.8213**	**0.5575**		**1,737.7593**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1154	4.6273	0.8139	0.0136	0.3394	7.8400e-003	0.3472	0.0977	7.5000e-003	0.1052		1,435.9035	1,435.9035	0.0981		1,438.3565
Worker	0.8780	0.4813	6.7520	0.0204	2.2132	0.0127	2.2259	0.5869	0.0117	0.5986		2,031.1752	2,031.1752	0.0452		2,032.3040
Total	**0.9934**	**5.1086**	**7.5659**	**0.0340**	**2.5525**	**0.0205**	**2.5731**	**0.6847**	**0.0192**	**0.7038**		**3,467.0786**	**3,467.0786**	**0.1433**		**3,470.6605**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0124	10.2488	10.8967	0.0178		0.5163	0.5163		0.4750	0.4750		1,724.6976	1,724.6976	0.5578		1,738.6427
Total	**1.0124**	**10.2488**	**10.8967**	**0.0178**		**0.5163**	**0.5163**		**0.4750**	**0.4750**		**1,724.6976**	**1,724.6976**	**0.5578**		**1,738.6427**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0885	3.4796	0.7174	0.0132	0.3394	3.5000e-003	0.3429	0.0977	3.3500e-003	0.1011		1,397.7136	1,397.7136	0.0753		1,399.5959
Worker	0.8233	0.4340	6.2313	0.0196	2.2132	0.0124	2.2256	0.5869	0.0114	0.5984		1,953.9852	1,953.9852	0.0405		1,954.9984
Total	**0.9118**	**3.9136**	**6.9487**	**0.0328**	**2.5525**	**0.0159**	**2.5684**	**0.6846**	**0.0148**	**0.6994**		**3,351.6988**	**3,351.6988**	**0.1158**		**3,354.5944**

3.4 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0124	10.2488	10.8967	0.0178		0.5163	0.5163		0.4750	0.4750	0.0000	1,724.6976	1,724.6976	0.5578		1,738.6427
Total	**1.0124**	**10.2488**	**10.8967**	**0.0178**		**0.5163**	**0.5163**		**0.4750**	**0.4750**	**0.0000**	**1,724.6976**	**1,724.6976**	**0.5578**		**1,738.6427**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0885	3.4796	0.7174	0.0132	0.3394	3.5000e-003	0.3429	0.0977	3.3500e-003	0.1011		1,397.7136	1,397.7136	0.0753		1,399.5959
Worker	0.8233	0.4340	6.2313	0.0196	2.2132	0.0124	2.2256	0.5869	0.0114	0.5984		1,953.9852	1,953.9852	0.0405		1,954.9984
Total	**0.9118**	**3.9136**	**6.9487**	**0.0328**	**2.5525**	**0.0159**	**2.5684**	**0.6846**	**0.0148**	**0.6994**		**3,351.6988**	**3,351.6988**	**0.1158**		**3,354.5944**

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6913	6.9858	9.4708	0.0147		0.3543	0.3543		0.3260	0.3260		1,418.6500	1,418.6500	0.4588		1,430.1205
Paving	0.1467					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8380**	**6.9858**	**9.4708**	**0.0147**		**0.3543**	**0.3543**		**0.3260**	**0.3260**		**1,418.6500**	**1,418.6500**	**0.4588**		**1,430.1205**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0416	0.0219	0.3147	9.9000e-004	0.1118	6.3000e-004	0.1124	0.0296	5.8000e-004	0.0302		98.6861	98.6861	2.0500e-003		98.7373
Total	**0.0416**	**0.0219**	**0.3147**	**9.9000e-004**	**0.1118**	**6.3000e-004**	**0.1124**	**0.0296**	**5.8000e-004**	**0.0302**		**98.6861**	**98.6861**	**2.0500e-003**		**98.7373**

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6913	6.9858	9.4708	0.0147		0.3543	0.3543		0.3260	0.3260	0.0000	1,418.6500	1,418.6500	0.4588		1,430.1205
Paving	0.1467					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8380**	**6.9858**	**9.4708**	**0.0147**		**0.3543**	**0.3543**		**0.3260**	**0.3260**	**0.0000**	**1,418.6500**	**1,418.6500**	**0.4588**		**1,430.1205**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0416	0.0219	0.3147	9.9000e-004	0.1118	6.3000e-004	0.1124	0.0296	5.8000e-004	0.0302		98.6861	98.6861	2.0500e-003		98.7373
Total	**0.0416**	**0.0219**	**0.3147**	**9.9000e-004**	**0.1118**	**6.3000e-004**	**0.1124**	**0.0296**	**5.8000e-004**	**0.0302**		**98.6861**	**98.6861**	**2.0500e-003**		**98.7373**

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	20.4373					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**20.6289**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1663	0.0877	1.2589	3.9600e-003	0.4471	2.5000e-003	0.4496	0.1186	2.3100e-003	0.1209		394.7445	394.7445	8.1900e-003		394.9492
Total	**0.1663**	**0.0877**	**1.2589**	**3.9600e-003**	**0.4471**	**2.5000e-003**	**0.4496**	**0.1186**	**2.3100e-003**	**0.1209**		**394.7445**	**394.7445**	**8.1900e-003**		**394.9492**

3.6 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	20.4373					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**20.6289**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1663	0.0877	1.2589	3.9600e-003	0.4471	2.5000e-003	0.4496	0.1186	2.3100e-003	0.1209		394.7445	394.7445	8.1900e-003		394.9492
Total	**0.1663**	**0.0877**	**1.2589**	**3.9600e-003**	**0.4471**	**2.5000e-003**	**0.4496**	**0.1186**	**2.3100e-003**	**0.1209**		**394.7445**	**394.7445**	**8.1900e-003**		**394.9492**

3.6 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	20.4373					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**20.6180**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1567	0.0795	1.1804	3.8200e-003	0.4471	2.4800e-003	0.4496	0.1186	2.2800e-003	0.1209		380.6526	380.6526	7.4700e-003		380.8392
Total	**0.1567**	**0.0795**	**1.1804**	**3.8200e-003**	**0.4471**	**2.4800e-003**	**0.4496**	**0.1186**	**2.2800e-003**	**0.1209**		**380.6526**	**380.6526**	**7.4700e-003**		**380.8392**

3.6 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	20.4373					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**20.6180**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1567	0.0795	1.1804	3.8200e-003	0.4471	2.4800e-003	0.4496	0.1186	2.2800e-003	0.1209		380.6526	380.6526	7.4700e-003		380.8392
Total	**0.1567**	**0.0795**	**1.1804**	**3.8200e-003**	**0.4471**	**2.4800e-003**	**0.4496**	**0.1186**	**2.2800e-003**	**0.1209**		**380.6526**	**380.6526**	**7.4700e-003**		**380.8392**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.2737	7.7862	15.5491	0.0726	5.7646	0.0394	5.8040	1.5420	0.0367	1.5787		7,424.2767	7,424.2767	0.2965		7,431.6903
Unmitigated	1.2737	7.7862	15.5491	0.0726	5.7646	0.0394	5.8040	1.5420	0.0367	1.5787		7,424.2767	7,424.2767	0.2965		7,431.6903

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	718.08	718.08	718.08	2,453,788	2,453,788
City Park	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Recreational Swimming Pool	0.00	0.00	0.00		
Apartments Low Rise	73.20	73.20	73.20	250,136	250,136
Total	791.28	791.28	791.28	2,703,924	2,703,924

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
City Park	16.60	8.40	6.90	0.00	0.00	0.00	66	28	6
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Recreational Swimming Pool	16.60	8.40	6.90	0.00	0.00	0.00	52	39	9
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840
City Park	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840
Parking Lot	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840
Recreational Swimming Pool	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840
Apartments Low Rise	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0501	0.4279	0.1821	2.7300e-003		0.0346	0.0346		0.0346	0.0346		546.2700	546.2700	0.0105	0.0100	549.5162
NaturalGas Unmitigated	0.0501	0.4279	0.1821	2.7300e-003		0.0346	0.0346		0.0346	0.0346		546.2700	546.2700	0.0105	0.0100	549.5162

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	340.301	3.6700e-003	0.0314	0.0134	2.0000e-004		2.5400e-003	2.5400e-003		2.5400e-003	2.5400e-003		40.0355	40.0355	7.7000e-004	7.3000e-004	40.2734
Apartments Mid Rise	4302.99	0.0464	0.3966	0.1687	2.5300e-003		0.0321	0.0321		0.0321	0.0321		506.2346	506.2346	9.7000e-003	9.2800e-003	509.2429
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0501**	**0.4279**	**0.1821**	**2.7300e-003**		**0.0346**	**0.0346**		**0.0346**	**0.0346**		**546.2700**	**546.2700**	**0.0105**	**0.0100**	**549.5162**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	0.340301	3.6700e-003	0.0314	0.0134	2.0000e-004		2.5400e-003	2.5400e-003		2.5400e-003	2.5400e-003		40.0355	40.0355	7.7000e-004	7.3000e-004	40.2734
Apartments Mid Rise	4.30299	0.0464	0.3966	0.1687	2.5300e-003		0.0321	0.0321		0.0321	0.0321		506.2346	506.2346	9.7000e-003	9.2800e-003	509.2429
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0501**	**0.4279**	**0.1821**	**2.7300e-003**		**0.0346**	**0.0346**		**0.0346**	**0.0346**		**546.2700**	**546.2700**	**0.0105**	**0.0100**	**549.5162**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	40.6731	3.0815	83.9535	0.1849		10.9122	10.9122		10.9122	10.9122	1,330.1024	2,577.1565	3,907.2589	3.9870	0.0903	4,033.8374
Unmitigated	40.6731	3.0815	83.9535	0.1849		10.9122	10.9122		10.9122	10.9122	1,330.1024	2,577.1565	3,907.2589	3.9870	0.0903	4,033.8374

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2520					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.8572					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	37.2091	2.9463	72.2144	0.1842		10.8471	10.8471		10.8471	10.8471	1,330.1024	2,556.0000	3,886.1024	3.9666	0.0903	4,012.1708
Landscaping	0.3548	0.1352	11.7392	6.2000e-004		0.0650	0.0650		0.0650	0.0650		21.1565	21.1565	0.0204		21.6666
Total	**40.6731**	**3.0815**	**83.9535**	**0.1849**		**10.9122**	**10.9122**		**10.9122**	**10.9122**	**1,330.1024**	**2,577.1565**	**3,907.2589**	**3.9870**	**0.0903**	**4,033.8374**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2520					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.8572					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	37.2091	2.9463	72.2144	0.1842		10.8471	10.8471		10.8471	10.8471	1,330.1024	2,556.0000	3,886.1024	3.9666	0.0903	4,012.1708
Landscaping	0.3548	0.1352	11.7392	6.2000e-004		0.0650	0.0650		0.0650	0.0650		21.1565	21.1565	0.0204		21.6666
Total	**40.6731**	**3.0815**	**83.9535**	**0.1849**		**10.9122**	**10.9122**		**10.9122**	**10.9122**	**1,330.1024**	**2,577.1565**	**3,907.2589**	**3.9870**	**0.0903**	**4,033.8374**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Energy Calculations

Construction Fuel Consumption- Year 1

Phase Name	Off-road Equipment Type	Amount	Usage Hours	Horsepower	Load Factor	Number of days	Diesel Fuel Usage
Site Preparation	Graders	1	8	187	0.41	22	675
Site Preparation	Tractors/Loaders/Backhoes	4	8	97	0.37	87	4,996
Grading	Graders	1	8.00	187	0.41	87	2,668
Grading	Rubber Tired Dozers	1	8.00	247	0.40	87	3,438
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37	87	3,747
Building Construction	Cranes	1	7.00	231	0.29	151	3,540
Building Construction	Forklifts	3	8.00	89	0.20	151	3,225
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37	151	5,690
						TOTAL	22,309

Phase Name	Daily Worker Trip	Daily Vendor Trip	Daily Hauling Trip	Days per Year	Total Worker Trips	Total Vendor Trips	Total Haul Trips	Worker Trip Length (miles)	Vendor Trip Length (miles)	Haul Trip Length (miles)	Total Worker Trip Length (miles)	Total Vendor Trip Length (miles)	Total Haul Trip Length (miles)	Total gallons of gasoline	Total gallons of diesel
Site Preparation	13	0	2965	22	286	0	65230	14.70	6.90	20.00	4204.2	0	1,304,600.00	144	187,869
Grading	13	0	0	87	1,131	0	0	14.70	6.90	20.00	16,625.70	0.00	-	568	0
Building Construction	198	53	0	151	29,898	8,003	0	14.70	6.90	20.00	439,500.60	55,220.70	-	15,022	7,952
													TOTAL	15,734	195,821

Construction Fuel Consumption– Year 2

Phase Name	Off-road Equipment Type	Amount	Usage Hours	Horsepower	Load Factor	Number of days	Diesel Fuel Usage
Building Construction	Cranes	1	7	231	0.29	175	4,103
Building Construction	Forklifts	3	8	89	0.2	175	3,738
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37	175	6,595
Paving	Pavers	2	8.00	130	0.42	45	1,966
Paving	Rollers	2	8.00	80	0.38	45	1,094
Architectural Coating	Air Compressors	1	6.00	78	0.48	45	505
						TOTAL	10,160

Phase Name	Daily Worker Trip	Daily Vendor Trip	Daily Haul Trip	Days per Year	Total Worker Trips	Total Vendor Trips	Total Haul Trips	Worker Trip Length (miles)	Vendor Trip Length (miles)	Haul Trip Length (miles)	Total Worker Trip Length (miles)	Total Vendor Trip Length (miles)	Total Haul Trip Length (miles)	Total gallons of gasoline	Total gallons of diesel
Building Construction	198	53	0	175	34650	9275	0	14.70	6.90	20.00	509355	63997.5	-	17,410	9,216
Paving	10	0	0	45	450	0	0	14.70	6.90	20.00	6,615.00	0.00	-	226	0
Architectural Coating	40	0	0	45	1,800	0	0	14.70	6.90	20.00	26,460.00	0.00	-	904	0
													TOTAL	18,540	9,216

Operational – Fuel Consumption

Region	CalYr	VehClass	Class	MdlYr	Speed	Fuel	Population	VMT (mi/day)	Trips	Fuel Consumption (1000 gal/day)	Fuel (gal/day)	mi/gal	CO2_RUNEX (tons/day)	CO2 (lb/day)	% of vehicle class EMFAC	% vehicle class CalEEMod	% vehicle class project	VMT by project vehicle class (mi/yr)	Gallons of fuel
Riverside	2024	HHDT	Truck	Aggregated	Aggregated	GAS	7.000684257	756.3011319	140.0696906	0.165465187	165.4651872	4.570756813	1.560367538	3,121	0.000185942	0.07012	1.30383E-05	35.25452291	7.713060299
Riverside	2024	HHDT	Truck	Aggregated	Aggregated	DSL	29026.25912	4066638.194	333898.307	535.2890944	535289.0944	7.597087698	5507.095649	11,014,191	0.999814058	0.07012	0.070106962	189563.8964	24952.17956
Riverside	2024	LDA	Passenger	Aggregated	Aggregated	GAS	815755.3745	31222116.31	3860415.014	927.9383804	927938.3804	33.64675604	8571.303741	17,142,607	0.965209438	0.551648	0.532455856	1439720.168	42789.27117
Riverside	2024	LDA	Passenger	Aggregated	Aggregated	DSL	8300.734257	332357.2791	39696.73423	6.066112307	6066.112307	54.7891734	68.06447533	136,129	0.010274588	0.551648	0.005667956	15325.72209	279.721725
Riverside	2024	LDA	Passenger	Aggregated	Aggregated	ELEC	19245.4468	793030.5651	96328.06529	0	0	#DIV/0!	0	0	0.024515974	0.551648	0.013524188	36568.37632	0
Riverside	2024	LDT1	Truck	Aggregated	Aggregated	GAS	87215.44924	3197074.125	399779.9406	112.2233264	112223.3264	28.48849902	1036.057405	2,072,115	0.987765457	0.035769	0.035331383	95533.37343	3353.401433
Riverside	2024	LDT1	Truck	Aggregated	Aggregated	DSL	33.92503849	761.5875986	112.0901339	0.028569249	28.56924923	26.65759931	0.32055967	641	0.000235299	0.035769	8.41643E-06	22.75738053	0.853692047
Riverside	2024	LDT1	Truck	Aggregated	Aggregated	ELEC	906.9178441	38837.63235	4592.967234	0	0	#DIV/0!	0	0	0.011999244	0.035769	0.000429201	1160.526747	0
Riverside	2024	LDT2	Truck	Aggregated	Aggregated	GAS	265900.5251	10060983.26	1246214.147	369.3919014	369391.9014	27.23661027	3409.809305	6,819,619	0.992499078	0.187848	0.186438967	504116.797	18508.79357
Riverside	2024	LDT2	Truck	Aggregated	Aggregated	DSL	1794.69834	76036.99479	8823.664653	1.846802337	1846.802337	41.1722431	20.72194278	41,444	0.007500922	0.187848	0.001409033	3809.918504	92.53609269
Riverside	2024	LDT2	Truck	Aggregated	Aggregated	ELEC	3848.536051	116064.7137	19397.24095	0	0	#DIV/0!	0	0	0.149439415	0.187848	0.028071895	75904.27128	0
Riverside	2024	LHDT1	Truck	Aggregated	Aggregated	GAS	20174.06045	660602.631	300563.4414	59.81330436	59813.30436	11.04440957	557.8477963	1,115,696	0.850560585	0.01345	0.01144004	30932.99836	2800.783344
Riverside	2024	LHDT1	Truck	Aggregated	Aggregated	DSL	20444.10443	682997.5037	257161.115	31.60653644	31606.53644	21.60937517	351.6286629	703,257	0.866675351	0.01345	0.011656783	31519.05659	1458.582506
Riverside	2024	LHDT2	Truck	Aggregated	Aggregated	GAS	3267.984852	105068.6423	48688.105	10.92422176	10924.22176	9.617952164	101.8637226	203,727	0.133324649	0.00466	0.000621293	1679.928687	174.6659433
Riverside	2024	LHDT2	Truck	Aggregated	Aggregated	DSL	8007.116395	265411.2094	100719.4513	13.42536713	13425.36713	19.76938186	148.7420375	297,484	1	0.00466	0.00466	12600.28584	637.3636731
Riverside	2024	MCY	Passenger	Aggregated	Aggregated	GAS	37350.19664	267333.6027	74700.39328	7.000835044	7000.835044	38.1859594	61.40274972	122,805	0.034600518	0.004476	0.000154872	418.7618916	10.96638393
Riverside	2024	MDV	Truck	Aggregated	Aggregated	GAS	209617.0645	7458955.54	961124.8878	344.2801449	344280.1449	21.66536657	3173.940143	6,347,880	0.965399482	0.110184	0.106371577	287620.6588	13275.59624
Riverside	2024	MDV	Truck	Aggregated	Aggregated	DSL	4969.473742	200072.3888	24045.87751	6.590856944	6590.856944	30.35605089	73.95234331	147,905	0.728395317	0.110184	0.08025751	217010.2065	7148.828655
Riverside	2024	MDV	Truck	Aggregated	Aggregated	ELEC	2422.391654	74603.1673	12293.49831	0	0	#DIV/0!	0	0	0.271604683	0.110184	0.02992649	80918.95555	0
Riverside	2024	MH	Other	Aggregated	Aggregated	GAS	5553.120458	44262.23336	555.5341706	8.365957307	8365.957307	5.290755348	79.24261871	158,485	0.689172428	0.00084	0.000578905	1565.31469	295.8584525
Riverside	2024	MH	Other	Aggregated	Aggregated	DSL	2582.75971	19962.96131	258.275971	1.807088122	1807.088122	11.04703255	20.27633164	40,553	0.310827572	0.00084	0.000261095	705.9814703	63.90688784
Riverside	2024	MHDT	Truck	Aggregated	Aggregated	GAS	2170.71277	115834.6966	43431.6211	21.49531652	21495.31652	5.38883419	200.5942273	401,188	0.103936293	0.017552	0.00182429	4932.740991	915.3632896
Riverside	2024	MHDT	Truck	Aggregated	Aggregated	DSL	15777.14199	998643.1604	151888.6916	84.72000841	84720.00841	11.78757154	937.3142773	1,874,629	0.896063707	0.017552	0.01572771	42526.53306	3607.743367
Riverside	2024	OBUS	Bus	Aggregated	Aggregated	GAS	587.5609789	25776.9601	11755.92007	4.848344529	4848.344529	5.31665189	45.35881895	90,718	0.484546533	0.001413	0.000684664	1851.2801	348.2041215
Riverside	2024	OBUS	Bus	Aggregated	Aggregated	DSL	369.7331619	27421.15061	3490.609076	2.880454202	2880.454202	9.519731502	31.40322982	62,806	0.515453467	0.001413	0.000728336	1969.364512	206.8718547
Riverside	2024	SBUS	Bus	Aggregated	Aggregated	GAS	521.446174	20532.4158	2085.784696	2.258395914	2258.395914	9.091592699	19.78394094	39,568	0.351101712	0.000905	0.000317747	859.1638739	94.50091995
Riverside	2024	SBUS	Bus	Aggregated	Aggregated	DSL	1198.021076	37947.54904	13824.99712	4.881150915	4881.150915	7.774303581	49.94828171	99,897	0.648898288	0.000905	0.000587253	1587.887346	204.2481786
Riverside	2024	UBUS	Bus	Aggregated	Aggregated	GAS	166.3958246	23427.66786	665.5832982	3.649202734	3649.202734	6.41994144	34.53513853	69,070	0.38171218	0.001134	0.000432862	1170.424903	182.3108378
Riverside	2024	UBUS	Bus	Aggregated	Aggregated	DSL	0.141961099	11.67769301	0.567844395	0.001254697	1.254696744	9.30718364	0.014078255	28	0.000498209	0.001134	5.64969E-07	1.527633268	0.164134858
Riverside	2024	UBUS	Bus	Aggregated	Aggregated	ELEC	4.058469431	248.5082415	16.23387772	0	0	#DIV/0!	0	0	0.955117893	0.001134	0.001083104	2928.630063	0
																		Gasoline Sum	82,757
																		Diesel Sum	38,653

Electricity Consumption

Land use	kWh/yr
Apartments Low Rise	45704.5
Apartments Mid Rise	569262
City Park	0
Parking Lot	39200
Recreational Swimming Pool	0
MWh/yr	654.1665

Natural Gas Consumption

Land use	kBTU/yr
Apartments Low Rise	124210
Apartments Mid Rise	1570590.00
City Park	0
Parking Lot	0
Recreational Swimming Pool	0
MMTU/yr	1694.8

Appendix B – Noise Modeling

Construction Source Noise Prediction Model

Location	Distance to Nearest Receptor in feet	Combined Predicted Noise Level (L_{eq} dBA)
Threshold	125	75.0
Location 1	40	90.6

Equipment	Reference Noise Levels (L_{max}) at 50 feet[1]	Usage Factor[1]
Grader	85	1
Dozer	85	1
Backhoe	80	1

Ground Type	hard
Source Height	8
Receiver Height	5
Ground Factor[2]	0.00

Predicted Noise Level [3]	L_{eq} dBA at 50 feet[3]
Grader	85.0
Dozer	85.0
Backhoe	80.0

Combined Predicted Noise Level (L_{eq} dBA at 50 feet)
88.6

Sources:

[1] Obtained from the FHWA Roadway Construction Noise Model, January 2006. Table 1.

[2] Based on Table 4-26 from the Federal Transit Noise and Vibration Impact Assessment, 2018 (pg 86).

[3] Based on the following from the Federal Transit Noise and Vibration Impact Assessment, 2018 (pg 176 and 177).

$L_{eq}(equip) = E.L.+10*\log(U.F.) - 20*\log(D/50) - 10*G*\log(D/50)$

Where: E.L. = Emission Level;

U.F.= Usage Factor;

G = Constant that accounts for topography and ground effects (FTA 2018: pg 86); and

D = Distance from source to receiver.

Traffic Noise Spreadsheet Calculator
Existing Conditions

Project: Rendezvous Phase II Apartments Project

Noise Level Descriptor: CNEL
Site Conditions: Hard
Traffic Input: ADT
Traffic K-Factor:

	Segment Description and Location			Input										Output				
						Distance to Directional Centerline, (feet)[4]		Traffic Distribution Characteristics						CNEL,	Distance to Contour, (feet)[3]			
Number	Name	From	To	ADT	Speed (mph)	Near	Far	% Auto	% Medium	% Heavy	% Day	% Eve	% Night	$(dBA)_{5,6,7}$	70 dBA	65 dBA	60 dBA	55 dBA
#######																		
1	Rancho California Rd.	Margarita Rd.	tofino Apartm	31,600	50	80	120	97.5%	1.5%	1.0%	85.0%	7.5%	7.5%	71.3	133	419	1325	4191
2	Rancho California Rd.	Portofino Apartments	Moraga Rd.	33,400	50	80	120	97.5%	1.5%	1.0%	85.0%	7.5%	7.5%	71.6	140	443	1401	4430
3	Rancho California Rd.	Moroga Rd.	Ynex Rd.	35,450	40	80	120	97.5%	1.5%	1.0%	85.0%	7.5%	7.5%	69.0	78	245	776	2455
4	Rancho California Rd.	Ynex Rd.	Ave/Old Town	57,100	40	80	120	97.5%	1.5%	1.0%	85.0%	7.5%	7.5%	71.1	125	395	1250	3954
5	Portofino Apartments			1,800	25	88	112	97.5%	1.5%	1.0%	85.0%	7.5%	7.5%	51.0	1	4	12	39
6	Moroga Rd.	Rancho California Rd.	Margarita Roa	12,000	40	85	115	97.5%	1.5%	1.0%	85.0%	7.5%	7.5%	64.2	26	82	260	823
7	Moroga Rd.	Rancho California Rd.	ncho California	2,100	25	80	120	97.5%	1.5%	1.0%	85.0%	7.5%	7.5%	51.8	1	5	15	46
8	Ynex Rd.	Rancho California Rd.	Overland Dr	32,600	45	75	125	97.5%	1.5%	1.0%	85.0%	7.5%	7.5%	70.2	101	321	1014	3206
9	Ynex Rd.	Rancho California Rd.	Santiago Rd	34,900	45	85	115	97.5%	1.5%	1.0%	85.0%	7.5%	7.5%	70.3	106	336	1063	3361
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Traffic Noise Spreadsheet Calculator
Existing Plus Project Conditions

Project: Rendezvous Phase II Apartments Project

Noise Level Descriptor: CNEL
Site Conditions: Hard
Traffic Input: ADT
Traffic K-Factor:

	Segment Description and Location			Input										Output				
						Distance to Directional Centerline, (feet)[4]		Traffic Distribution Characteristics						CNEL,	Distance to Contour, (feet)[3]			
Number	Name	From	To	ADT	Speed (mph)	Near	Far	% Auto	% Medium	% Heavy	% Day	% Eve	% Night	$(dBA)_{5,6,7}$	70 dBA	65 dBA	60 dBA	55 dBA
#######																		
1	Rancho California Rd.	Margarita Rd.	tofino Apartm	31,700	50	80	120	97.5%	1.5%	1.0%	85.0%	7.5%	7.5%	71.3	133	420	1330	4204
2	Rancho California Rd.	Portofino Apartments	Moraga Rd.	34,100	50	80	120	97.5%	1.5%	1.0%	85.0%	7.5%	7.5%	71.6	143	452	1430	4523
3	Rancho California Rd.	Moroga Rd.	Ynex Rd.	36,050	40	80	120	97.5%	1.5%	1.0%	85.0%	7.5%	7.5%	69.1	79	250	789	2496
4	Rancho California Rd.	Ynex Rd.	Ave/Old Town	57,500	40	80	120	97.5%	1.5%	1.0%	85.0%	7.5%	7.5%	71.1	126	398	1259	3981
5	Portofino Apartments			1,800	25	88	112	97.5%	1.5%	1.0%	85.0%	7.5%	7.5%	51.0	1	4	12	39
6	Moroga Rd.	Rancho California Rd.	Margarita Roa	12,100	40	85	115	97.5%	1.5%	1.0%	85.0%	7.5%	7.5%	64.2	26	83	263	830
7	Moroga Rd.	Rancho California Rd.	ncho California	2,100	25	80	120	97.5%	1.5%	1.0%	85.0%	7.5%	7.5%	51.8	1	5	15	46
8	Ynex Rd.	Rancho California Rd.	Overland Dr	35,000	45	75	125	97.5%	1.5%	1.0%	85.0%	7.5%	7.5%	70.5	109	344	1088	3442
9	Ynex Rd.	Rancho California Rd.	Santiago Rd	32,600	45	85	115	97.5%	1.5%	1.0%	85.0%	7.5%	7.5%	70.0	99	314	993	3139
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Appendix C – Phase 1 ESA

PARTNER
Engineering and Science, Inc.

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Vacant Land

Rancho California Road and Cosmic Drive
Temecula, California 92592

Report Date: September 6, 2017
Partner Project No. 17-195274.1

Prepared for:

Temecula Village Development, L.P.
7210 Jordan Avenue, Suite B7
Canoga Park, California 91303

PARTNER
Engineering and Science, Inc.

September 6, 2017

Mr. Bart Buchalter
Temecula Village Development, L.P.
7210 Jordan Avenue, Suite B7
Canoga Park, California 91303

Subject: Phase I Environmental Site Assessment
Vacant Land
Rancho California Road and Cosmic Drive
Temecula, California 92592
Partner Project No. 17-195274.1

Dear Mr. Buchalter:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in general conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (310) 615-4500 or ctaylor@partneresi.com.

Sincerely,

Cody Taylor
Relationship Manager

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Temecula Village Development, L.P. for the property located at Rancho California Road and Cosmic Drive in the City of Temecula, Riverside County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Temecula Village Development, L.P. with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the southern side of Rancho California Road and approximately 100 feet to the west of Comic Drive within a predominantly residential area of Riverside County. Please refer to the table below for further description of the subject property:

Subject Property Data	
Address:	None
Historical Address:	30101 Rancho California Road (presumed based on a review of city directories)
Property Use:	Vacant Land
Land Acreage (Ac):	22.83 Ac
Number of Buildings:	None
Assessor's Parcel Number (APN):	944370001, 944370005, 944370006, 944370007, 944370008, 944370010, 944370012, 944370013
Current Tenants:	None
Site Assessment Performed By:	Kevin Bolland of Partner
Site Assessment Conducted On:	August 24, 2017

The subject property is currently vacant graded land improved with two cinderblock retaining walls on the southern-central portion of the property. No operations are currently performed onsite.

According to available historical sources, the subject property was formerly undeveloped as early as 1901 until at least 1967; developed with horse stables from at least 1968 until at least 1989; and has remained undeveloped since at least 1996. Tenants on the subject property appear to have included Bob Rice Training Stables (1975); Mariana Farm (1980); and Walker Wilson (1990-1992).

The immediately surrounding properties consist of the Portofino Apartments and a municipal supply well to the north across Rancho California Road; single-family residences to the south and east; and the Temecula Ridge Apartments to the west.

According to information obtained from the State Water Resources Control Board (SWRCB) GeoTracker database for a nearby site (29750 Rancho California Road, Case No. T0606564546), groundwater in the vicinity of the subject property is inferred to be approximately 80 feet below ground surface (bgs) and flow toward the north-northwest.

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify evidence of RECs during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to 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. The following was identified during the course of this assessment:

- Partner did not identify evidence of CRECs during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to 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. The following was identified during the course of this assessment:

- Partner did not identify evidence of HRECs during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Partner did not identify evidence of environmental issues during the course of this assessment.

Conclusions, Opinions, and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the property located at Rancho California Road and Cosmic Drive in the City of Temecula, Riverside County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs or environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

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Figures

Appendices

1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at Rancho California Road and Cosmic Drive in the City of Temecula, Riverside County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies.

As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

Temecula Village Development, L.P. engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Temecula Village Development, L.P. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed. A copy of Partner's standard Terms and Conditions can be found at http://www.partneresi.com/terms-and-conditions.php.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13. Specific limitations and exceptions to this ESA are more specifically set forth below:

- Partner was unable to determine the property use at 5-year intervals, which constitutes a data gap. Except for property tax files and recorded land title records, which were not considered to be sufficiently useful, Partner reviewed all standard historical sources and conducted appropriate interviews.
- Partner submitted Freedom of Information Act (FOIA) requests to the Riverside County Department of Environmental Health (RCDEH) for information pertaining to hazardous substances, underground storage tanks, releases, inspection records, etc. for the subject property. As of this writing, this agency has not responded to Partner's request. Based on information obtained from other regulatory and historical sources, this limitation is not expected to alter the overall findings of this assessment.
- Interviews with past owners, operators, and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.

- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of a pre-survey questionnaire from the Report User. This information was not provided at the time of the assessment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at Rancho California Road and Cosmic Drive in Temecula, California is located on the southern side of Rancho California Road and approximately 100 feet to the west of Comic Drive. According to information obtained from the Riverside County Assessor, each of the eight (8) parcel numbers abbreviated legal descriptions are as follows:

944-370-001: .93 ACRES NET IN PAR 1 PM 216/080 PM 31023

944-370-005: .75 ACRES NET IN PAR 5 PM 216/080 PM 31023

944-370-006: .84 ACRES NET IN PAR 6 PM 216/080 PM 31023

944-370-007: .99 ACRES NET IN PAR 7 PM 216/080 PM 31023

944-370-008: 15.22 ACRES NET IN PAR 8 PM 216/080 PM 31023

944-370-010: 1.74 ACRES M/L IN POR PAR 2 PM 216/080 PM 31023

944-370-012: .60 ACRES M/L IN POR PAR 3 PM 216/080 PM 31023

944-370-013: 1.75 ACRES NET IN LOT 2, PM 216/080 PM 31023

According to records available through Chicago Title Advantage, ownership is currently vested in Mr. Bart Buchalter and the Temecula Village Development, L.P. since 2004.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently vacant graded land improved with two cinderblock retaining walls on the southern-central portion of the property. No operations are currently performed onsite.

The subject property is designated for Planned Development by the City of Temecula.

The subject property was not identified in the regulatory database report, discussed in Section 4.2.

2.3 Current Use of Adjacent Properties

The subject property is located within a predominantly residential area of Riverside County. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties

North: Rancho California Road, beyond which are Portofino Apartments (30000 Rancho California Road) and Rancho California Water District Well #138 (30192 Rancho California Road)
South: Single-family residences (30024-30110 Levande Place and 42471-2403 Carino Place)
East: Single-family residences (42015-42089 Cosmic Drive, and 42751-42815 Twilight Court)
West: Temecula Ridge Apartments (42450 Moraga Road)

The adjacent property to the north was identified as a Resource Conservation and Recovery Act (RCRA) Large Quantity Generator (LQG) site in the regulatory database report, as further discussed in Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *Murrieta, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 1,120 to 1,200 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping moderately toward the north-northwest. No improvements are depicted on the subject property on the 2012 topographic map.

A copy of the topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

According to information obtained from the SWRCB GeoTracker database for a nearby site (29750 Rancho California Road, Case No. T0606564546), groundwater in the vicinity of the subject property is inferred to be approximately 80 feet bgs and flow toward the north-northwest. The nearest surface water in the vicinity of the subject property is The Temecula Duck Pond located approximately 1,400 feet to the southwest of the subject property. No settling ponds, lagoons, surface impoundments, wetlands, or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Rancho California Water District (RCWD) serves the subject property vicinity. According to a representative of RCWD, shallow groundwater in the area is used moderately for irrigation and limited for municipal, industrial, and domestic uses. RCWD's water comes from a variety of natural sources which include precipitation, untreated import water recharge basins, and regional groundwater (aquifers). RCWD also purchases treated water from Metropolitan Water District of Southern California. This agency imports water from Northern California and the Colorado River. A municipal water well operated by the RCWD is located adjacent to the north of the subject property (hydrologically down-gradient) across Rancho California Road.

2.4.3 Geology/Soils

The subject property is situated within the Peninsular Ranges physiographic province of the State of California. This province is characterized by a series of ranges that are separated by longitudinal valleys, trending northwest to southeast, subparallel to faults branching from the San Andreas Fault. The trend of topography is similar to the Coast Ranges, but the geology is more like the Sierra Nevada, with granitic rock intruding the older metamorphic rocks. The Peninsular Ranges extend into Lower California and are bound on the east by the Colorado Desert. The Los Angeles Basin and the island group (Santa Catalina, Santa Barbara, and the distinctly terraced San Clemente and San Nicolas islands), together with the surrounding continental shelf (cut by deep submarine fault troughs) are included in this province. More specifically, the subject property is located approximately ¾-mile east of the Temecula Valley. The property is located in a hilly area on the southern edge of Long Canyon. The subject property rests upon

the sandstone member of the Pleistocene Pauba Formation. The sandstone member is a light-brown, moderately well indurated sandstone and siltstone facies. The Pauba Formation non-conformably overlies Cretaceous granodioritic rocks of the Paloma Valley Complex (California Division of Mines and Geology (CDMG), 1991, Geologic Map of the Santa Ana).

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06065C2720G, dated August 28, 2008, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

A copy of the reviewed flood map is not included in Appendix B of this report.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information		
Period/Date	**Source**	**Description/Use**
1901-1967	Aerial Photographs, Topographic Maps	Undeveloped
1968-1989	Aerial Photographs, City Directories, Topographic Maps	Horse Stables
1996-Present	Aerial Photographs, Topographic Maps, Interviews, Onsite Observations	Vacant Graded Land

Tenants on the subject property appear to have included Bob Rice Training Stables (1975); Mariana Farm (1980); and Walker Wilson (1990-1992). No potential environmental concerns were identified in association with the current or former use of the subject property.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Data Resources, Inc. (EDR) on August 23, 2017. The following features were noted to be visible on the subject property and adjacent properties during the aerial photograph review:

Date: 1938, 1949, 1953, 1961, 1967	*Scale: 1"=500'*
Subject Property:	Appears to be undeveloped
North:	Appears to be undeveloped across a road
South:	Appears to be undeveloped
East:	Appears to be undeveloped
West:	Appears to be undeveloped

Date: 1978	*Scale: 1"=500'*
Subject Property:	Appears to be partially developed with horse stables within the northeastern portion, with the remainder undeveloped
North:	No significant changes visible
South:	Appears to be under construction with the current residential subdivision
East:	No significant changes visible apart from a horse track which appears to be related to the development on the subject property
West:	No significant changes visible

Date: 1985, 1989	*Scale: 1"=500'*
Subject Property:	No significant changes visible
North:	Appears to be vacant graded land across a road
South:	Appears to be developed with the current single-family residences
East:	Appears to be developed with the current single-family residences
West:	No significant changes visible

Date: 1996	*Scale: 1"=500'*
Subject Property:	The horse stable improvements previously noted on the subject property appear to have been removed, and an unimproved road appears to traverse the central portion of the property from east to west.
North:	No significant changes visible apart from the installation of a small structure to the northeast, resembling the current municipal well
South:	No significant changes visible
East:	No significant changes visible
West:	No significant changes visible

Date: 2005	*Scale: 1"=500'*
Subject Property:	Appears to be vacant graded land
North:	Appears to be developed with the current apartment complex
South:	No significant changes visible
East:	No significant changes visible
West:	Appears to be under construction with the current apartment complex

Date: 2006, 2009, 2010, 2012	*Scale: 1"=500'*
Subject Property:	No significant changes visible
North:	No significant changes visible
South:	No significant changes visible
East:	No significant changes visible
West:	Appears to be developed with the current apartment complex

Copies of reviewed aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner contracted with EDR to provide Sanborn fire insurance maps for the subject property and surrounding area on August 22, 2017. Sanborn map coverage was not available.

A copy of the EDR, *Certified Sanborn Map Report* is included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from EDR on August 31, 2017 for past names and businesses that were listed for the subject property and adjacent properties.

City Directory Search for Rancho California Road and Cosmic Drive (Subject Property)	
Year(s)	**Occupant Listed**
1975	Bob Rice Training Stable (30101 Rancho California Road)
1980	KAS Training Stable (30101 Rancho California Road)
1985	Mariana Farm (30101 Rancho California Road)
1990	Walker D, Wilson Walker (30101 Rancho California Road)
1992	Wilson Walker (30101 Rancho California Road)
1995, 2000, 2005, 2010, 2014	No Listings

Based on the city directory review, no environmentally sensitive listings were identified for the subject property.

City Directory Search for Adjacent Properties	
Year(s)	**Occupant Listed**
1975	No Listings
1980	No Listings
1985	Single-family residential listings (Cosmic Drive), Not Included in City Directory Research (Levande Place, Carino Place), No Listings (Rancho California Road)
1990	Single-family residential listings (Cosmic Drive), Not Included in City Directory Research (Levande Place, Carino Place), No Listings (Rancho California Road)
1992	Single-family residential listings (Cosmic Drive), Not Included in City Directory Research (Levande Place, Carino Place), No Listings (Rancho California Road)
1995	Single-family residential listings (Cosmic Drive), Not Included in City Directory Research (Levande Place, Carino Place), No Listings (Rancho California Road)
2000	Single-family Residential Listings (Cosmic Drive), Not Included in City Directory Research (Levande Place, Carino Place), Portofino Apartments (30000 Rancho California Road)
2005	Single-family residential listings (Cosmic Drive), Not Included in City Directory Research (Levande Place, Carino Place), Portofino Apartments (29980-30090 Rancho California Road)
2010	Single-family residential listings (Cosmic Drive), Not Included in City Directory Research (Levande Place, Carino Place), Portofino Apartments (29980-30090 Rancho California Road), Not Included in City Directory Research (Moraga Road)
2014	Single-family residential listings (Cosmic Drive), Not Included in City Directory Research (Levande Place, Carino Place), Portofino Apartments (29980-30090 Rancho California Road), Not Included in City Directory Research (Moraga Road)

* XXXX= A phone number is present but is not registered to a tenant or is disconnected.

Based on the city directory review, no environmentally sensitive listings were identified for the adjacent property addresses.

Copies of reviewed city directories are included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from EDR on August 22, 2017. The following features were noted to be depicted on the subject property and adjacent properties during the topographic map review:

Date: 1901, 1942, 1943, 1947, 1950, 1953	
Subject Property:	Depicted as undeveloped land
North:	Depicted as undeveloped land across a road
South:	Depicted as undeveloped land
East:	Depicted as undeveloped land
West:	Depicted as undeveloped land

Date: 1973	
Subject Property:	Depicted as developed with five structures
North:	Depicted as undeveloped land across Long Valley Road
South:	Depicted as undeveloped land
East:	Depicted as undeveloped land
West:	Depicted as undeveloped land

Date: 1979	
Subject Property:	No significant changes depicted
North:	No significant changes depicted
South:	Appears to be developed with multiple roads
East:	No significant changes depicted
West:	No significant changes depicted

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 Health Department

Regulatory Agency Data	
Name of Agency:	Riverside County Department of Environmental Health (RCDEH)
Point of Contact:	Public Information Officer
Agency Address:	4065 County Circle Drive, RM 104, Riverside, CA 92513-7489
Agency Phone Number:	(951) 358-5055
Date of Contact:	August 21, 2017
Method of Communication:	Faxed Request
Summary of Communication:	As of the date of this writing, Partner has not received a response from the RCDEH for inclusion in this report. Based on information obtained from other sources, this data gap is not expected to alter the conclusions of this report.

4.1.2 Fire Department

Regulatory Agency Data	
Name of Agency:	Temecula Department of Fire Prevention (SDFD)
Point of Contact:	City Clerk Records Request
Agency Address:	1010 2nd Avenue, Suite 400, Temecula, CA 92101
Agency Phone Number:	(619) 533-4300
Date of Contact:	August 21, 2017
Method of Communication:	Faxed Request
Summary of Communication:	According to the City Clerk of Temecula, The Department of Fire Prevention has no records related to the subject property.

4.1.3 Air Pollution Control Agency

Regulatory Agency Data	
Name of Agency:	South Coast Air Quality Management District (AQMD)
Point of Contact:	Facility Information Detail Database (FINDS)
Agency Address:	http://www3.aqmd.gov/webappl/fim/prog/search.aspx
Date of Contact:	August 21, 2017
Method of Communication:	Online Database
Summary of Communication:	No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC); or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with the AQMD FINDS.

4.1.4 Regional Water Quality Agency

Regulatory Agency Data	
Name of Agency:	California Regional Water Quality Control Board (RWQCB) – Santa Ana Region
Point of Contact:	GeoTracker Database
Agency Address:	http://geotracker.waterboards.ca.gov/
Date of Contact:	August 21, 2017
Method of Communication:	Online Database
Summary of Communication:	No records regarding hazardous substance use, storage, or releases; or the presence of USTs and AULs on the subject property were on file with the RWQCB.

4.1.5 Department of Toxic Substances Control

Regulatory Agency Data	
Name of Agency:	California Department of Toxic Substances Control (DTSC)
Point of Contact:	Hazardous Waste Tracking System (HWTS) and EnviroStor Databases
Agency Address:	http://hwts.dtsc.ca.gov/report_search.cfm?id=5 http://www.envirostor.dtsc.ca.gov/public/
Date of Contact:	August 21, 2017
Method of Communication:	Online Databases
Summary of Communication:	No records regarding hazardous substance use, storage, or releases; or the presence of USTs and AULs on the subject property were on file with the DTSC.

4.1.6 Building Department

Regulatory Agency Data	
Name of Agency:	Temecula Building & Safety Department (B&SD), Riverside County Property Information Management System (PIMS), Riverside County Department of Transportation and Land Management
Point of Contact:	City Clerk Records Request, Online Databases
Agency Address:	41000 Main Street, Temecula, CA 92590
Agency Phone Number:	(951) 240-4202
Date of Contact:	August 21, 2017
Method of Communication:	Faxed Freedom of Information Request, Online Records Review
Summary of Communication:	According to records reviewed, the subject property is represented by a total of eight separate parcels. The City of Temecula provided one building permit and two letters of correspondence indicating a business by the name of Imocal authorized the demolition of three (3) barns, corrals, and fencing between February and March of 1992. No other building permits pertaining to development or construction on the property were available for review with the County of Riverside or the City of Temecula.

4.1.7 Planning Department

Regulatory Agency Data	
Name of Agency:	Temecula Planning Department (SDPD)
Point of Contact:	Online Zoning Map
Agency Address:	https://temeculaca.gov/340/Zoning
Date of Contact:	August 21, 2017
Method of Communication:	Online Zoning Map
Summary of Communication:	According to records reviewed, the subject property is zoned PDO-5 for Planned Development Overlay by the City of Temecula.

4.1.8 Oil & Gas Exploration

Regulatory Agency Data	
Name of Agency:	California Division of Oil, Gas and Geothermal Resources (DOGGR)
Point of Contact:	Well Finder Database
Agency Address:	http://maps.conservation.ca.gov/doms/doms-app.html
Date of Contact:	August 21, 2017
Method of Communication:	Online Review
Summary of Communication:	Partner reviewed oil, gas, and geothermal field maps maintained by DOGGR to identify any existing or former oil wells on the subject property and/or the surrounding area. No wells were identified on or near the subject property.

4.1.9 Assessor's Office

Regulatory Agency Data	
Name of Agency:	Riverside County Assessor's Office
Point of Contact:	Online Property Search Database
Agency Address:	40935 County Center Dr., Temecula, CA
Agency Phone Number:	(951) 600-6200
Date of Contact:	August 21, 2017
Method of Communication:	Online Review
Summary of Communication:	According to records reviewed, the subject property is identified by APNs 944370001, 944370005, 944370006, 944370007, 944370008, 944370010, 944370012, and 944370013, which measure a total of 22.83 acres.

Copies of pertinent documents obtained from the aforementioned regulatory agencies, if available, are included in Appendix B of this report.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by EDR. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

Radius Report Data

Database	Search Radius (mile)	Subject Property	Adjacent Properties	Sites of Concern
Federal NPL or Delisted NPL Site	1.00	No	No	No
Federal CERCLIS Site	0.50	No	No	No
Federal CERCLIS-NFRAP Site	0.50	No	No	No
Federal RCRA CORRACTS Facility	1.00	No	No	No
Federal RCRA TSDF Facility	0.50	No	No	No
Federal RCRA Generators Site	0.25	No	**Yes**	N/A
Federal IC/EC Registries	0.50	No	No	No
Federal ERNS Site	Subject Property	No	N/A	N/A
State/Tribal Equivalent NPL	1.00	No	No	No
State/Tribal Equivalent CERCLIS	1.00	No	No	No
State/Tribal Landfill/Solid Waste Disposal Site	0.50	No	No	No
State/Tribal Leaking Storage Tank Site	0.50	No	No	No
State/Tribal Registered Storage Tank Sites	0.25	No	No	N/A
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	No	No	No
State/Tribal Spills	0.50	No	No	No
Federal Brownfield Sites	0.50	No	No	No
State Brownfield Sites	0.50	No	No	No
Miscellaneous Databases	Varies	No	No	No
EDR MGP	1.00	No	No	No
EDR Hist Auto	0.125	No	No	N/A
EDR Hist Cleaner	0.125	No	No	N/A

4.2.2 Subject Property Listings

The subject property is not identified in the regulatory database report.

4.2.3 Adjacent Property Listings

The adjacent property to the northeast, across Rancho California Road, is identified as a RCRA-LQG site, as discussed below:

- The property, identified as Rancho California Water District Well No. 138 at 30192 Rancho California Road is permitted through the EPA as a large quantity generator of corrosive waste. No RCRA violations are reported in the database. Mr. Michael M. Calvert is identified as the responsible contact pertaining to this listing. This site is not listed on databases indicative of a release of hazardous substances, and no releases pertaining to contamination identified in the well were identified. Based on the regulatory oversight, the absence of documented violations or releases, and inferred direction of groundwater flow, this listing is not expected to represent a significant environmental concern.

Based on the findings, vapor migration from the adjacent properties is not expected to represent a significant environmental concern at this time.

4.2.4 Sites of Concern Listings

No sites of concern are identified in the regulatory database report. Based on various mitigating factors including relative distance from the subject property, inferred direction of groundwater flow, media affected, and/or regulatory status, the remaining listed sites within the specified search radius of the subject property which appeared on local, State, or Federally published lists of sites that have had releases of hazardous substances, are not expected to represent a significant environmental concern.

Based on the findings, vapor migration from the surrounding properties is not expected to represent a significant environmental concern at this time.

4.2.5 Orphan Listings

No orphan listings are identified in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13, Partner requested the following site information from Temecula Village Development, L.P. (User of this report).

User Responsibilities

Item	Provided By User	Not Provided By User	Discussed Below	Does Not Apply
Environmental Pre-Survey Questionnaire			**X**	
Title Records, Environmental Liens, and AULs			**X**	
Specialized Knowledge			**X**	
Actual Knowledge			**X**	
Valuation Reduction for Environmental Issues			**X**	
Identification of Key Site Manager	**Section 5.1.3**			
Reason for Performing Phase I ESA	**Section 1.1**			
Prior Environmental Reports		**X**		
Other		**X**		

5.1 Interviews

5.1.1 Interview with Owner

Mr. Bart Buchalter, subject property owner, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Mr. Buchalter, the subject property was undeveloped prior to his ownership. Mr. Buchalter was not aware of any structures, utilities, underground features, monitoring wells, or any hazardous substances on the subject property. In addition, Mr. Buchalter indicated that the only activities on the subject property since the acquisition of the property have included the installation of a city owned electrical easement and grading pertaining to the planned construction of the Temecula Village Improvement project. No other pertinent information regarding the subject property was provided by Mr. Buchalter.

5.1.2 Interview with Report User

Please refer to Sections 5.1.1 and 5.2 for information requested from the Report User.

5.1.3 Interview with Key Site Manager

Mr. Buchalter was identified as the key site manager.

5.1.4 Interviews with Past Owners, Operators, and Occupants

Interviews with past owners, operators, and occupants were not reasonably ascertainable and thus constitute a data gap.

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

Refer to Section 5.1.1 for a discussion of commonly known or *reasonably ascertainable* information within the local community about the subject property.

5.2.6 Previous Reports and Other Provided Documentation

No previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

The weather at the time of the site reconnaissance was sunny and clear. Refer to Section 1.5 for limitations encountered during the site reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

Site Assessment Data	
Site Assessment Performed By:	Kevin Bolland
Site Assessment Conducted On:	August 24, 2017

Partner was unaccompanied during the site reconnaissance. Partner interviewed the subject property owner, Mr. Bart Buchalter, and was provided with a completed environmental questionnaire regarding the history of the subject property as discussed in Section 5.1.1.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste is not currently generated at the subject property. No evidence of illegal dumping of solid waste was observed during the site reconnaissance.

6.1.2 Sewage Discharge and Disposal

No sanitary sewer discharges are currently associated with the subject property. No wastewater treatment facilities or septic systems were observed or reported on the subject property.

6.1.3 Surface Water Drainage

Storm water on the subject property is directed to erosion channels and directed to the public right-of-way on Rancho California Road. No drains or engineered storm water management systems are present on the subject property at this time.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish and Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

No heating or cooling equipment was observed on the subject property.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Domestic wastewater is not currently generated at the subject property. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

No hazardous substances or petroleum products were observed on the subject property during the site reconnaissance.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

6.2.3 Evidence of Releases

No spills, stains, or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

No potential PCB-containing equipment (transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, etc.) was observed on the subject property during the site reconnaissance.

6.2.5 Strong, Pungent, or Noxious Odors

No strong, pungent, or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps, and Clarifiers

No drains, sumps, or clarifiers were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds, and Lagoons

No pits, ponds, or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Due to the undeveloped nature of the subject property, ACMs were not considered within the scope of this assessment.

6.3.2 Lead-Based Paint (LBP)

Due to the undeveloped nature of the subject property, LBP was not considered within the scope of this assessment.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA Radon Zones		
EPA Zones	**Average Predicted Radon Levels**	**Potential**
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 2. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the Temecula Department of Public Works and Engineering serves the subject property vicinity. According to the Consumer Confidence Report (CCR) published by the City of Temecula in 2015, water supplied to the properties in the vicinity of subject property is in compliance with applicable State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g.in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Due to the undeveloped nature of the subject property, mold was not considered with the scope of this assessment.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. No items of environmental concern were identified on the adjacent properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

7.0 FINDINGS AND CONCLUSIONS

Findings

A *REC* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify evidence of RECs during the course of this assessment.

A *CREC* refers to 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. The following was identified during the course of this assessment:

- Partner did not identify evidence of CRECs during the course of this assessment.

A *HREC* refers to 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. The following was identified during the course of this assessment:

- Partner did not identify evidence of HRECs during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Partner did not identify evidence of environmental issues during the course of this assessment.

Conclusions, Opinions, and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the property located at Rancho California Road and Cosmic Drive in the City of Temecula, Riverside County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs or environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at Rancho California Road and Cosmic Drive in the City of Temecula, Riverside County, California in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

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

Prepared By:

Kevin Bolland
Environmental Scientist

Reviewed By:

Joel Redding
Environmental Professional
Senior Author

9.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13.

California State Department of Conservation – Division of Oil, Gas & Geothermal Resources Well Finder (DOGGR), accessed via the Internet, August and August 2017

California State Department of Toxic Substances Control – EnviroStor, accessed via the Internet, August and August 2017

California State Department of Toxic Substances Control – Hazardous Waste Tracking System, accessed via the Internet, August and August 2017

California State Water Resources Control Board – GeoTracker, accessed via the Internet, August and August 2017

Environmental Data Resources, Inc. (EDR), Certified Sanborn Map Report, August and August 2017

Environmental Data Resources, Inc. (EDR), The EDR Aerial Photo Decade Report, August and August 2017

Environmental Data Resources, Inc. (EDR), The EDR City Directory Abstract, August and August 2017

Environmental Data Resources, Inc. (EDR), The EDR Historical Topographic Map Report, August and August 2017

Environmental Data Resources, Inc. (EDR), Radius Map Report, August and August 2017

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via the internet, August 2017

United States Department of Agriculture, Natural Resources Conservation Service, accessed via the internet, August 2017

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, August 2017

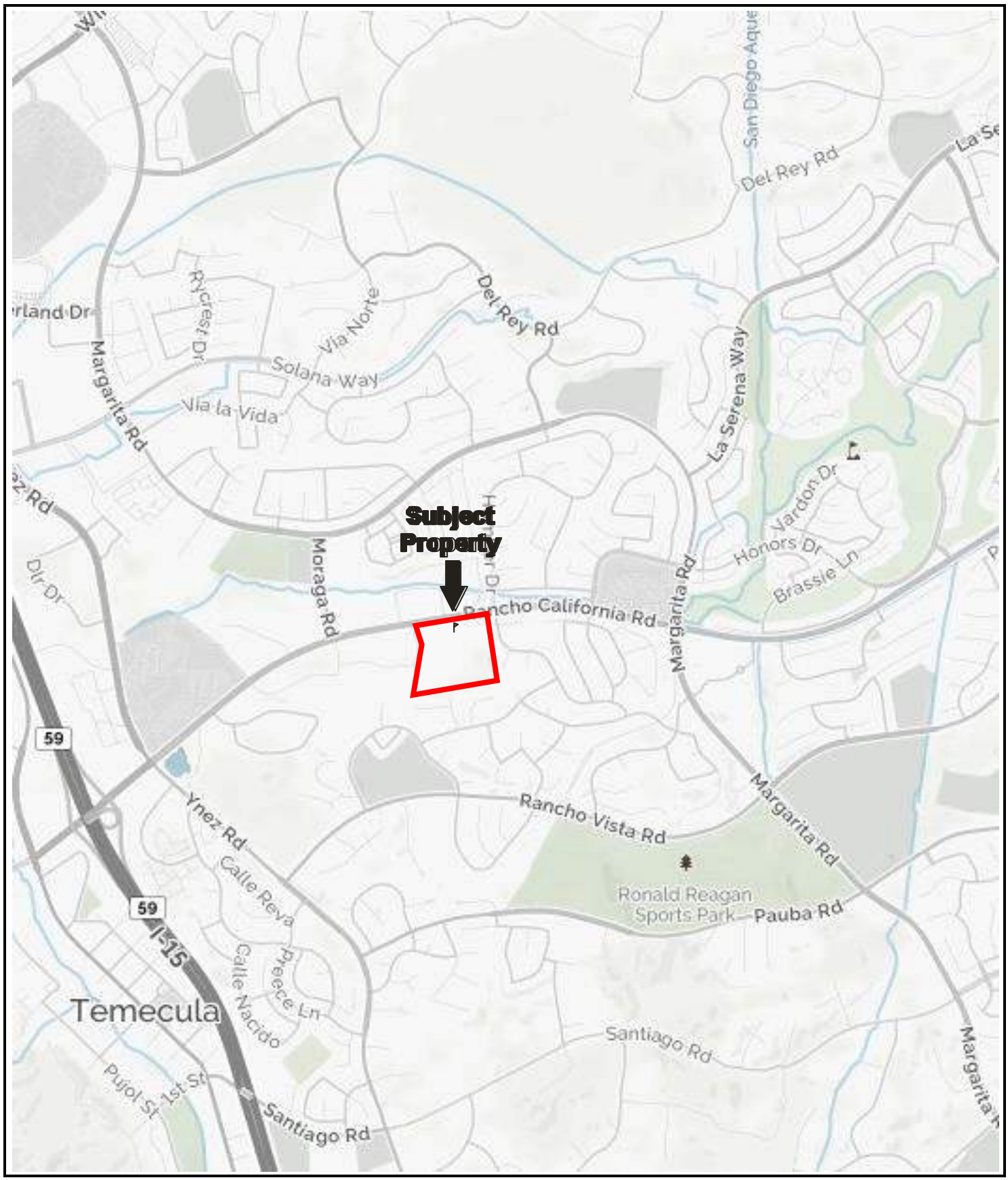
United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, August 2017

United States Geological Survey, accessed via the Internet, August 2017

United States Geological Survey Topographic Map, 7.5 minute series, accessed via the internet, August 2017

FIGURES

PARTNER



N

Drawing Not To Scale

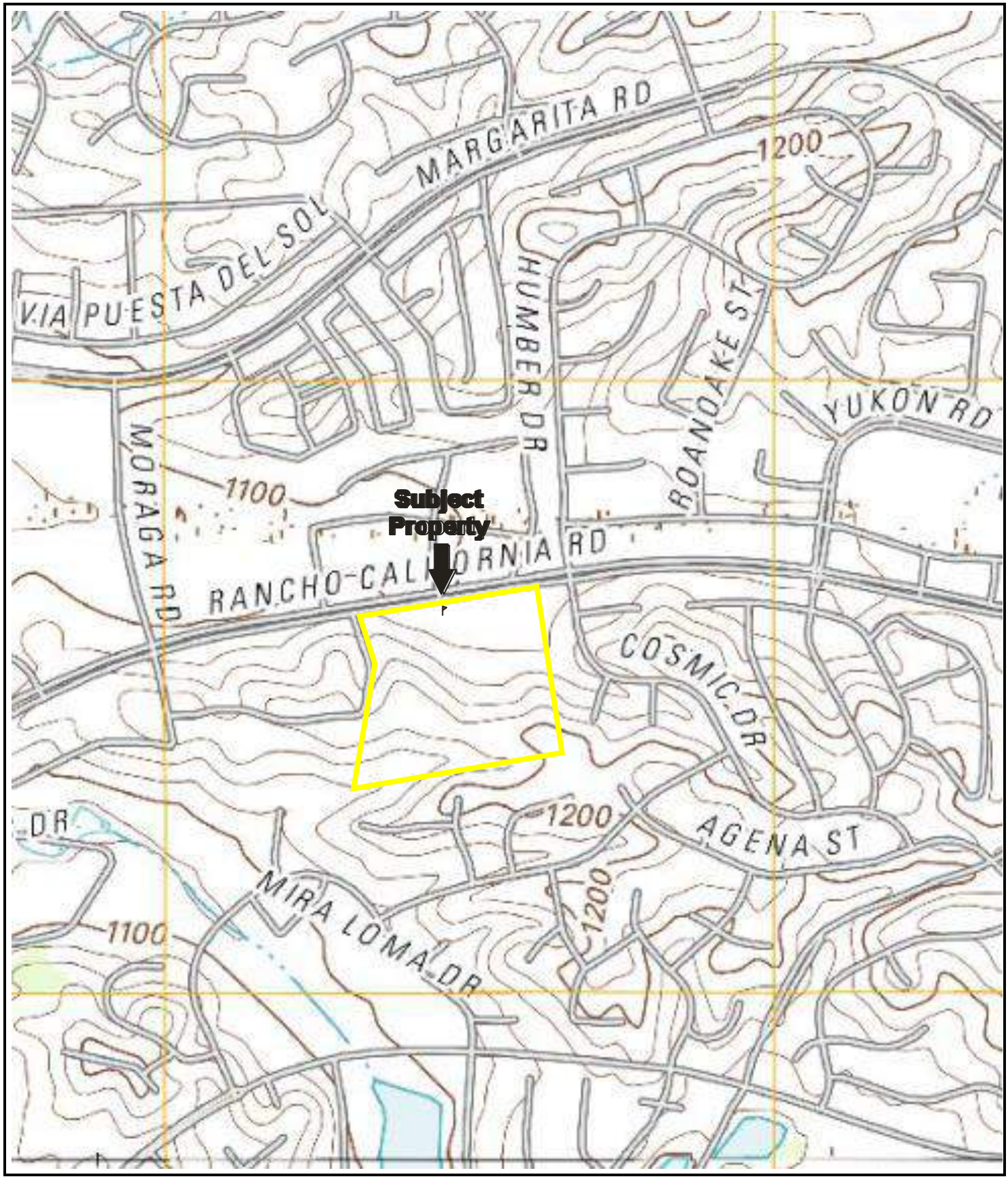
KEY:
Subject Property

FIGURE 1: SITE LOCATION MAP
Project No. 17-195274.1

PARTNER

FIGURE 2: SITE PLAN
Project No. 17-195274.1

PARTNER



N

USGS 7.5 Minute *Murietta, California* Quadrangle
Created: 2012

KEY:
Subject Property

FIGURE 3: TOPOGRAPHIC MAP
Project No. 17-195274.1

PARTNER

APPENDIX A: SITE PHOTOGRAPHS

PARTNER

1. Overview of the western side of the subject property as seen from the southern side.

2. Overview of the eastern side of the subject property as seen from the southern side.

3. Overview of the northern portion of the subject property as seen from the eastern side.

4. View of the northwestern portion of the subject property as seen from the northern side.

5. View of the southwestern corner of the subject property.

6. View of the southeastern portion of the subject property as seen from the southern side.

7. View of engineered stormwater drainage on the southern side of the subject property.

8. View of a cinderblock retaining wall on the southern side of the subject property.

9. View of sandbags containing rocks on the central portion of the subject property.

10. Additional view of the debris on the central portion of the subject property.

11. View of an engineered erosion prevention best management practice installment on the northern-central portion of the lots.

12. Additional view of the stormwater management installment on the central portion of the property.

13. View of a large erosion channel on the south-eastern side of the subject property.

14. View of a goat (likely related to the adjacent residence) on the eastern side of the subject property.

15. View of the fence-line on the eastern side of the subject property.

16. View of the fence-line on the northern side of the subject property.

17. View of the fence-line on the western side of the subject property.

18. View of the fence-line on the southern portion of the subject property.

19. View of an adjacent single-family neighborhood to the south of the subject property.

20. Additional view of an adjacent single-family neighborhood south of the subject property

21. View of the adjacent single-family neighborhood to the east of the subject property.

22. View of the entrance to the adjacent multi-family apartment complex to the north.

23. View of the entrance to the adjacent townhome community to the west of the subject property.

24. View of typical townhomes located to the west of the subject property.

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

PARTNER

Vacant Land

Rancho California Road and Cosmic Drive

Temecula, CA 92592

Inquiry Number: 5028780.9

August 23, 2017

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

08/23/17

Site Name:

Vacant Land
Rancho California Road and C
Temecula, CA 92592
EDR Inquiry # 5028780.9

Client Name:

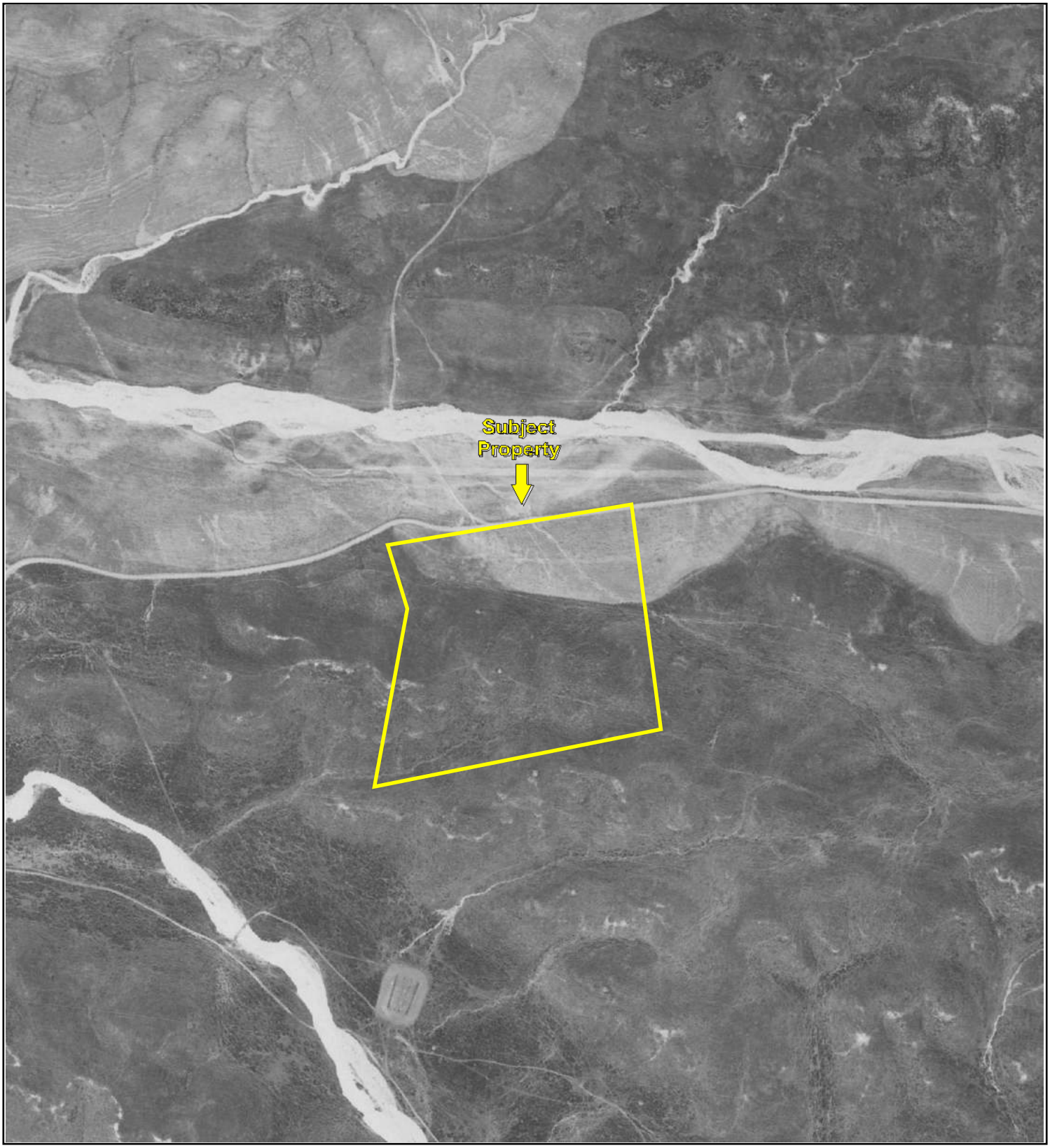
Partner Engineering and Science, Inc.
2154 Torrance Blvd, Suite 200
Torrance, CA 90501-0000
Contact: Colleen Tubridy

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
1938	1"=500'	Flight Date: June 14, 1938	USDA
1949	1"=500'	Flight Date: May 23, 1949	USDA
1953	1"=500'	Flight Date: August 28, 1953	USDA
1961	1"=500'	Flight Date: June 17, 1961	USDA
1967	1"=500'	Flight Date: July 15, 1967	USDA
1978	1"=500'	Flight Date: September 20, 1978	USDA
1985	1"=500'	Flight Date: July 28, 1985	USDA
1989	1"=500'	Flight Date: August 15, 1989	USDA
1996	1"=500'	Flight Date: January 01, 1996	USGS
2002	1"=500'	Acquisition Date: May 22, 2002	USGS/DOQQ
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.



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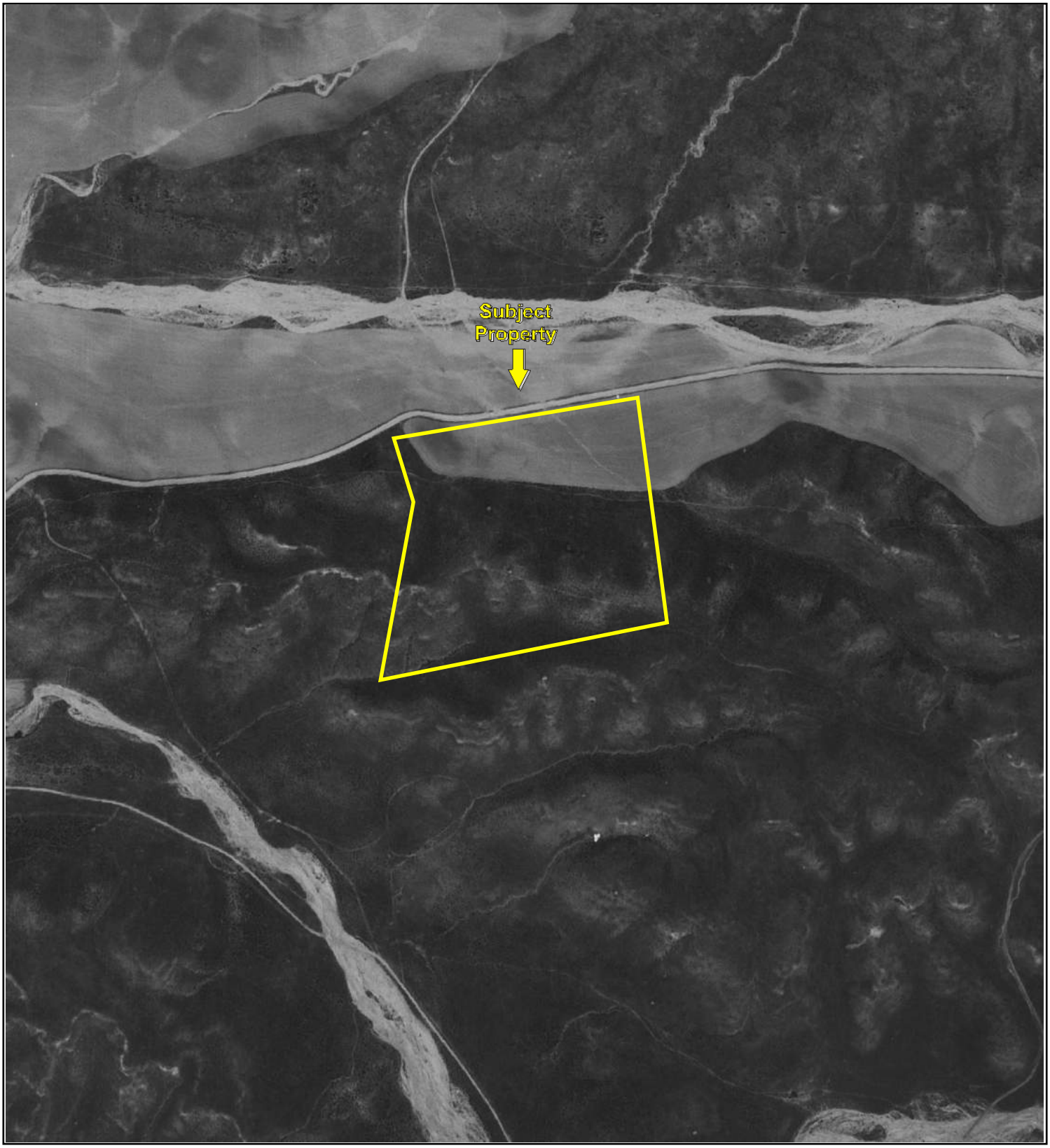
Key: Subject Property



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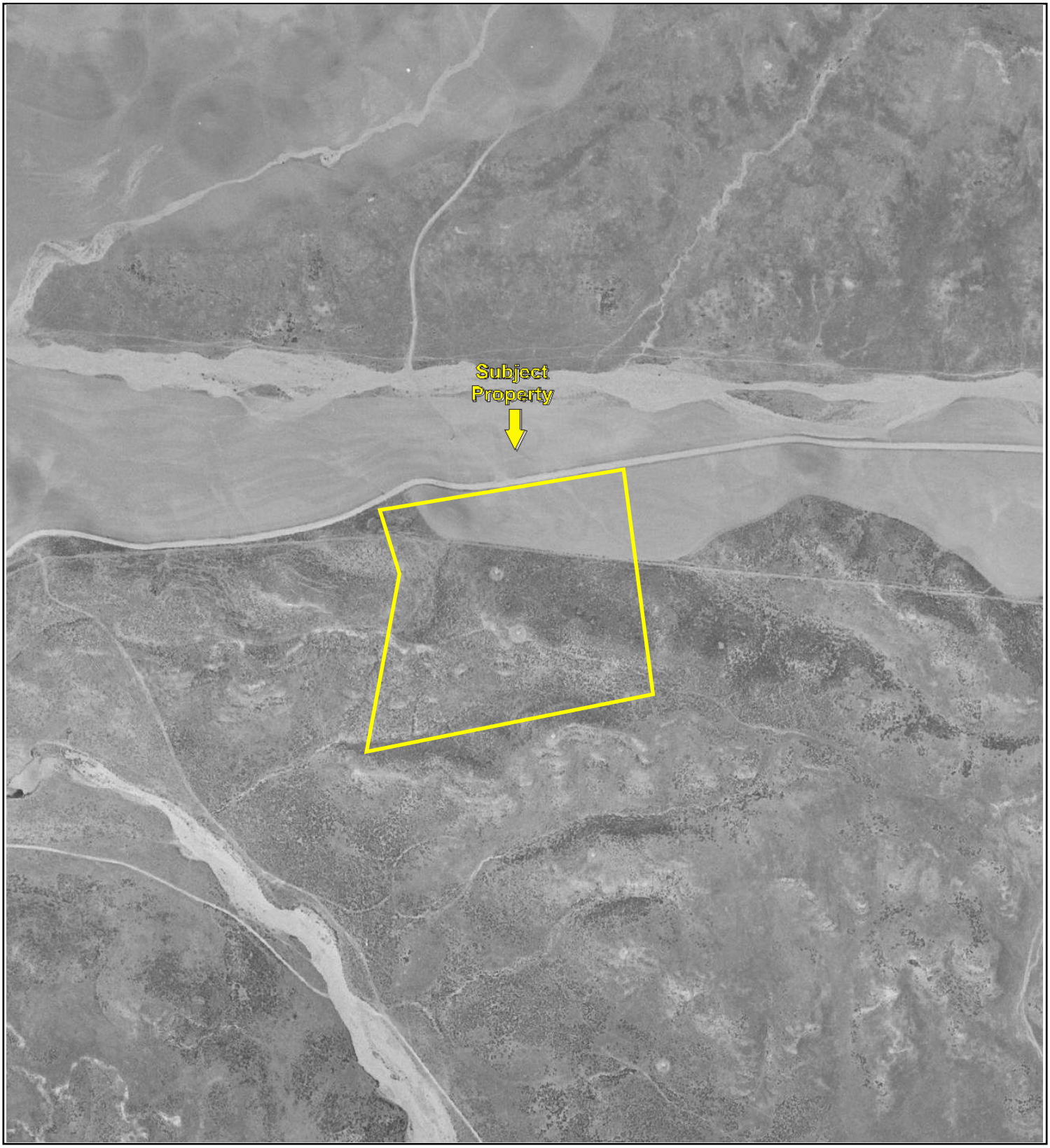

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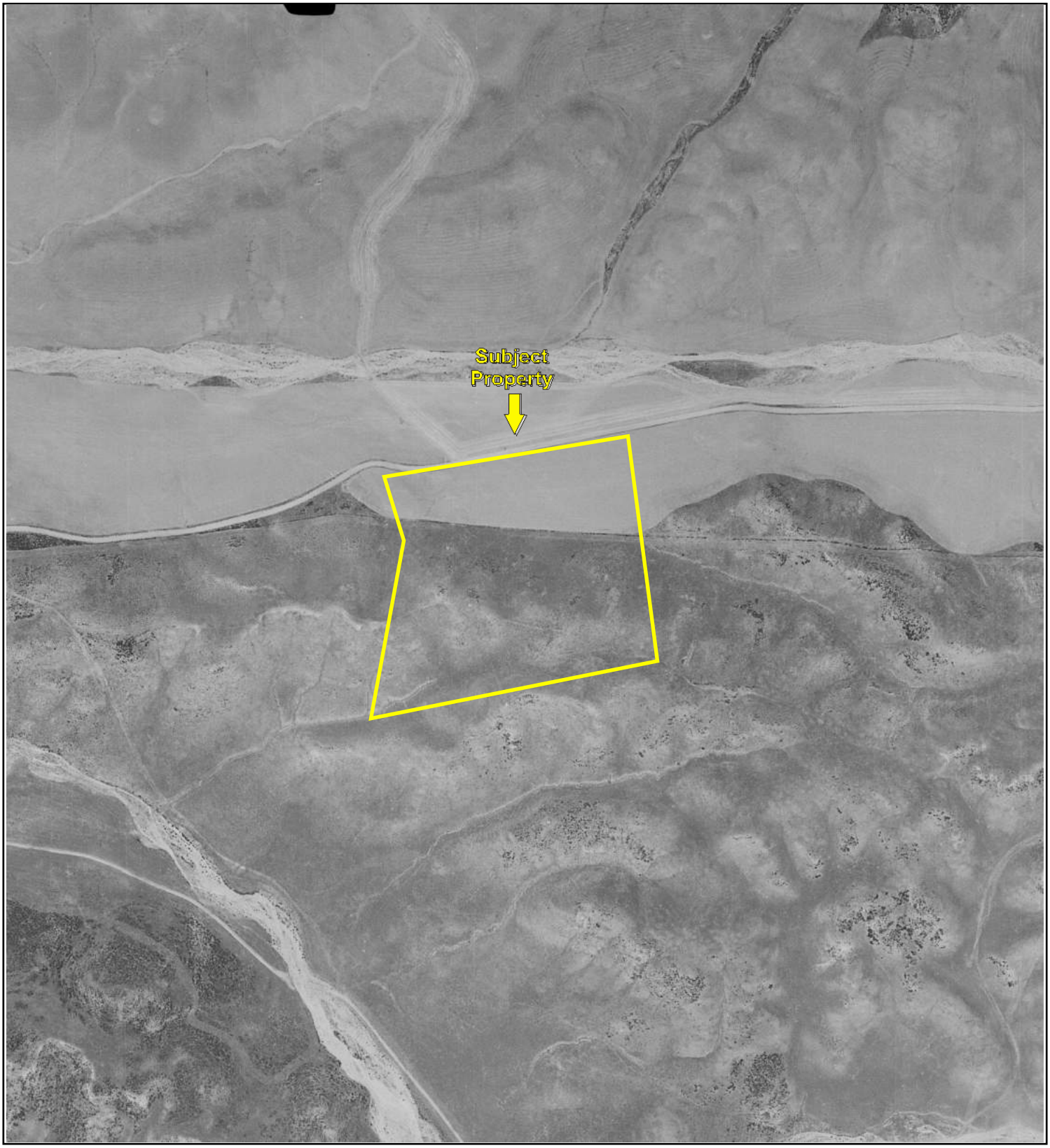
Key: Subject Property



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Key: Subject Property

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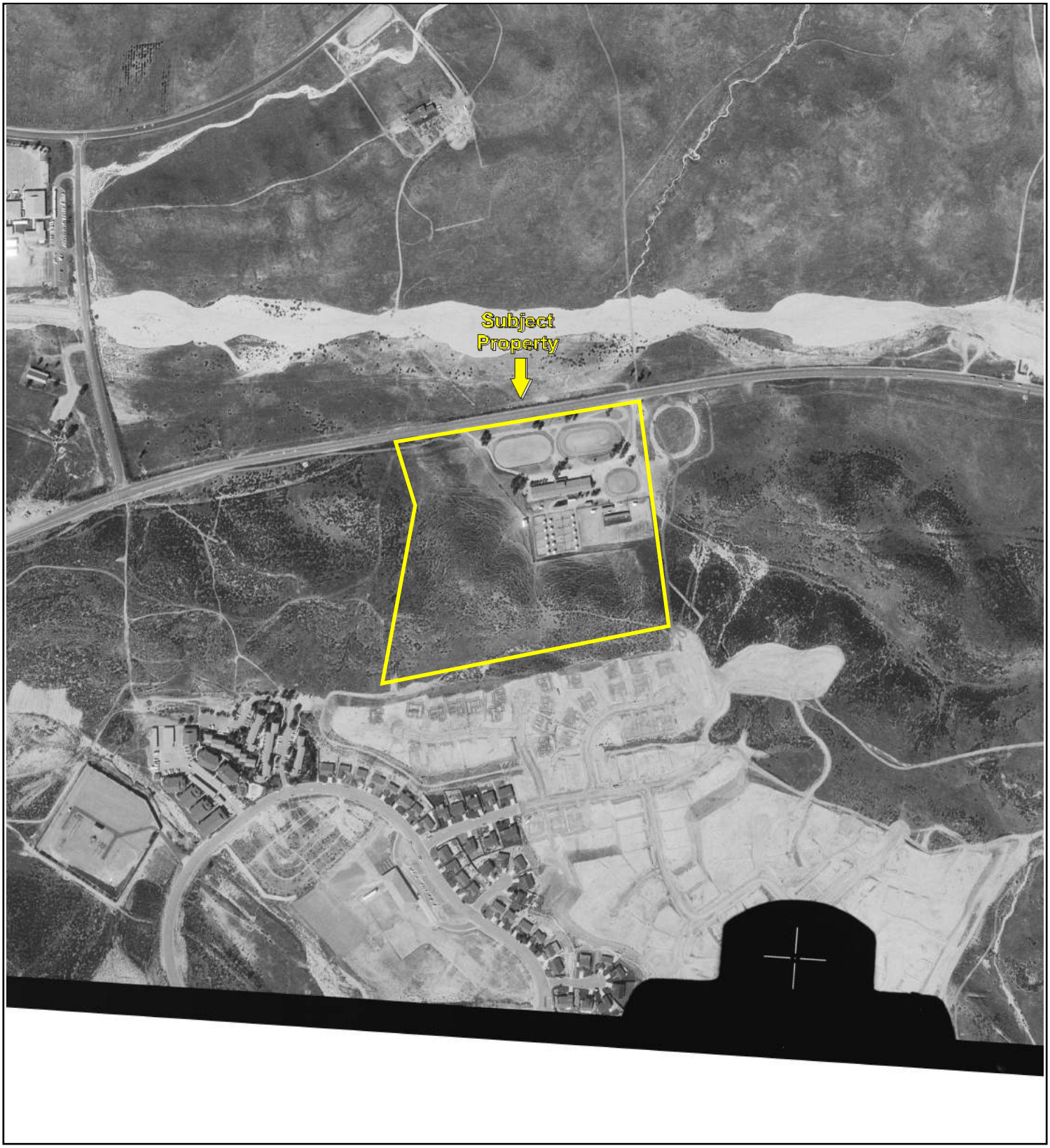
Key: Subject Property



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Key: Subject Property

0 Feet 500 1000 2000

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Key: Subject Property

0 Feet 500 1000 2000

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Key: Subject Property

0 Feet 500 1000 2000

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0 Feet 500 1000 2000

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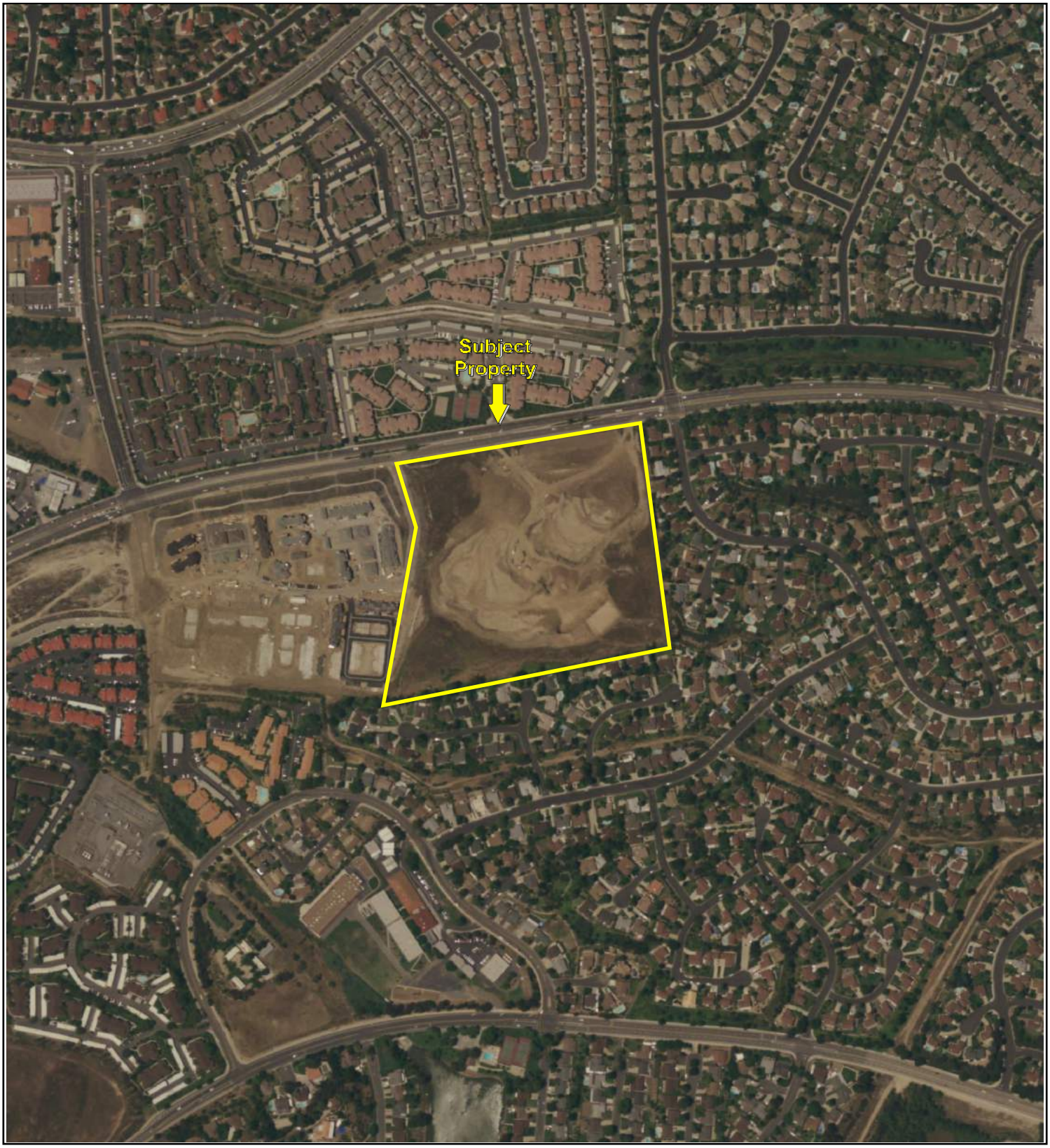
Key: Subject Property



0 Feet 500 1000 2000

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Key: Subject Property

0 Feet 500 1000 2000

N

Key: Subject Property

0 Feet 500 1000 2000

N

Key: Subject Property

0 Feet 500 1000 2000

N

Key: Subject Property

0 Feet 500 1000 2000

N

Key: Subject Property

Vacant Land

Rancho California Road and Cosmic Drive

Temecula, CA 92592

Inquiry Number: 5028780.3

August 22, 2017

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

08/22/17

Site Name:

Vacant Land
Rancho California Road and C
Temecula, CA 92592
EDR Inquiry # 5028780.3

Client Name:

Partner Engineering and Science, Inc.
2154 Torrance Blvd, Suite 200
Torrance, CA 90501-0000
Contact: Colleen Tubridy

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Partner Engineering and Science, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 1512-4C08-835B

PO # NA

Project 17-195274.1

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 1512-4C08-835B

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Vacant Land
Rancho California Road and Cosmic Drive
Temecula, CA 92592

Inquiry Number: 5028780.5
August 31, 2017

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	*Target Street*	*Cross Street*	*Source*
2014	☑	☐	EDR Digital Archive
2010	☑	☐	EDR Digital Archive
2005	☑	☐	EDR Digital Archive
2000	☑	☐	EDR Digital Archive
1995	☑	☐	EDR Digital Archive
1992	☑	☐	EDR Digital Archive
1990	☑	☐	Haines Criss-Cross Directory
1985	☑	☐	Haines Criss-Cross Directory
1980	☑	☐	Haines Criss-Cross Directory
1975	☑	☐	Haines Criss-Cross Directory

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FINDINGS

TARGET PROPERTY STREET

Rancho California Road and Cosmic Drive
Temecula, CA 92592

Year	*CD Image*	*Source*	
COSMIC DR			
2014	pg A1	EDR Digital Archive	
2010	pg A7	EDR Digital Archive	
2005	pg A13	EDR Digital Archive	
2000	pg A19	EDR Digital Archive	
1995	pg A21	EDR Digital Archive	
1992	pg A23	EDR Digital Archive	
1990	pg A25	Haines Criss-Cross Directory	
1985	pg A27	Haines Criss-Cross Directory	
1980	-	Haines Criss-Cross Directory	Street not listed in Source
1975	-	Haines Criss-Cross Directory	Street not listed in Source
RANCHO CALIFORNIA RD			
2014	pg A2	EDR Digital Archive	
2010	pg A8	EDR Digital Archive	
2005	pg A14	EDR Digital Archive	
2000	pg A20	EDR Digital Archive	
1995	pg A22	EDR Digital Archive	
1992	pg A24	EDR Digital Archive	
1990	pg A26	Haines Criss-Cross Directory	
1985	pg A28	Haines Criss-Cross Directory	
1980	pg A29	Haines Criss-Cross Directory	
1975	pg A30	Haines Criss-Cross Directory	

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

COSMIC DR 2014

42015	OCCUPANT UNKNOWN,
42029	TESSENDORF, DELORES
42045	SAENZ, FRANK F
42050	PATINO, RICHARD A
42059	OCCUPANT UNKNOWN,
42071	MATUS, PAUL
42080	ALCANTAR, PATRICIA
42089	ARROYO, GILBERT A
42106	VAN, RICHARD A
42120	OCCUPANT UNKNOWN,
42134	HENRY, MICHELLE A
42148	PEREZ, BRYAN S
42162	AVILA, FRUCTOSO F
42176	CANDYS TREE SERVICE
	MCCANN, KEITH L
42188	LITTRELL, WAYNE L
42200	NEWBY, RYAN C
42201	POTEET, MICHAEL A
42214	NIELSEN, JASON A
42259	HORIZON WINDOW CLEANING
42295	J C TUCKMAR INC
42327	D J MECHANICAL

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

RANCHO CALIFORNIA RD 2014

29980	ANDERSON, RANDY L
	EVANS, KERRI J
	HERNANDEZ, EDWARD D
	JANICKEY, VERONICA
	JANSON & ASSO GLOBAL CNSLTG
	LEGARE, KATIE
	MCHENRY, SEAN P
	POPLIN, RICHARD L
	ROMAN, MARY C
	ROSUCK, ROBYN L
	SCHILTZ, MARIA
	SEIDENBERG, MARK R
	SMITH, BRADLEY R
	STEINER, MICHELLE P
	TYSON, KELLY
	VINGRES, LENORD
	WEISMANN, ARTHUR
	WILDING, DANIELLE M
29990	ABUNDIS, GUADALUPE
	ASEF, WALI
	CARLSON ERIC
	DIAZ, ANTHONY
	EMMONS, NICK A
	ESOY, VITO P
	FLORES, SERGIO
	KELLER, JON M
	KIM, JOOSUN
	MARKS, KRISTINA
	OCANA, VICTORIA O
	SAUCEDO, MIRELLA
	SIMMONS, JOSH
	SMITH, LUKE
	SMITH, ROBERT
	THURMOND, JASON
	UMALI, CLEMENTE M
	WALI, ASEF
30000	PORTOFINO APARTMENTS
	SITTER, RENAE
30010	BARAZONE, LESLI
	BARNES, DAVID
	BROWN, GERALEEN
	GE, JUN
	LANGFELDER, CHRISTOPHER F
	LEES, NICHOLE A
	MENDEZ, ANNA
	PETERSON, P
	SHARP LOGISTICS INC
30020	CURRY, JESICA A
	FELIX, LETY
	GODINEZ, IGNACIO

RANCHO CALIFORNIA RD 2014 (Cont'd)

30020	KHACHADOORIAN, PATRICIA
	LANCASTER, LINDA S
	LOWE, HARRISON W
	MACIAS, CLARA
	MACREADY, SEAN M
	MARSHALL, LORETTA E
	PHARIS, MALLORY
	PHOMMYSOUK, SAMIENE
	QUINN, PATRICK D
	ROMAINE, ANDREW
	SMITH, PATRICIA
	VALENZUELA, BEATRIZ
	ZAVALA, NORALISA
30030	BAXTER, BRANDON
	BERNHARDT, ROBERT E
	CREW RATES
	DESHAZO, DEMETRIUS
	GOAD, ARTHUR D
	GRAAFF, VICTORIA
	HAZEN, EDDIE
	ROBERTSON, CHRIS
	TABOR, TIMOTHY J
	WILSON, RONALD
	YAMANE, REID
30040	DALUPAN, JOHN
	DAMATO, TARA L
	GUANZON, ALEN
	MARSICANO, MICHAEL
	NATHAN, KATRINA
	NGUYEN, THAI
	SANCHEZ, ROBERTO K
	SEQUEIRA, LINDA
	TELLO, NORMA
30050	BARO, NORA R
	HOWARD, FERWANNI
	JONES, JOYCE
	LUTZ, JOSHUA
	MANZANO, FELIX
	MARINA HILLS APPRAISAL
	MARTINEZ, JOSE L
	MCKNIGHT MOTOR LOGISTICS
	PUNO, RESTITUTO C
30060	ARCHULETA, EVA S
	BACON, BARRY E
	BARRETT, JONATHAN
	BREUER, AARON
	DUNCAN, KEMAR
	HARTMANN, ALANA
	HILL, STEPHANIE M
	HILLS, STEPHANIE

RANCHO CALIFORNIA RD 2014 (Cont'd)

30060 LARA, CARLOS
MARK, WILLIAM
MONTES, FRANCISCO A
PATEL, MEHULKUMAR S
PERKINS, AMANDA
PFAU, ROBERTA
WALKER, C
ZARDILLA, JEANNE
30070 ALFARO, RICARDO
BASSETT, NILSA
BECKER, AUSTIN
DROKE, DAVID
GLOW ON GO MOBILE TANNING
GORDON, GEORGE G
HANRAHAN, BRIAN
HERBIN, BRIAN K
OBREGON, JESUS
PAGE, D
PITT, NATALIE
RIGHT BROTHERS WINDOW CLEANING
ROBLES, ELIZABETH
ROSS, DONALD
SAFAVERDI, KATHY
TORRES, M
WEILER, JESSICA
30080 ANDERSON, RICHARD
APONTE, JUAN
DORIN, TIFFANY
ELIDIO, HIGINIO
GARCIA, FAITH
HIGINIO, CHRISTINA N
JOHNSON, SHANE R
RUVALCABA, HUGO
ZAZULA, SHANE
30090 ANUJ INVESTMENTS INC
COOKS, MICHAEL L
SMITH, COLIN J
YETT, JENNIFER L
30520 AEROSCORE INC
ALLIED GLOBAL RESOURCES LLC
ANYTIME FITNESS TEMECULA
CLOOT, MARVIN
DOANE PHIL
ELWOOD MICHELE R
EWING, JAMES L
FEATHER DOOR & GATE COMPANY
GOT CURBS
GRANIC, ERIKA
GUSTAFSON, JAMES
HUDMAN, ANGELIQUE N

RANCHO CALIFORNIA RD 2014 (Cont'd)

30520	INTEGRATED ELECTRICAL SYSTEMS
	JOHNSON ROBIN ATTORNEY
	LIBAULT ROBERT
	LIBAULT, ROBERT R
	M & M HEATING AIR COND/REFRIG
	MARVEL, DEBORAH A
	MATURE MINDS COLLECTIVE
	MEDINA, AARON
	MENDOZA, JOSE
	MGI PROPERTIES LLC
	MURPHY, SHANNON
	NAMI-TEMECULA VALLEY
	NEWAVE SOLUTIONS LLC
	NOELL LOUIS ALEX
	ONE TO ONE INC
	OSTAPECK GRANT
	PARKER, MICHAELA
	PETERSON BRAD
	POSTAL ANNEX
	PREFERRED HOME CARE
	PULIDO, ARMANDO
	RCS PUBLISHING INC
	RHODES, DYSON
	RICKETYROO INC
	RITEWAY BUILDING SERVICES LLC
	ROSADO, JULIO A
	SEASIDE MARKETING LLC
	SEMPER CONSULTING LLC
	SERGIO MARQUEZ DISCOVERY SA
	STAR LIMOS SOUTHERN LLC
	STEVENS, PATSY
	T REPS INC
	TEAHEN GROUP
	TEMECULA VALLEY PONY COLT LEAG
	TEMEKU GRILL INC
	TITANIUM EDUCATIONAL SOLUTIONS
	TREAT, MARK
	VEASEY, KENNETH
	VENTURE WORKS INC
	WOOD SOURCE
	WRIGHT, BRIAN A
	YOUNG, NATALIE
30530	ALBERTSONS LLC
	EXPRESSCARE TEMECULA
	NEW ALBERTSONS INC
	SAVE ON PHARMACY
30534	BURGER KING
30550	NAILS NOW
	PAMS DONUTS NO 8
	ROBERT WYSONG HAIR DESIGN

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

RANCHO CALIFORNIA RD 2014 (Cont'd)

30570 CYCOPATH INC
MY GYM TEMECULA
PETCO ANIMAL SUPS STORES INC
30580 MCDONALDS
30590 CB DOLLAR ZONE LLC
COACHMANS INN SPT BISTRO LLC
FERGUSON MIKE
GLENCOE PIZZA SERVICES LLC
PAINE, TERREL E
STEWS BARBER SHOP

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

COSMIC DR 2010

42015	OCCUPANT UNKNOWN,
42029	OCCUPANT UNKNOWN,
42045	OCCUPANT UNKNOWN,
42050	PATINO, RICHARD A
42059	CALABRESE, GIOVANNI
42071	MATUS, PETER P
42080	LOPEZ, ARTEMIO
42089	ARROYO, GILBERT A
42106	OCCUPANT UNKNOWN,
42120	OCCUPANT UNKNOWN,
42134	LOOMANS, TIM J
42148	OCCUPANT UNKNOWN,
42162	MIYAHIRA, CRAIG T
42176	CANDYS TREE SERVICE
	MCCANN, KEITH L
42188	LITTRELL, WAYNE L
42200	NEWBY, JON
42201	PREWITT, MICHAEL A
42214	AZEVEDO, JOHNNY F
	ELOHI WELLNESS
42259	HORIZON WINDOW CLEANING
42295	J C TUCKMAR INC
	JCVOLK INVESTMENTS INC
42327	D J MECHANICAL

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

RANCHO CALIFORNIA RD 2010

29980	BOURNE, RAQUEL
	DALUPAN, EDWIN
	EARHART, JAMES
	FRIEDMAN, COLIN
	HAUCK, MICHAIAH
	HOLDREN, GRACE
	JOHNSON, RICHARD
	NOOR, SEDIG
	SIMPSON, ANDREW
	THOMPSON, LORI A
	VESPER, N
	VINGRES, LENORD
	ZETT, JANELLE M
29990	ALAJIAN, ARMEN A
	ALARCON, MIREYA
	AZIMI, MAHSHID
	BARKSDALE, RECHELLE
	BRIZENBINE, E
	DANBURY, MICHAEL L
	DAVIS, EATHON
	GILPIN, THOMAS B
	GURULE, JASON L
	KELLER, JON M
	MALANAY, JESUS P
	MCCRAY, DANNY
	MCLEOD, BRYON C
	NUNEZ, RODEN H
	PENID, MARIA E
	SAGASTUME, PERLA
	SMITH, CLYDE J
	STOVER, SHAWN
30000	BARBER, JAMIE
	CRESCENT HEIGHTS
	PORTOFINO APARTMENTS
	SHOUP, HAYLEY
30010	ACEVEDO, IRMA
	DENNIS, CELON D
	DIOL, AARON
	KLAS, LEROY
	MENDOZA, ANTONIO L
	SHARP LOGISTICS INC
	TRAN, BA
30020	AWASTI, SUNIL
	ERICKSON, OLGA F
	KIM, KEVIN
	LACROIX, DONALD
	LANCASTER, LINDA S
	LINDSAY, JACKIE
	MACIEL, SERGIO
	MACKINNON, MALCOLM Y

Target Street	Cross Street	Source
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RANCHO CALIFORNIA RD 2010 (Cont'd)

30020 MALABRIGO, GLENN
MARSHALL, LORETTA E
MOHAMMED, MUSTAFA
PATEL, RAVINDRA
REYNA, LAURA
ROMAINE, AMBER
SAMUELS, VICKI
THOMAS, LYN
TRUJILLO, JUSTA
VIGO, NORMA P
ZAMORA, LEONCIO M

30030 ALVAREZ, JENNIFER L
BASYE, JENNIFER
BAXTER, BRANDON
CREW RATES
DALESSANDRO, FRANK
DECKER, KEVIN L
DESHAZO, DEMETRIUS
GARCIA, BETSY
GUESS, JESTEEN E
HULTMAN, NICHOLAS
MOTTO, JESSICA
OLALIA, JAMES
ROBERTSON, CHRIS
TOPACIO, EDGARDO P

30040 ACEDO, MARIBETH
ANGELES, ANGELA
DAMATO, TARA L
GROUNDWATER, JAMES T
LEJANO, ROMULO J
LUGO, JAIME B
NGUYEN, THAI
NOWAK, TRACY M
RAMIREZ, PHILLIP F
RITZ, MANUEL
SANCHEZ, ROBERT K
SEQUEIRA, LINDA
STANDARD FLOOR CLEANING
VANDERSCHANS, CHRISTINA
WAVEREP

30050 CLAYTON, JAMES W
DAY, JONATHAN E
GOTTSCHALK, KARL
JONES, JOYCE
MCGOWAN, ANTHONY
MCKNIGHT MOTOR LOGISTICS
OLI, I C
PUIG, SAMANTHA
RAMIREZ, MANUEL D
SCHULZE, DAVID

RANCHO CALIFORNIA RD 2010 (Cont'd)

30050 SMITH, ROSE
30060 COCA, MERILI T
CONNOLLY, J
DEATON, JESSICA
DEVILLIERS, GEORGE
GONZALES, JOSH
GROSS, THEODORE
HEBERT, BRIAN
KERR, TODD M
MENDOZA, THEREZA
NGUYEN, TIEN T
ORTIZ, JOSE L
PETKOV, NIKOLA
ROGERS, KENNETH E
RUSSO, BRIAN J
SMITH, VINCENT A
THOMASON, CHARLES B
WASHINGTON, ANTHONY
30070 BALTIERRA, CINDY M
CORONA, GLORIA
DESIDERIO, MARITA
DOWD, CASSANDRA
HERBIN, BRIAN K
JUSTUS, MICHELLE A
LARY, TYLER
MORGAN, DENNIS
MORTIMER, MASON G
PINA, JOSE G
PRICE, CHRIS L
ROBBINS, JOHN
RODRIGUEZ, JAVIER
RONDOU, MICHAEL J
SAFAVERDI, KATHY
SAMPSON, KATHLEEN S
WALTON, M
WELLS, MEGAN E
WINTERBOTTOM, SHANDA F
30080 CHERRY, ROBERT L
CRUISING TEAM
DIVEN, CHRIS
ESCALANTE, ARMANDO K
MEISTER, CODY
MILLER, NATHAN
PEJAR, A
VICARI, HEIDI
30090 ANUJ INVESTMENTS INC
BYER, JOSH
CLAPP, JACOB M
CUSTODIO, GERTRUDES
HILDEN, BRIAN M

RANCHO CALIFORNIA RD 2010 (Cont'd)

30090 JEWELL, BRANDON
KOCHANEK, EDWARD J
LOFFA, ELIZABETH
MAGGS, MICHAEL A
NORDSTROM, LESLIE
TALAVERA, LONNIE A

30520 A V P HOLDINGS INC
ATOM ELECTRICAL SERVICE
AUDIOVISION SPECIALISTS LLC
BAKER, MICHAEL A
BEYER HEATHCARE
BROWN, MARIANNE
CABINET OUTFITTERS INC
CARPINELLIS TV PROMOTIONS
COAST VALLEY CLAIM SERVICE
COLESCO BUILDERS INC
COLONIAL PAINTING CONTRACTORS
DCM GROUP INC
ELWOOD MICHELE R
EWING, JAMES L
FEATHER DOOR & GATE COMPANY
GOT CURBS
GUSTAFSON, JAMES
HIGH FLYER MARKETING
INTEGRATED ELECTRICAL SYSTEMS
INTELLIPRODUCTS LLC
JOHNSON ROBIN ATTORNEY
JUSTIN P AMES
KATIES VILLAGE CLEANERS
LAVELL DESIGN & CONSTRUCTION
LIBAULT ROBERT
LIBAULT, ROBERT R
LONE STAR RACING LLC
MARQUEZ, SERGIO
MATCO PET CENTER
MATURE MINDS COLLECTIVE
MIA CRISTINA INC
MICHAEL STAN
MUNK KIMBERLY
NEWAVE SOLUTIONS LLC
NOELL LOUIS ALEX
ONE TO ONE INC
OSTAPECK GRANT
PACIFIC ACHIEVEMENT INC
PELAEZ, MARC
PEONY
POSTAL ANNEX
PRECISE INTERIORS
PROBE UNLIMITED INC
PROFESSIONAL DISPLAYS AND DIRE

RANCHO CALIFORNIA RD 2010 (Cont'd)

30520	PROP MASTER PRODUCTIONS INC
	PULKOWNIK, APRIL
	QUEENS CASTLE ENTERPRISES LLC
	RAMIREZ, MARIANA
	RCS PUBLISHING INC
	RHODES, DYSON
	RICKETYROO INC
	SEMPER CONSULTING LLC
	SERGIO MARQUEZ DISCOVERY SA
	SINGINGCOYOTE LLC
	STAR LIMOUSINE SOUTHERN LLC
	STONEBRIDGE REALTY INC
	STRATEGIC CONSULTINGBIZ INC
	T REPS INC
	TEAHEN GROUP
	TEMECULA VALLEY PONY COLT LEAG
	TITANIUM EDUCATIONAL SOLUTIONS
	VENTURE WORKS INC
	WALSH, BONITA K
	WILSON EDUPRISES LLC
	WOOD SOURCE
	WRIGHT, JAY R
30530	NEW ALBERTSONS INC
	SAVE ON PHARMACY
30534	BURGER KING
30550	LOOKING GOOD BUTY SUP BUTY CTR
	NAILS BY LOLA
	PAMS DONUTS NO 8
	ROBERT WYSONG HAIR DESIGN
30570	TERESA L PRINCE CONNER
30580	CALIFORNIA BANK & TRUST
30590	BURROUGHS, JOEL
	FERGUSON MIKE
	GLENCOE PIZZA SERVICES LLC
	PRESTOS GOURMET EXPRESS
	STEWS BARBER SHOP
	TRE-FLEUR INC

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COSMIC DR 2005

42015 OCCUPANT UNKNOWN,
42045 SAENZ, FRANK F
42050 GRADISCHEK, DENNIS S
42059 CALABRESE, GIOVANNI
42071 COUGHLIN, KELLY M
42080 MORALES, ARTEMIO L
42089 ARROYO, GILBERT A
42106 PATTERSON, JAY A
42134 MARTINEZ, JOSEPH E
42148 SERNA, JOHN O
42162 ECHEVERRIA, MIGUEL A
42176 A TOUCH OF CLASS CATERING
CANDYS TREE SERVICE
MCCANN, KEITH
42188 LITTRELL, WAYNE L
42201 OCCUPANT UNKNOWN,
42327 D J MECHANICAL
42370 ISMAEL COLOMO JR

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RANCHO CALIFORNIA RD 2005

29950 DANCING BAREFOOT PHOTOGRAPHY
EURO DOG TRAINING
29960 WINDCREST DESIGNS
29980 CLEMENTS, BLAINE
CRAIN, ALANA L
DENNISON, JESSIKA
DU, FAULT R
DUFFY, DARRIN M
ESTELLE, KEVIN E
LEVIN, JAY
MAGALLANES, CRYSTAL
MANCINI, LUCA N
NOOR, SEDIG
PARKER, LOLA F
PRATT, DOUGLAS G
SMITH, BRADLEY R
XAN SYSTEMS
ZETT, JANELLE
29990 ASE ENTERPRISES
BAIRD, JAMIE
BEUKELMAN, RANDAL
BRIZENBINE, E
CARTER, JESSICA E
DALLMAN, MARK
DOOLEY, LIANA K
GAREEB, NABEEL K
HESCH, FREDERICK
HURD, ROBERT
KELLER, JON M
LACKOVIC, GORAN
LENNARD, CANDICE L
MAPLE, STEVEN E
MARTINEZ, ANGEL
MYERS, DAVID
NUNEZ, RODEN
POWERS, BRUCE
SMITH, ERICA R
30000 CRESCENT HEIGHTS
PORTOFINO APARTMENTS
VALLEZ, LINDA
30010 ARELLANO, ERUBEY
BOURASSA, PATRICK
CERNUSCA, CRISTINA M
DIAMOND VALLEY GROUP INC
DIOL, AARON
GRIBAUDO, DEREK
HILL, DIANA
LAZUR, JOSEPH
PHAN, CHRIS
PUGH, DERON L

RANCHO CALIFORNIA RD 2005 (Cont'd)

30010 SALANGSAKUL, CHITTI
SHARP LOGISTICS INC
30020 BASOCO, RUDY R
BROOKS, DONALD R
BURTON, R
CHRISTENSEN, CYNTHIA L
DAVIS, ANGELA M
DAY, LINDA
DEMOULIN, MARGARET V
DULANEY, JEROD
FELDT, MIKE A
HERRERA, TRACEY
KIM, KEVIN
LEE, BARBARA N
MACIAS, MARIA
MCCONNELL, MICHAEL E
MCINTOSH, RAYMOND T
SHIN, TAI
VIGO, NORMA P
30030 BADUQUI, NILSA
BENNETT, NICHOLAS D
COLEMAN, KENDALL L
CROOKER, ROBERT H
CULBERSON, PERRY A
ESCOBEDO, BRENDA
GUZICK, WILLIAM N
INGHAM, HALEY
LOCHE, GIOVANNI
PEDROZA, J
SCHRIMPF, LAURIE
SCHURZ, JANET
STRAND, SHAUN
30040 AIR WARE
BAXTER, PENNY
BROWN, JOSEPH A
KIEBACH, JESS
LABARRE, SHAUN
RAMIREZ, NICOLE
ROBINSON, ROBERT K
STANDARD FLOOR CLEANING
VALENZUELA, PEDRO N
WAVEREP
30050 ANDERSON, ANDREW M
BLOWERS, JENNIFER
CLAYTON, JAMES W
DAY, NATHAN
DIPAOLO, S
GRAHAM, ROBERT
GURULE, JASON L
HEMENWAY, WALTER J

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RANCHO CALIFORNIA RD 2005 (Cont'd)

30050 HILL, EDWARD J
LYONS, SEAN M
MAK ENTERPRISES
MCKNIGHT MOTOR LOGISTICS
MCKNIGHT, MORGAN
MOSCATO, DANIEL
OLI, I C

30060 ALLEN, HEATHER
BARR, BRIAN D
BERNABE, KAREN C
CHAVEZ, ERIC
CONNARY, FRED
DEATON, JESSICA
DIXON, FLORENCE L
EASTERBROOK, CARY
GRAHAM, DON
HERNANDEZ, APRIL
KERR, TODD M
MAHMUD, ATALLAH
NGUYEN, THUI T
OZANICH, JENNIFER E
RICHTER, KATIE L
ROGERS, KENNETH E
ROSE, STEVEN C
ROUTH, JIM
RUSSO, BRIAN
SPASOFF, MATT J
THOMASON, CHARLES B
WASHINGTON, ANTHONY

30070 BALTIERIA, RAY L
BALTIERRA, RAY V
BANALES, JAMIE
BRADHAM, DOUGLAS
DUNCAN, ERIK W
FRITZSCHE, CHARLES A
FRITZSEHE, H
GOTTLIEB, DAVID
IBARRA, ROBERTO P
LOMIBAO, RODNEY
MCCLELLAND, CHARLES E
MORGAN, DENNIS
PRINCIPE, ZACK
SANSONE, ANTHONY M
SHELTON, JUDY A
TENNIS, HEIDI M
ZAMORA, JAMES R

30080 CHERRY, ROBERT L
CLEMENTS, STEPHEN H
CUNANAN, IRENEO
DANILOFF, MICHAEL

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RANCHO CALIFORNIA RD 2005 (Cont'd)

30080 DUFFY, JOHN
FOWLER, WILLIAM
MARTINEZ, GARRETT
MEISPER, CODY
MILLER, AMY D
PAULINO, JOHN J
RODRIGUEZ, JAVIER
ROTH, MICHAEL
SWAIN, APRIL
THOMAS, RE L

30090 AGAN, CINDY
BELISLE, PETER W
BYER, JOSH
CLARK, SHERRY L
COOKSON, JEFF J
CUSTODIO, GERTRUDES
FLORES, SERGIO A
HASTINGS-CLAPP, CONSTANCE
KING, ALISON M
MADDEN, ROSEMARY T
MARTIN, DAVID
SINE, SHANNON
SUMNER, MICHAEL D

30520 ADAMS, DAVID E
ALLIS ENGINEERING
AUDIOVISION SPECIALISTS LLC
BANNING CROSSROADS INVESTMENT
BEHROOZNIA, MOZAFAR A
BOBBITT, STEVE M
CHAMPION INTERNATIONALE
COAST VALLEY CLAIM SERVICE
DATA MICOM
ELWOOD MICHELE
FRANK, KATHY A
GORTON, JOHN K
GUSTINE, RANDAL G
I CAN DIG IT
KATIES VILLAGE CLEANERS
KENT, CHRISTOPHER S
LAVELL DESIGN & CONSTRUCTION
LIBO ENTERPRISES LLC
MATCO PET CENTER
MFI INTL SALES CO
MIA CRISTINA INC
MICHAEL STAN
MIDTGAARD, BENT S
NICHOLS, ANDREW V
NOELL LOUIS ALEX
PACIFIC ACHIEVEMENT INC
PELAEZ, MICHAEL G

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RANCHO CALIFORNIA RD 2005 (Cont'd)

30520	PENTEL, BRIAN N
	PEONY
	PETERSON, BRAD
	PJ DENTAL PRODUCTS
	POSTAL ANNEX
	PROFESSIONAL DISPLAYS AND DIRE
	QUALTECH CONCRETE INC
	RAMIREZ, MARIANA
	RAPPAPORT, NAN
	ROSADO, JULIO A
	RUBIO, TOMAS R
	SALTEL, TANYA
	SALZBRUNN, JOHN H
	SAYLORS, DEREK
	STELLAR SKY PRODUCTIONS LLC
	STORY, TINA
	SUPER PEAK PERFORMANCE SOFTWAR
	SWAIN, JANET L
	T REPS INC
	TEAHEN GROUP
	TEMECULA SMOKE SHOP
	US LOSS MITIGATION ADVANTAGE
	WINKLESTEIN ALAN OD
	Y3K GRAFIX INC
30530	ALBERTSONS INC
	SAV ON PHARMACY
	STARBUCKS CORPORATION
30550	DESIGNERS CUT 2
	HAIR BY WENDY BUZBEE
	LOOKING GOOD BUTY SUP BUTY CTR
	LOOKING GOOD SLON CHRIS SANDEE
	NAILS BY LOLA
	PAMS DONUTS NO 8
	TENA, PENTEL H
30570	JAMES, CUNNIAN
	NATIONAL ONE MORTGAGE
30580	CALIFORNIA BANK & TRUST
30590	BURROUGHS, JOEL
	FERGUSON MIKE
	GLENCOE PIZZA SERVICES LLC
	LL BOOKSTORE OF TEMECULA
	PAPA, JOHNS
	PETERS, JESSICA
	PRESTOS GOURMET EXPRESS
	STEWS BARBER SHOP
	SWEET BEAN
	TARBELL F M CO INC
	TIF INVESTMENTS INC

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COSMIC DR 2000

42015	MUSTARD, ROBERT
42029	HOLM, FRITZ
42045	OCCUPANT UNKNOWN,
42050	STILLMAN, DARYL M
42059	OCCUPANT UNKNOWN, WINE COUNTRY CATERING
42071	MATUS, PETER P
42080	STOTELMYRE, T
42089	ARROYO, GILBERT A
42106	ROSEN, DARWIN
42120	LEICHTY, JEFFREY L
42134	SAATZER, DANIEL R
42148	OCCUPANT UNKNOWN,
42162	MIYANIRA, EMIKO A
42176	OCCUPANT UNKNOWN,
42188	OCCUPANT UNKNOWN,
42200	OCCUPANT UNKNOWN,
42201	HANNA, GARY D
42214	HANNAM, JOHN D
42327	D J MECHANICAL
42342	SATHER JOSEPH INSTALLATION
42418	HERRERA COMUNICATIONS

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RANCHO CALIFORNIA RD 2000

30000	PORTOFINO APARTMENTS
30520	ACCELERATED LEARNING SYSTEMS
	ASBELL ENTERPRISES
	COAST VALLEY CLAIM SERVICE
	KATIES VILLAGE CLEANERS
	MATCO PET CENTER
	MICHAELS REAL ESTATE CO
	PACK N MAIL
	PEONY
	PROFESSIONAL DISPLAYS AND DIRE
	WINKLESTEIN ALAN OD
30530	LUCKY STORES INC (DE)
	SAV-ON PHARMACY
30550	DESIGNERS CUT 2
	LANI NAILS
	LOOKING GOOD BUTY SUP BUTY CTR
	LOOKING GOOD SLON CHRIS SANDEE
	NAILS BY LOLA
	NAILS BY STACEY
	PAMS DONUTS NO 8
	PENTEL TENA HAIR STYLIST
	STONE-RUBIN LAURENE
30570	SILVER LINING CDS GIFTS CANDY
30580	CALIFORNIA BANK & TRUST INC
30590	FERGUSON MIKE
	R & M ENTERPRISES
	STEWS BARBER SHOP
	SWEET BEAN
	TARBELL F M CO INC

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COSMIC DR 1995

42015	OCCUPANT UNKNOWNN
42029	HOLM, FRITZ
42045	OCCUPANT UNKNOWNN
42050	OCCUPANT UNKNOWNN
42071	OCCUPANT UNKNOWNN
42080	BANKEL, LEO
42089	SHANNON, JAMES
42106	ROSEN, DARWIN
42120	OCCUPANT UNKNOWNN
42134	WALL, BOB
42148	SHIPMAN, TIMOTHY E
42162	OCCUPANT UNKNOWNN
42176	MASTON, DONALD
42188	RICH ENTERPRISES
	RICH, RANDY
42200	OCCUPANT UNKNOWNN
42201	VASQUES, EVA
42214	OCCUPANT UNKNOWNN
42327	D J MECHANICAL
42342	SATHER JOSEPH INSTALLATION
42418	HERRERA DOLORES ART CTR

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RANCHO CALIFORNIA RD 1995

30520	PACK N MAIL
	PEONY
	PROFESSIONAL DISPLAYS AND DIRE
	TEMECULA VALLEY OPTOMETRY
	TOY KENNETH DC
	WINKLESTEIN ALAN
30530	LUCKY STORES INC
30550	BOWERS DEBBIE
	ESTHETIQUES
	LANI NAILS
	PAMS DONUTS NO 8
30570	BRENDAS CARLTON CARDS & GIFTS
	DECORATING CONNECTION INC
30590	COACHS PIZZA PLUS
	FASHION ART
	SWEET BEAN
	TRE-FLEUR INC

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COSMIC DR 1992

42015 WAGSTER, MIKE
42029 HOLM, FRITZ
42045 LANIER, V M
42050 STILLMAN, DARYL
42080 BANKEL, LEO
42106 ROSEN, DARWIN
42134 WALL, BOB
42188 RICH ENTERPRISES
42298 MARK W BARTH
42342 SATHER JOSEPH INSTALLATION
42418 HERRERA DOLORES ART CTR

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RANCHO CALIFORNIA RD 1992

30101 WILSON, WALKER
30520 FAMILY SPORTS AND SKI INC
FLC DEVELOPMENT INC
HELMS GEORGE L INC
HILL COUNTRY NURSERIES INC
PAK MAIL
PROFESSIONAL DISPLAYS AND DIRE
TEMECULA VALLEY OPTOMETRY
TOY KENNETH DC
WINKLESTEIN ALAN
30530 LUCKY STORES INC
30570 BRENDAS CARLTON CARDS & GIFTS
30590 TRE-FLEUR INC

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COSMIC DR 1990

COSMIC DR (85) 92390
TEMECULA

RANCHO CALIF AREA

42015	XXXX	00	
42029	DOWNING Bob	676-1898	9
	DOWNING Jacqy	676-1898	
42045	ARMSTRONG Dave	676-2257	9
42050	STILLMAN Daryl	676-1867	9
42059	XXXX	00	
42071	RODGERS J	676-4248	6
42089	JELAVICH M Blaze	676-4672	5
42106	ROSEN D	699-8003	+0
42120	XXXX	00	
42134	JOHNSON D A	676-3725	9
	JOHNSON D I	676-3725	
42148	NELSON David S	676-3702	6
42162	YOUNG L Allen	699-0808	+0
42188	RICH Randall L	676-6749	6
42200	MILLS Billy	699-1213	+0
42201	GEORGE R	676-8834	6
42214	XXXX	00	
42230	XXXX	00	
42231	MIRANDA Ruben	676-2985	7
42258	XXXX	00	
42259	XXXX	00	
42276	PROKOP Geo A	676-8393	7
42285	XXXX	00	
42286	RATTRAY B J	676-3138	6
42295	WARD Elmer	676-8884	6
42309	LICATA Randy	676-8665	6
42310	XXXX	00	
42342	★SATHER INSTALLATION	676-3669	6
42353	XXXX	00	
42367	LEVINE E L	676-3976	
	LEVINE Sami E	676-3976	
42370	XXXX	00	
42371	PLOURDE Harvey	676-6412	6
42385	MARTINEZ Mike	676-5985	6
42400	JEANES Ronald	699-0448	+0
42401	XXXX	00	
42418	STUYVENBERG Kenneth	676-6535	
	STUYVENBERG Lenore	676-6535	
42421	XXXX	00	
42441	MCATEER E Douglas	676-5864	
	MCATEER Pearl	676-5864	
42450	PEARSON Harvey Col	676-8717	7
42461	BUEHRING N A	676-3754	6
42466	GRASS Russell W	676-6592	6
42478	GEROW H	699-5034	+0

* 1 BUS 45 RES 5 NEW

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RANCHO CALIFORNIA RD 1990

29491.....
29493..... APARTMENTS
ABBOTT Teresa 699-1823 +0
BEHRENS Becky 676-0195 9
CRAWFORD Debra 676-7164 7
ELWELL D 676-9344 +0
HUERTA Miguel 699-0715 +0
LAWSON Gregory 699-0155 +0
MARTINEZ Manuel 676-0411 +0
MUNDERLYN Dametrius 699-1529 +0
ROMERO Carina 699-4001 +0
SATTERFIELD Wm D 676-7098 +0
SMALL Gray 676-9163 7
SWEARINGER S 699-1529 +0
WILLIAMSON Andy 699-5118 +0
29493.....
29495..... APARTMENTS
AGUIAR Matthew 676-7658 7
ANGAR Mohamed 699-3718 +0
BRYS Gerard 699-0959 +0
COLLINS Cynthia 699-0332 +0
COLLINS Ricky 699-0332 +0
GLALEGOS Michael 699-0939 +0
HENDERSHOT Corinne 676-0206 7
LEE Clarence 699-1517 +0
MARTINEZ Ramon A 676-2602 +0
MCCOY Doreen 676-3156 9
PRZEDWOJEWSKI Thos 676-1691 9
29495.....
29496 XXXX 00
29497..... APARTMENTS
EVERTS S 676-7593 7
FARRELL Dennis 676-4120 +0
HALEY J S 699-4217 +0
HERIGSTAD Bill 676-3248 +0
SHERADE Robt 699-1043 +0
SPIESS Philip 676-2059 9
TRUONG Billy 699-4916 +0
29497.....
29499..... APARTMENTS
★AMER CONTRACTNG INC 676-6614 +0
BARNETT Tammye 676-4432 +0
CRANDALL Dan 699-5917 +0
DELANCY Lisa 699-3237 +0
MILLER D L 699-0334 +0
OREGAN Carol 676-1168 9
RHODES Kevin 676-0819 7
SCHULZ Scott 676-4984 +0
STEVENS Robt 676-7680 7
29499.....
29645..... BUILDING
★BOGGELN LAURENCE MD 676-8868 +0
★BRAHM STEPHEN M DPM 676-1508 9
★BUETOW N T JR MD 699-0966 +0
★CHARTER COUNSELING 699-0033 +0
★CHUNG K P OD 676-4121 9
★CONOVER MARK A DDS 676-8461 +0
★DADA FESTUS B MD 676-4221 +0
★ELFELT TIMOTHY J MD 676-0818 9
★EURICH DAVID L DDS 676-1232 +0
★FAMILY PRACTICE 676-4395 7
★FRANCIS LARRY N MD 676-6125 +0
★GALBRAITH CHIRO LFE 676-6484
★GALBRAITH MURRAY DC 676-6484 9
★GUTHRIDGELND D CFNP 676-8868 +0
★HENNINGER DELMER MD 676-1173 9
★HYPNOTHERAPIST INST 699-0044 +0
★LEE BONNIE J MD 676-4221 9
★MITCHELL ROBT D DDS 676-0296 7
★NASH DENTAL LAB 699-0435 +0
★NASH GUY DDS 699-0700 +0
★ONEIL KELLY MD 676-4395 7
★PLAZA PHARMACY 676-8483 9
★PLOCKI DAVID R DMD 676-2329 9
★RANCHBROOK OB GYN 676-6125 +0
★RANCHO CA MED CLNC 676-8151 +0
★RANCHO CLINICAL LAB 676-1712 7
★RANCHO COUNSLNG CTR 676-3455 7
★SINGLETON SANDRA L 676-3381 9
★SMITH J DDS MS INC 676-1512 9
★SOON RUSSELL DDS 676-0196 7
★STANLEY MADALENE L 676-3381
★STEWART MARY B MS 676-3455 9
★STRUB DANL MD INC 676-4395 7
★TAYLOR PEGGY S PSYD 676-3455 7
★TEMECULA VLY MEDICN 676-8868 +0
★VILLANO GENEROSO MD 676-1272 +0
★WANG MD SHEN 699-8209 +0
★WISE DOUGLAS DR 676-4395 +0
29645.....
29841 XXXX 00
30101 WALKER D 676-7555 +0
WILSON Walker 676-9888 +0
31670 CUMMINS Donald B DR 676-5126
CUMMINS Margaret 676-5126
32000 ★STAGE RANCH 676-4859 7
32510 BAFFA Geo 676-2706 5
32575 ★CAFE CHAMPAGNE 699-0088 +0
★CULBERTSON WINERY 699-0099 +0
★LUSK CONSTRUCTION 676-7056 +0
32580 XXXX 00
32720 ★CALLAWAY VINEYARD 676-4001
33100 GOUDY Gordon H 676-5591
REID Geo E 676-5266
33380 POLLARD Deloris 676-2703 +0

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

COSMIC DR 1985

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

RANCHO CALIFORNIA RD 1985

		WHITE STEPHEN ATTY	676-2330	+5
5	29379	CARL MOORE MRKTG	676-6377	+5
4		COUNTRY PROPERTIES	676-8008	+5
4		GENL BUSINESS SERVS	676-6933	+5
		JACOBS ROBERT	676-4006	+5
		MCMILLAN FARM MNG	676-2045	+5
		OLD WEST ESCROW	676-5674	+5
		OVERLAND MORTGAGE	676-3779	+5
6		RANCHO DATA SERVICE	676-2770	+5
		SCHOEFFLER DAVID A	676-2307	+5
1		SHANNON DNTL CRMCS	676-3687	+5
	29385	HOPE LUTHERAN CH	676-6262	4
	29400	HEBERLE JACK	676-4446	0
4		RANCHO PROPERTIES	676-4081	0
5	30101	MARIANA FARM	676-5502	+5
5	31670	CUMMINS DONALD B DR	676-5126	
4		CUMMINS MARGARET	676-5126	7
5	32000	PALMERIN ERNIE	676-8106	+5
5	32510	BAFFA GEO	676-2706	+5
	32720	CALLAWAY VINEYARD	676-4001	0
	33100	CASTANEDA JOE	676-2368	2
		GOUDY GORDON H	676-5591	7
		REID GEO E	676-5266	
	33410	PICONI WINERY LTD	676-5400	4

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

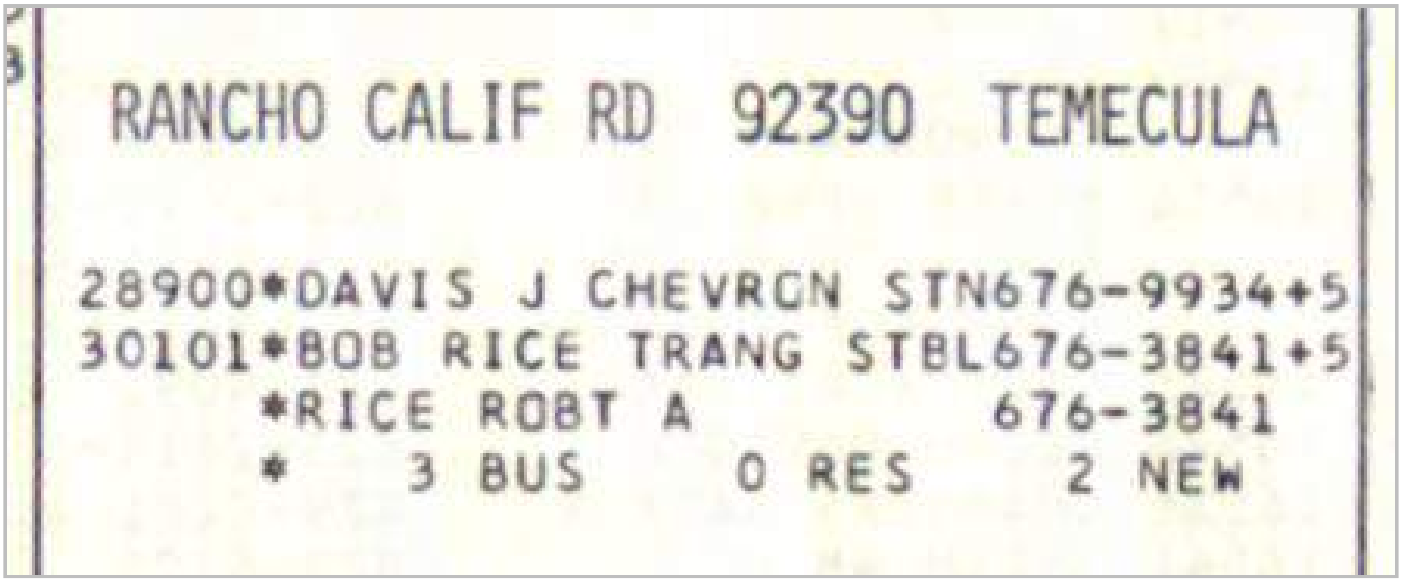
RANCHO CALIFORNIA RD 1980

RANCHO CALIF RD 92390
TEMECULA

28900*	DAVIS JACK CHEVRON	676-9934	6
28903*	RANCHO UNION 76	676-6676	+0
28915*	COLONY KITCHEN	676-5886	7
29400	HEBERLE JACK	676-4446	+0
*	RANCHO PROPERTIES	676-4081	+0
30101*	K A S TRAINING STBL	676-3841	+0
31670	CUMMINS DONALD B DR	676-5126	7
	CUMMINS MARGARET	676-5126	8
32720*	CALLAWAY VINEYARDS	676-4001	+0
33100	GOUDY GORDON H	676-5591	7
	REID GEO E	676-5266	

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

RANCHO CALIFORNIA RD 1975



RANCHO CALIF RD 92390 TEMECULA

28900*DAVIS J CHEVRON STN676-9934+5
30101*BOB RICE TRANG STBL676-3841+5
*RICE ROBT A 676-3841
* 3 BUS 0 RES 2 NEW

Vacant Land

Rancho California Road and Cosmic Drive

Temecula, CA 92592

Inquiry Number: 5028780.4

August 22, 2017

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

08/22/17

Site Name:

Vacant Land
Rancho California Road and C
Temecula, CA 92592
EDR Inquiry # 5028780.4

Client Name:

Partner Engineering and Science, Inc.
2154 Torrance Blvd, Suite 200
Torrance, CA 90501-0000
Contact: Colleen Tubridy

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Partner Engineering and Science, Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# NA
Project: 17-195274.1

Coordinates:

Latitude:	33.506376 33° 30' 23" North
Longitude:	-117.134835 -117° 8' 5" West
UTM Zone:	Zone 11 North
UTM X Meters:	487476.71
UTM Y Meters:	3707434.26
Elevation:	1180.79' above sea level

Maps Provided:

1901	2012
1942	
1943	
1947	
1948, 1949	
1950, 1953	
1968, 1973	
1975, 1978, 1979	

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1901 Source Sheets

Elsinore
1901
30-minute, 125000

San Luis Rey
1901
30-minute, 125000

1942 Source Sheets

Murrieta
1942
15-minute, 62500
Aerial Photo Revised 1939

1943 Source Sheets

Murrieta
1943
15-minute, 62500
Aerial Photo Revised 1939

1947 Source Sheets

TEMECULA
1947
15-minute, 50000

MURRIETA
1947
15-minute, 50000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

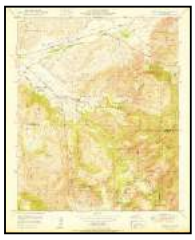
1948, 1949 Source Sheets

Temecula
1948
7.5-minute, 24000
Aerial Photo Revised 1947

Pechanga
1949
7.5-minute, 24000
Aerial Photo Revised 1947

1950, 1953 Source Sheets

Temecula
1950
7.5-minute, 24000
Aerial Photo Revised 1947



Pechanga
1950
7.5-minute, 24000
Aerial Photo Revised 1947

Murrieta
1953
7.5-minute, 24000
Aerial Photo Revised 1951

Bachelor Mtn.
1953
7.5-minute, 24000
Aerial Photo Revised 1951

1968, 1973 Source Sheets

Pechanga
1968
7.5-minute, 24000
Aerial Photo Revised 1967

Temecula
1968
7.5-minute, 24000
Aerial Photo Revised 1967

Murrieta
1973
7.5-minute, 24000
Aerial Photo Revised 1973

Bachelor Mtn.
1973
7.5-minute, 24000
Aerial Photo Revised 1973

Bachelor Mtn
1973
7.5-minute, 24000
Aerial Photo Revised 1973

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1975, 1978, 1979 Source Sheets

Temecula
1975
7.5-minute, 24000
Aerial Photo Revised 1975

Bachelor Mtn
1978
7.5-minute, 24000
Aerial Photo Revised 1973

Murrieta
1979
7.5-minute, 24000
Aerial Photo Revised 1976

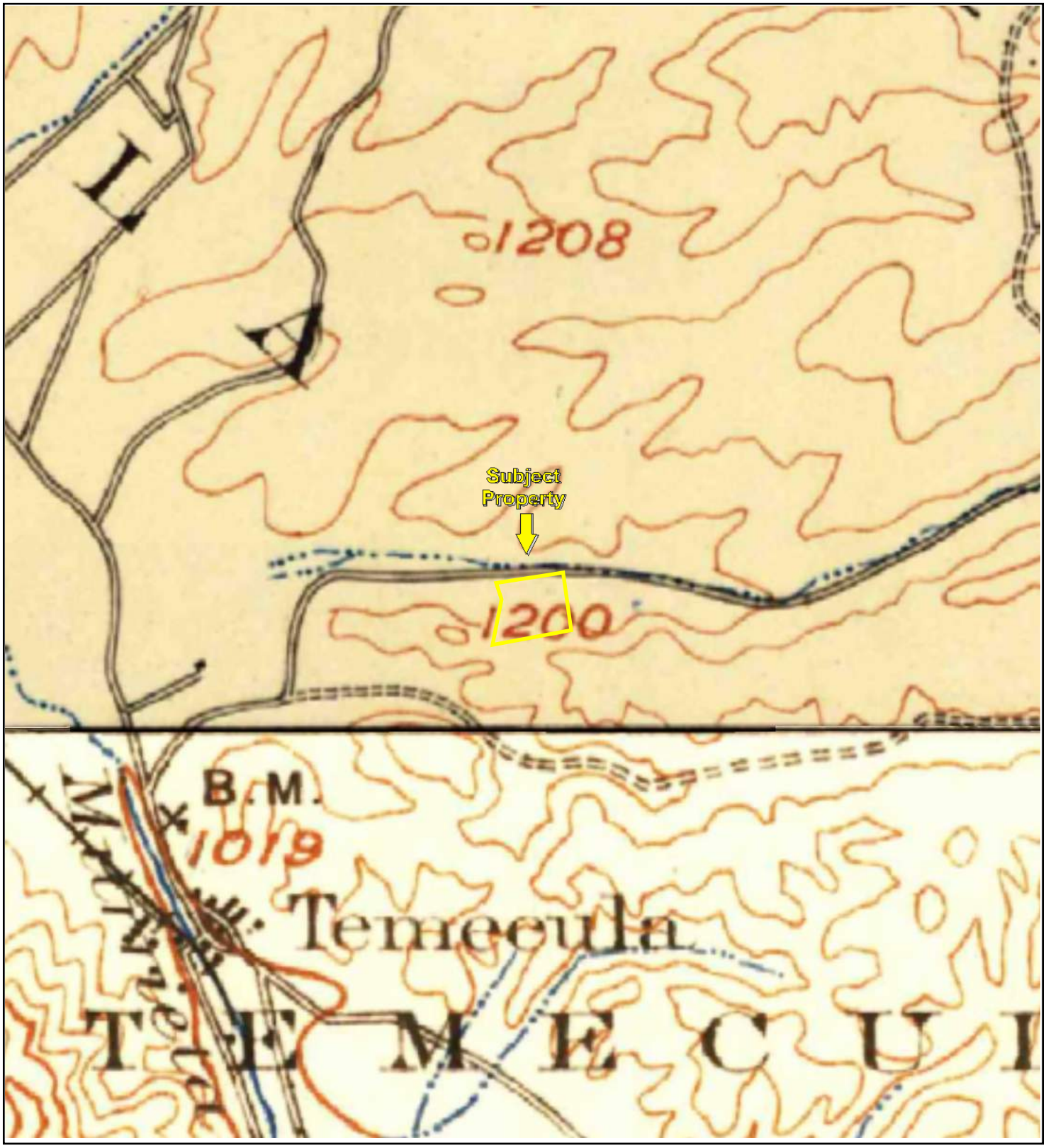
2012 Source Sheets

Bachelor Mountain
2012
7.5-minute, 24000

Pechanga
2012
7.5-minute, 24000

Temecula
2012
7.5-minute, 24000

Murrieta
2012
7.5-minute, 24000



TP, Elsinore, 1901, 30-minute
S, San Luis Rey, 1901, 30-minute

0 Miles 0.25 0.5 1 1.5

N

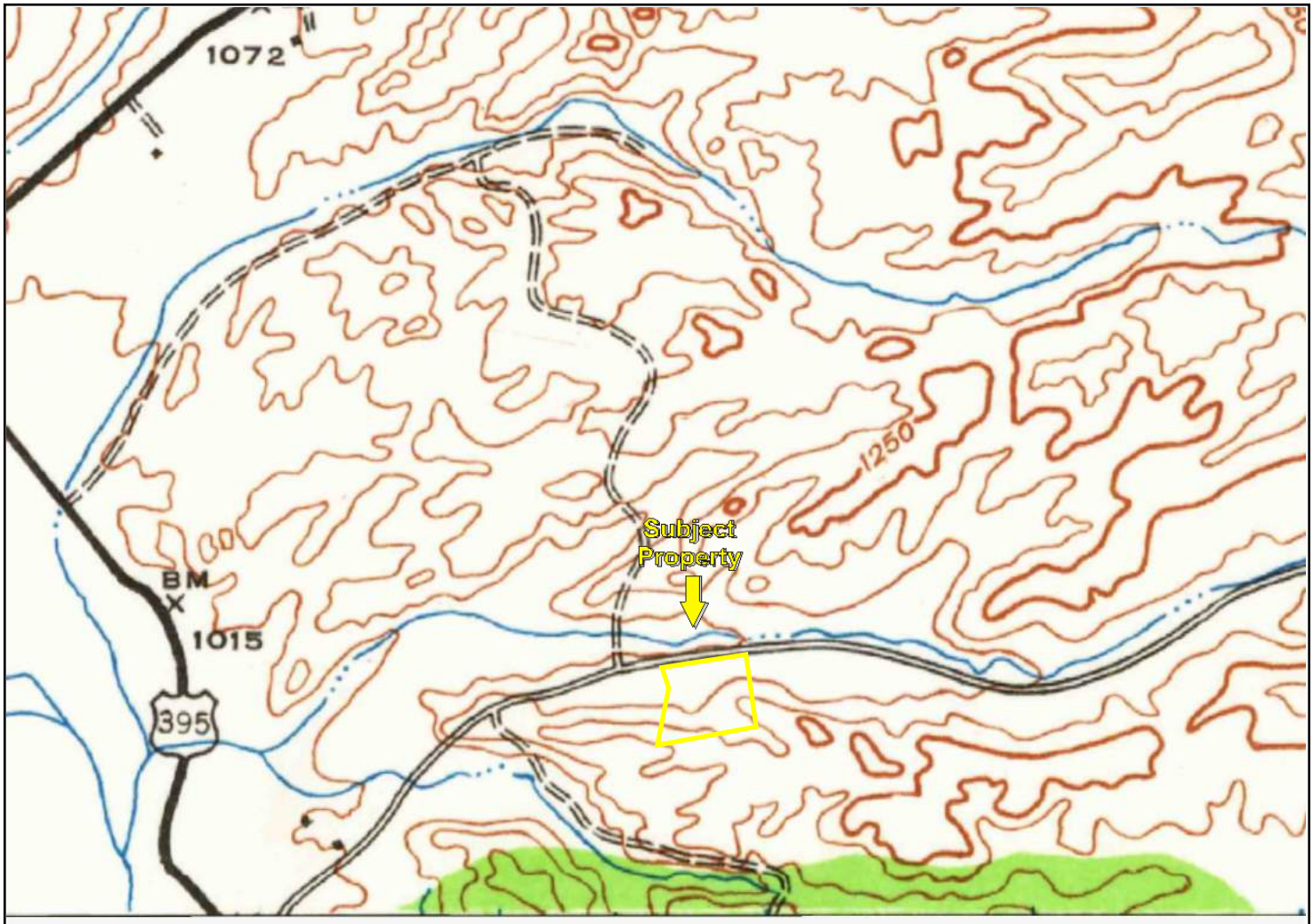
Date of Topographic Map: 1901

Key: Subject Property

APPENDIX B: Topographic Maps

Project No. 17-195274.1

PARTNER



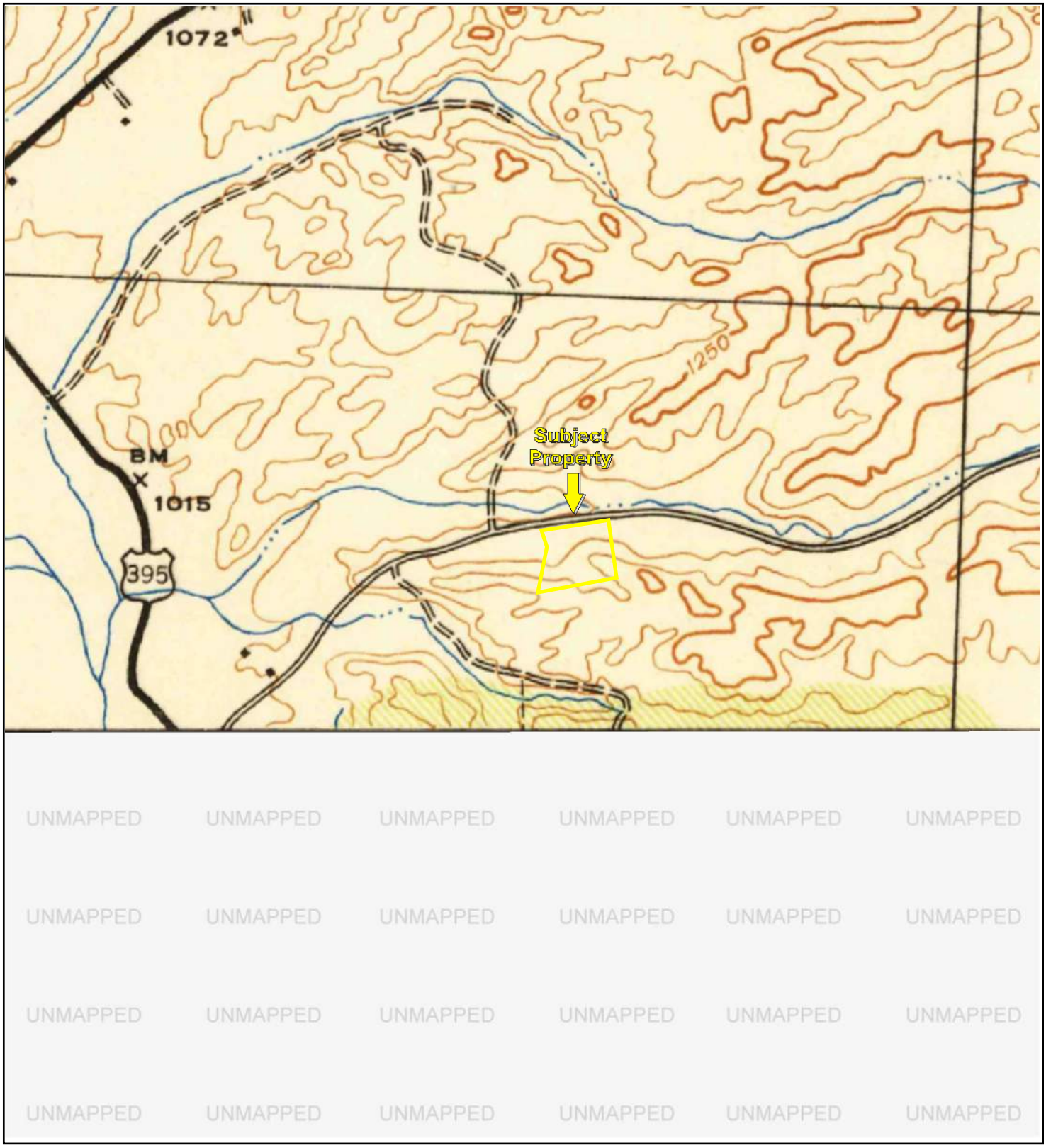
TP, Murrieta, 1942, 15-minute

0 Miles 0.25 0.5 1 1.5

N

Date of Topographic Map: 1942

Key: Subject Property



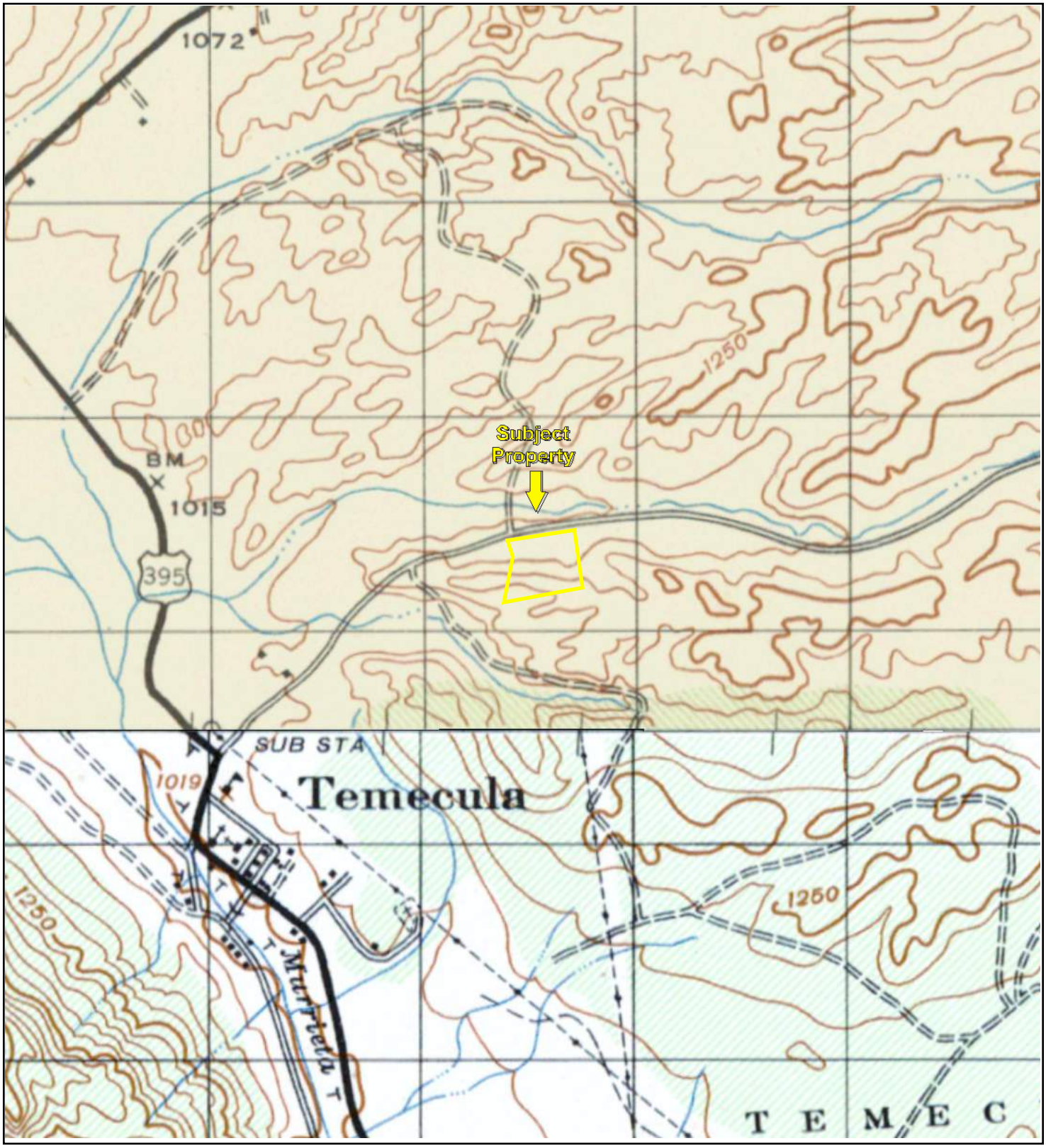
TP, Murrieta, 1943, 15-minute

0 Miles 0.25 0.5 1 1.5

N

Date of Topographic Map: 1943

Key: Subject Property



TP, MURRIETA, 1947, 15-minute
S, TEMECULA, 1947, 15-minute

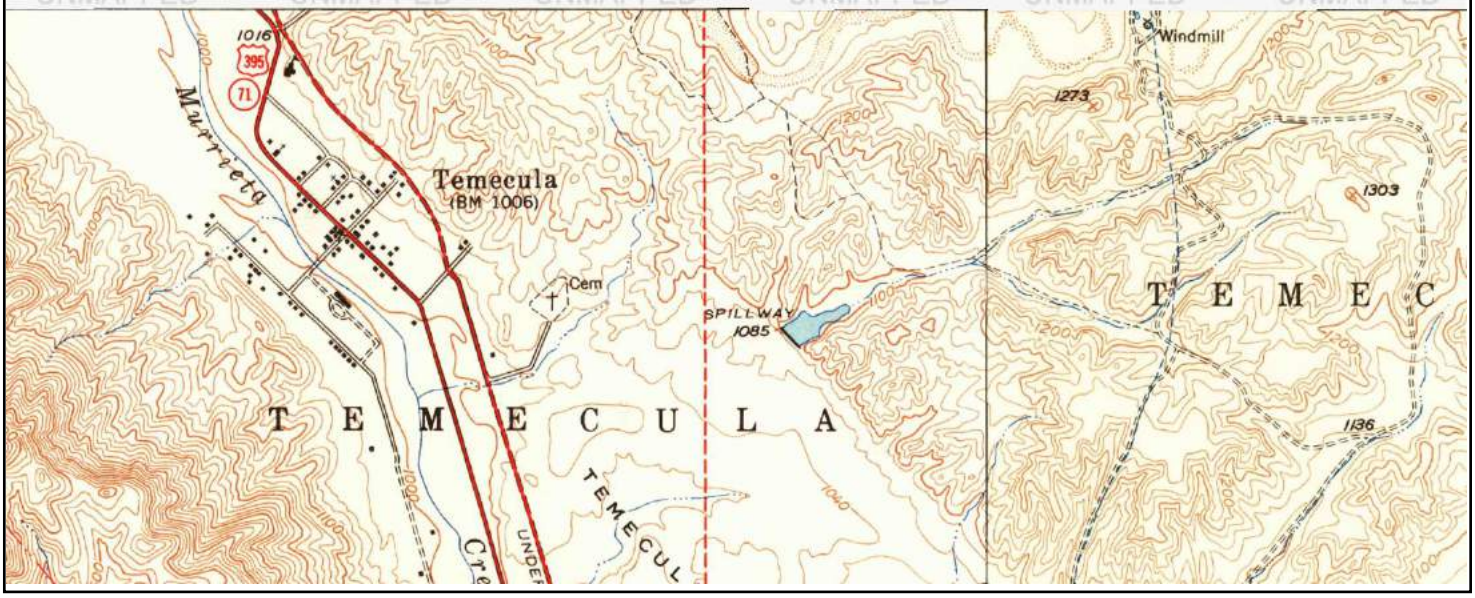
0 Miles 0.25 0.5 1 1.5

N

Date of Topographic Map: 1947

Key: Subject Property

Subject Property



SE, Pechanga, 1949, 7.5-minute
SW, Temecula, 1948, 7.5-minute

0 Miles 0.25 0.5 1 1.5

N

Date of Topographic Map: 1948, 1949

Key: Subject Property

TP, Murrieta, 1953, 7.5-minute
NE, Bachelor Mtn., 1953, 7.5-minute
SE, Pechanga, 1950, 7.5-minute
SW, Temecula, 1950, 7.5-minute

0 Miles 0.25 0.5 1 1.5

N

Date of Topographic Map: 1950, 1953

Key: Subject Property

APPENDIX B: Topographic Maps

Project No. 17-195274.1

PARTNER

TP, Murrieta, 1973, 7.5-minute
NE, Bachelor Mtn., 1973, 7.5-minute
SE, Pechanga, 1968, 7.5-minute
SW, Temecula, 1968, 7.5-minute
NE, Bachelor Mtn, 1973, 7.5-minute

0 Miles 0.25 0.5 1 1.5

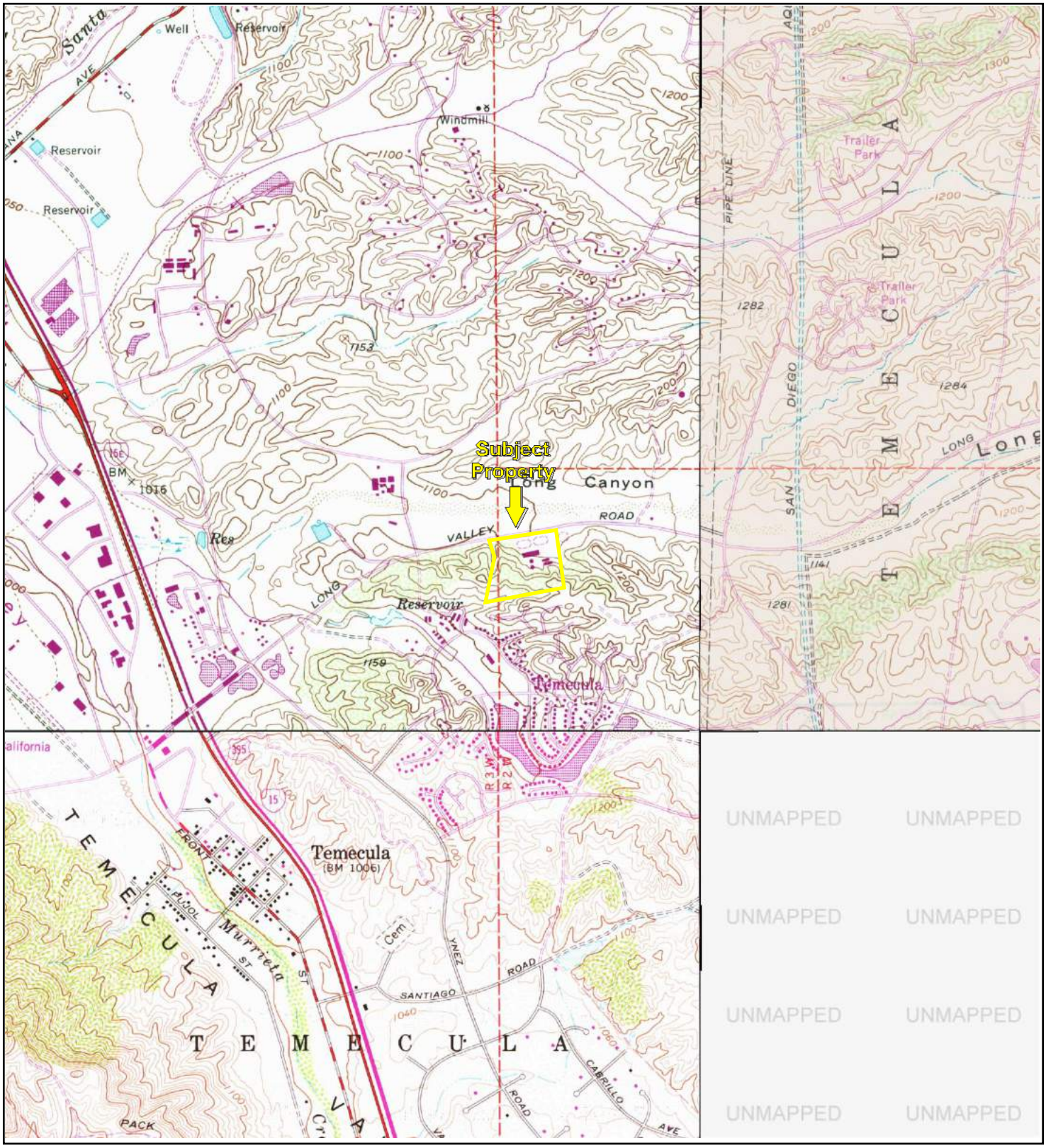
N

Date of Topographic Map: 1968, 1973

Key: Subject Property

APPENDIX B: Topographic Maps

Project No. 17-195274.1



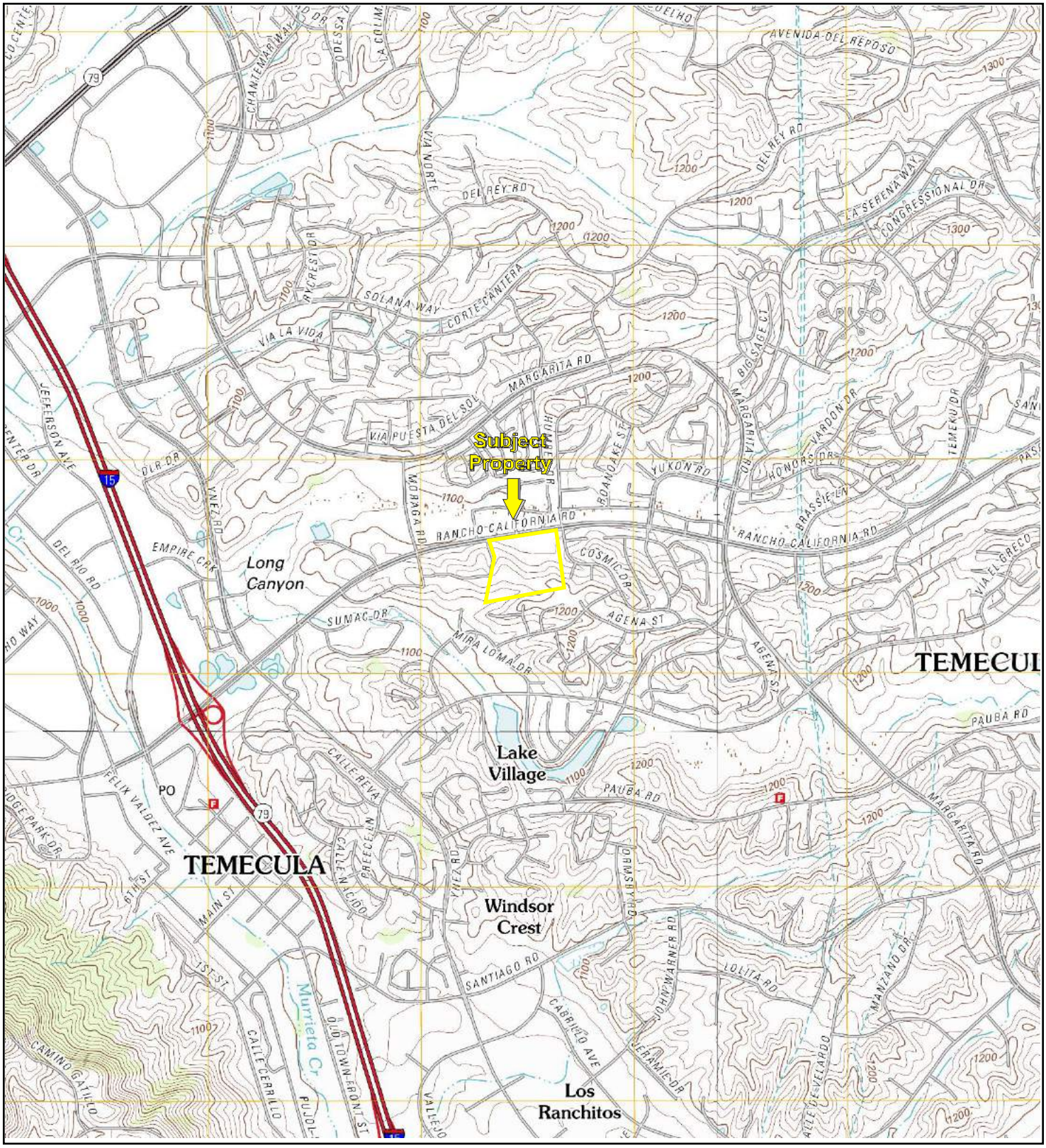
TP, Murrieta, 1979, 7.5-minute
NE, Bachelor Mtn, 1978, 7.5-minute
SW, Temecula, 1975, 7.5-minute

0 Miles 0.25 0.5 1 1.5

N

Date of Topographic Map: 1975, 1978, 1979

Key: Subject Property



TP, Murrieta, 2012, 7.5-minute
NE, Bachelor Mountain, 2012, 7.5-minute
SE, Pechanga, 2012, 7.5-minute
SW, Temecula, 2012, 7.5-minute

0 Miles 0.25 0.5 1 1.5

N

Date of Topographic Map: 2012

Key: Subject Property

APPENDIX B: Topographic Maps

Project No. 17-195274.1

PARTNER

APPENDIX C: REGULATORY DATABASE REPORT

PARTNER

Vacant Land
Rancho California Road and Cosmic Drive
Temecula, CA 92592

Inquiry Number: 5028780.2s
August 22, 2017

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

RANCHO CALIFORNIA ROAD AND COSMIC DRIVE
TEMECULA, CA 92592

COORDINATES

Latitude (North):	33.5063760 - 33° 30' 22.95''
Longitude (West):	117.1348350 - 117° 8' 5.40''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	487476.4
UTM Y (Meters):	3707241.5
Elevation:	1186 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5641304 MURRIETA, CA
Version Date:	2012
Northeast Map:	5640928 BACHELOR MOUNTAIN, CA
Version Date:	2012
Southeast Map:	5636481 PECHANGA, CA
Version Date:	2012
Southwest Map:	5640254 TEMECULA, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140530, 20140603
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
RANCHO CALIFORNIA ROAD AND COSMIC DRIVE
TEMECULA, CA 92592

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	WELL 138	30192 RANCHO CALIFOR	RCRA-LQG	Lower	132, 0.025, North
A2	RANCHO CALIFORNIA WA	30192 RANCHO CALIFOR	RCRA-LQG	Lower	132, 0.025, North
3	STEAM SUPERIOR	30071 LEVANDE PL	EDR Hist Cleaner	Lower	248, 0.047, SSW
4	CHANELLE AND BRANDOS	29590 MIRA LOMA DR	RCRA NonGen / NLR	Lower	479, 0.091, WSW
5	VAIL ELEMENTARY SCHO	29915 MIRA LOMA DRIV	ENVIROSTOR, SCH	Lower	1107, 0.210, South
B6	TEMECULA CAR WASH	29766 RANCHO CALIF R	LUST, SWEEPS UST, CA FID UST	Lower	1343, 0.254, WNW
B7	TEMECULA CAR WASH	29766 RANCHO CALIFOR	LUST, UST	Lower	1343, 0.254, WNW
8	SHELL SERVICE STATIO	29750 RANCHO CALIFOR	RCRA-SQG, LUST, FINDS	Lower	1949, 0.369, West
9	REPLANET LLC	30530 RANCHO CALIFOR	SWRCY	Lower	2014, 0.381, ENE
10	THESSALONIKA FAMILY	30380 COLINA VERDE S	ENVIROSTOR	Lower	3234, 0.613, South
11	MARGARITA MIDDLE SCH	30600 MARGARITA ROAD	ENVIROSTOR, SCH	Lower	3650, 0.691, NNE
12	ARCO SERVICE STATION	27641 YNEZ RANCHO RO	LUST, ENF, HIST CORTESE, Notify 65	Lower	3893, 0.737, WSW
13	TEMECULA VALLEY HIGH	31555 RANCHO VISTA R	ENVIROSTOR, SCH	Higher	5255, 0.995, East

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

EXECUTIVE SUMMARY

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ---------- State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land
SLIC ---------- Statewide SLIC Cases

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
UST ---------- Active UST Facilities
AST ---------- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---------- Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

VCP ---------- Voluntary Cleanup Program Properties
INDIAN VCP ---------- Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ---------- Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ---------- Waste Management Unit Database
HAULERS ---------- Registered Waste Tire Haulers Listing
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands
ODI ---------- Open Dump Inventory
DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ---------- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---------- Delisted National Clandestine Laboratory Register
HIST Cal-Sites ---------- Historical Calsites Database
CDL ---------- Clandestine Drug Labs

Toxic Pits ---- Toxic Pits Cleanup Act Sites
US CDL ---- National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

SWEEPS UST ---- SWEEPS UST Listing
HIST UST ---- Hazardous Substance Storage Container Database
CA FID UST ---- Facility Inventory Database

Local Land Records

LIENS ---- Environmental Liens Listing
LIENS 2 ---- CERCLA Lien Information
DEED ---- Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ---- Hazardous Materials Information Reporting System
CHMIRS ---- California Hazardous Material Incident Report System
LDS ---- Land Disposal Sites Listing
MCS ---- Military Cleanup Sites Listing
SPILLS 90 ---- SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS ---- Formerly Used Defense Sites
DOD ---- Department of Defense Sites
SCRD DRYCLEANERS ---- State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ---- Financial Assurance Information
EPA WATCH LIST ---- EPA WATCH LIST
2020 COR ACTION ---- 2020 Corrective Action Program List
TSCA ---- Toxic Substances Control Act
TRIS ---- Toxic Chemical Release Inventory System
SSTS ---- Section 7 Tracking Systems
ROD ---- Records Of Decision
RMP ---- Risk Management Plans
RAATS ---- RCRA Administrative Action Tracking System
PRP ---- Potentially Responsible Parties
PADS ---- PCB Activity Database System
ICIS ---- Integrated Compliance Information System
FTTS ---- FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ---- Material Licensing Tracking System
COAL ASH DOE ---- Steam-Electric Plant Operation Data
COAL ASH EPA ---- Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ---- PCB Transformer Registration Database
RADINFO ---- Radiation Information Database
HIST FTTS ---- FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS ---- Incident and Accident Data
CONSENT ---- Superfund (CERCLA) Consent Decrees
INDIAN RESERV ---- Indian Reservations
FUSRAP ---- Formerly Utilized Sites Remedial Action Program
UMTRA ---- Uranium Mill Tailings Sites
LEAD SMELTERS ---- Lead Smelter Sites
US AIRS ---- Aerometric Information Retrieval System Facility Subsystem

EXECUTIVE SUMMARY

US MINES ---- Mines Master Index File
ABANDONED MINES ---- Abandoned Mines
FINDS ---- Facility Index System/Facility Registry System
UXO ---- Unexploded Ordnance Sites
ECHO ---- Enforcement & Compliance History Information
DOCKET HWC ---- Hazardous Waste Compliance Docket Listing
FUELS PROGRAM ---- EPA Fuels Program Registered Listing
CA BOND EXP. PLAN ---- Bond Expenditure Plan
Cortese ---- "Cortese" Hazardous Waste & Substances Sites List
CUPA Listings ---- CUPA Resources List
DRYCLEANERS ---- Cleaner Facilities
EMI ---- Emissions Inventory Data
ENF ---- Enforcement Action Listing
Financial Assurance ---- Financial Assurance Information Listing
HAZNET ---- Facility and Manifest Data
ICE ---- ICE
HIST CORTESE ---- Hazardous Waste & Substance Site List
HWP ---- EnviroStor Permitted Facilities Listing
HWT ---- Registered Hazardous Waste Transporter Database
MINES ---- Mines Site Location Listing
MWMP ---- Medical Waste Management Program Listing
NPDES ---- NPDES Permits Listing
PEST LIC ---- Pesticide Regulation Licenses Listing
PROC ---- Certified Processors Database
UIC ---- UIC Listing
WASTEWATER PITS ---- Oil Wastewater Pits Listing
WDS ---- Waste Discharge System
WIP ---- Well Investigation Program Case List

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---- EDR Proprietary Manufactured Gas Plants
EDR Hist Auto ---- EDR Exclusive Historic Gas Stations

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF ---- Recovered Government Archive Solid Waste Facilities List
RGA LUST ---- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 12/12/2016 has revealed that there are 2 RCRA-LQG sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
WELL 138	30192 RANCHO CALIFOR	N 0 - 1/8 (0.025 mi.)	A1	8
RANCHO CALIFORNIA WA	30192 RANCHO CALIFOR	N 0 - 1/8 (0.025 mi.)	A2	9

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 07/31/2017 has revealed that there are 4 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TEMECULA VALLEY HIGH Facility Id: 33820013 Status: No Action Required	***31555 RANCHO VISTA R***	***E 1/2 - 1 (0.995 mi.)***	***13***	***49***

Lower Elevation	Address	Direction / Distance	Map ID	Page
VAIL ELEMENTARY SCHO Facility Id: 33820007 Status: No Action Required	***29915 MIRA LOMA DRIV***	***S 1/8 - 1/4 (0.210 mi.)***	***5***	***12***
THESSALONIKA FAMILY Facility Id: 37830008 Status: No Action Required	30380 COLINA VERDE S	S 1/2 - 1 (0.613 mi.)	10	22
MARGARITA MIDDLE SCH Facility Id: 33820006 Status: No Action Required	***30600 MARGARITA ROAD***	***NNE 1/2 - 1 (0.691 mi.)***	***11***	***23***

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 3 LUST sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
TEMECULA CAR WASH	***29766 RANCHO CALIF R***	***WNW 1/4 - 1/2 (0.254 mi.)***	***B6***	***14***
Database: RIVERSIDE CO. LUST, Date of Government Version: 04/18/2017 Facility Id: 200117875 Facility Status: 0				
TEMECULA CAR WASH	***29766 RANCHO CALIFOR***	***WNW 1/4 - 1/2 (0.254 mi.)***	***B7***	***16***
Database: LUST, Date of Government Version: 03/13/2017 Status: Completed - Case Closed Global Id: T0606540629				
SHELL SERVICE STATIO	***29750 RANCHO CALIFOR***	***W 1/4 - 1/2 (0.369 mi.)***	***8***	***18***
Database: RIVERSIDE CO. LUST, Date of Government Version: 04/18/2017 Database: LUST, Date of Government Version: 03/13/2017 Status: Completed - Case Closed Facility Id: 200118093 Global Id: T0606564546 Facility Status: 9				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 03/13/2017 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
REPLANET LLC Cert Id: RC156996.001	30530 RANCHO CALIFOR	ENE 1/4 - 1/2 (0.381 mi.)	9	22

Local Lists of Hazardous waste / Contaminated Sites

SCH: This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category. depending on the level of threat to public health and safety or the. environment they pose.

A review of the SCH list, as provided by EDR, and dated 07/31/2017 has revealed that there is 1 SCH

site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
VAIL ELEMENTARY SCHO	***29915 MIRA LOMA DRIV***	***S 1/8 - 1/4 (0.210 mi.)***	***5***	***12***
Facility Id: 33820007				
Status: No Action Required				

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/12/2016 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CHANELLE AND BRANDOS	29590 MIRA LOMA DR	WSW 0 - 1/8 (0.091 mi.)	4	11

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the Notify 65 list, as provided by EDR, and dated 12/16/2016 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ARCO SERVICE STATION	***27641 YNEZ RANCHO RO***	***WSW 1/2 - 1 (0.737 mi.)***	***12***	***26***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

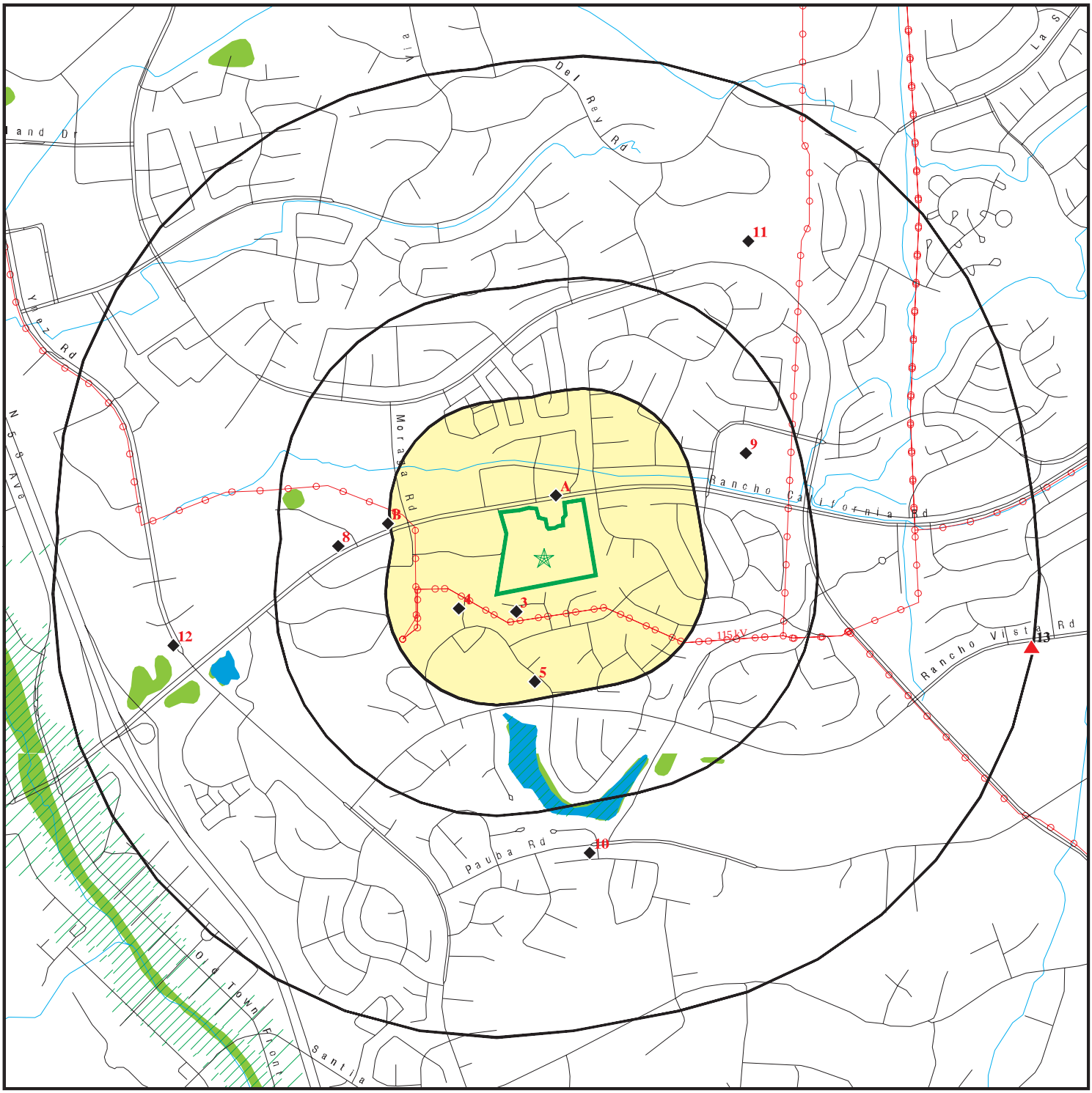
A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there is 1 EDR Hist Cleaner site within approximately 0.125 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
STEAM SUPERIOR	30071 LEVANDE PL	SSW 0 - 1/8 (0.047 mi.)	3	10

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 5028780.2S



0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Upgradient Area
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Vacant Land ADDRESS: Rancho California Road and Cosmic Drive Temecula CA 92592 LAT/LONG: 33.506376 / 117.134835	CLIENT: Partner Engineering and Science, Inc. CONTACT: Colleen Tubridy INQUIRY #: 5028780.2s DATE: August 22, 2017 5:19 pm

DETAIL MAP - 5028780.2S

Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Vacant Land	CLIENT:	Partner Engineering and Science, Inc.
ADDRESS:	Rancho California Road and Cosmic Drive Temecula CA 92592	CONTACT:	Colleen Tubridy
LAT/LONG:	33.506376 / 117.134835	INQUIRY #:	5028780.2s
		DATE:	August 22, 2017 5:26 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		2	0	NR	NR	NR	2
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	1	0	3	NR	4
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	3	NR	NR	3

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	1	NR	NR	1
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	1	NR	NR	NR	1
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		1	0	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	1	NR	1
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		1	NR	NR	NR	NR	1
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	4	2	4	4	0	14

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
North
< 1/8
0.025 mi.
132 ft.

WELL 138 — **RCRA-LQG** — **1014386507**
30192 RANCHO CALIFORNIA ROAD — **CAC002637966**
TEMECULA, CA 92591

Site 1 of 2 in cluster A

Relative:
Lower

Actual:
1103 ft.

RCRA-LQG:

Date form received by agency:	01/19/2010
Facility name:	WELL 138
Facility address:	30192 RANCHO CALIFORNIA ROAD TEMECULA, CA 92591
EPA ID:	CAC002637966
Mailing address:	P.O. BOX 9017 TEMECULA, CA 92589
Contact:	MICHAEL M CALVERT
Contact address:	P.O. BOX 9017 TEMECULA, CA 92589
Contact country:	US
Contact telephone:	(951) 296-6967
Contact email:	CALVERTM@RANCHOWATER.COM
EPA Region:	09
Classification:	Large Quantity Generator
Description:	Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name:	RANCHO CALIFORNIA WATER DISTRICT
Owner/operator address:	Not reported Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Legal status:	District
Owner/Operator Type:	Operator
Owner/Op start date:	02/01/2010
Owner/Op end date:	Not reported

Owner/operator name:	RANCHO CALIFORNIA WATER DISTRICT
Owner/operator address:	P.O. BOX 9017 TEMECULA, CA 92589
Owner/operator country:	US
Owner/operator telephone:	(951) 296-6967
Legal status:	District
Owner/Operator Type:	Owner
Owner/Op start date:	02/01/1988
Owner/Op end date:	Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No

WELL 138 (Continued) **1014386507**

Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: 122
. Waste name: 122

. Waste code: 791
. Waste name: 791

. Waste code: D002
. Waste name: CORROSIVE WASTE

Violation Status: No violations found

A2 **RANCHO CALIFORNIA WATER DISTRICT WELL#138** **RCRA-LQG** **1012175443**
North **30192 RANCHO CALIFORNIA ROAD** **CAC002574195**
< 1/8 **TEMECULA, CA 92595**
0.025 mi.
132 ft. **Site 2 of 2 in cluster A**

Relative:
Lower

Actual:
1103 ft.

RCRA-LQG:
Date form received by agency: 05/13/2008
Facility name: RANCHO CALIFORNIA WATER DISTRICT WELL#138
Facility address: 30192 RANCHO CALIFORNIA ROAD
TEMECULA, CA 92595
EPA ID: CAC002574195
Mailing address: P.O. BOX 9017
TEMECULA, CA 92589
Contact: MICHAEL M CALVERT
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: (951) 296-6967
Contact email: CALVERTM@RANCHOWATER.COM
EPA Region: 09
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than

RANCHO CALIFORNIA WATER DISTRICT WELL#138 (Continued) **1012175443**

100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name:	RANCHO CALIFORNIA WATER
Owner/operator address:	P.O. BOX 9017
	TEMECULA, CA 92589
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	District
Owner/Operator Type:	Owner
Owner/Op start date:	02/01/1988
Owner/Op end date:	Not reported
Owner/operator name:	RANCHO CALIFORNIA WATER
Owner/operator address:	Not reported
	Not reported
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	District
Owner/Operator Type:	Operator
Owner/Op start date:	02/01/1988
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

. Waste code: D002
. Waste name: CORROSIVE WASTE

Violation Status: No violations found

---

3 **STEAM SUPERIOR** **EDR Hist Cleaner** **1018476078**
SSW **30071 LEVANDE PL** **N/A**
< 1/8 **TEMECULA, CA 92592**
0.047 mi.
248 ft.

Relative:
Lower

Actual:
1182 ft.

EDR Hist Cleaner

Year:	Name:	Type:
1994	STEAM SUPERIOR	Carpet And Upholstery Cleaning
1995	STEAM SUPERIOR	Carpet And Upholstery Cleaning
1996	STEAM SUPERIOR	Carpet And Upholstery Cleaning
1997	STEAM SUPERIOR	Carpet And Upholstery Cleaning

4
WSW
< 1/8
0.091 mi.
479 ft.

CHANELLE AND BRANDOS TRANSPORT LLC
29590 MIRA LOMA DR
TEMECULA, CA 92592

RCRA NonGen / NLR **1010314112**
CAR000182162

Relative:
Lower

Actual:
1114 ft.

RCRA NonGen / NLR:

Date form received by agency:	03/12/2007
Facility name:	CHANELLE AND BRANDOS TRANSPORT LLC
Facility address:	29590 MIRA LOMA DR STE 205 TEMECULA, CA 92592
EPA ID:	CAR000182162
Contact:	JAIME A ESCOLERO
Contact address:	29590 MIRA LOMA DR STE 205 TEMECULA, CA 92592
Contact country:	US
Contact telephone:	732-558-3730
Contact email:	BC.JAIME@YAHOO.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	CHANELLE AND BRANDOS TRANSPORT LLC
Owner/operator address:	29590 MIRA LOMA DR STE 205 TEMECULA, CA 92592
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	01/17/2007
Owner/Op end date:	Not reported

Owner/operator name:	CHANELLE AND BRANDOS TRANSPORT LLC
Owner/operator address:	Not reported Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	01/17/2007
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	Yes
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No

CHANELLE AND BRANDOS TRANSPORT LLC (Continued) **1010314112**

Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

5
South
1/8-1/4
0.210 mi.
1107 ft.

VAIL ELEMENTARY SCHOOL
29915 MIRA LOMA DRIVE
TEMECULA, CA 92592

ENVIROSTOR SCH **S118756750 N/A**

Relative: Lower

Actual: 1118 ft.

ENVIROSTOR:

Facility ID:	33820007
Status:	No Action Required
Status Date:	07/24/2001
Site Code:	404239
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	9.94
NPL:	NO
Regulatory Agencies:	DTSC
Lead Agency:	DTSC
Program Manager:	Kamili Siglowide
Supervisor:	Charles Ridenour
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	75
Senate:	28
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	33.50258
Longitude:	-117.1363
APN:	944060008
Past Use:	SCHOOL - ELEMENTARY
Potential COC:	NONE SPECIFIED No Contaminants found
Confirmed COC:	NONE SPECIFIED
Potential Description:	NMA
Alias Name:	TEMECULA USD
Alias Type:	Alternate Name
Alias Name:	TEMECULA VALLEY USD-VAIL ELEM. ADDITION
Alias Type:	Alternate Name
Alias Name:	VAIL ELEMENTARY SCHOOL
Alias Type:	Alternate Name
Alias Name:	944060008
Alias Type:	APN
Alias Name:	404239
Alias Type:	Project Code (Site Code)
Alias Name:	33820007
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	07/24/2001
Comments:	Not reported
Completed Area Name:	PROJECT WIDE

VAIL ELEMENTARY SCHOOL (Continued) **S118756750**

Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 07/24/2001
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 33820007
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 9.94
National Priorities List: NO
Cleanup Oversight Agencies: DTSC
Lead Agency: DTSC
Lead Agency Description: * DTSC
Project Manager: Kamili Siglowide
Supervisor: Charles Ridenour
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 404239
Assembly: 75
Senate: 28
Special Program Status: Not reported
Status: No Action Required
Status Date: 07/24/2001
Restricted Use: NO
Funding: School District
Latitude: 33.50258
Longitude: -117.1363
APN: 944060008
Past Use: SCHOOL - ELEMENTARY
Potential COC: NONE SPECIFIED, No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: TEMECULA USD
Alias Type: Alternate Name
Alias Name: TEMECULA VALLEY USD-VAIL ELEM. ADDITION
Alias Type: Alternate Name
Alias Name: VAIL ELEMENTARY SCHOOL
Alias Type: Alternate Name
Alias Name: 944060008
Alias Type: APN
Alias Name: 404239
Alias Type: Project Code (Site Code)
Alias Name: 33820007
Alias Type: Envirostor ID Number

VAIL ELEMENTARY SCHOOL (Continued) **S118756750**

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	07/24/2001
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	07/24/2001
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

B6 **TEMECULA CAR WASH** **LUST** **U002095705**
WNW **29766 RANCHO CALIF RD** **SWEEPS UST** **N/A**
1/4-1/2 **TEMECULA, CA 92390** **CA FID UST**
0.254 mi.
1343 ft. **Site 1 of 2 in cluster B**

Relative:
Lower

Actual:
1111 ft.

RIVERSIDE CO. LUST:

Region:	RIVERSIDE
Facility ID:	200117875
Employee:	Winters
Site Closed:	Referred to Water Board
Case Type:	Soil only
Facility Status:	0
Casetype Decode:	Soil only is impacted
Fstatus Decode:	Not reported

SWEEPS UST:

Status:	Active
Comp Number:	49422
Number:	1
Board Of Equalization:	Not reported
Referral Date:	11-23-92
Action Date:	11-23-92
Created Date:	04-25-90
Owner Tank Id:	1743
SWRCB Tank Id:	33-000-049422-000001
Tank Status:	A
Capacity:	15000
Active Date:	08-28-91
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	3

TEMECULA CAR WASH (Continued) **U002095705**

Status: Active
Comp Number: 49422
Number: 1
Board Of Equalization: Not reported
Referral Date: 11-23-92
Action Date: 11-23-92
Created Date: 04-25-90
Owner Tank Id: 1743
SWRCB Tank Id: 33-000-049422-000002
Tank Status: A
Capacity: 15000
Active Date: 08-28-91
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 49422
Number: 1
Board Of Equalization: Not reported
Referral Date: 11-23-92
Action Date: 11-23-92
Created Date: 04-25-90
Owner Tank Id: 1743
SWRCB Tank Id: 33-000-049422-000003
Tank Status: A
Capacity: 15000
Active Date: 08-28-91
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 33006837
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7146948118
Mail To: Not reported
Mailing Address: P O BOX 3634
Mailing Address 2: Not reported
Mailing City,St,Zip: TEMECULA 92390
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

B7 **TEMECULA CAR WASH** **LUST** **U002168211**
WNW **29766 RANCHO CALIFORNIA RD** **UST** **N/A**
1/4-1/2 **TEMECULA, CA 92591**
0.254 mi.
1343 ft. **Site 2 of 2 in cluster B**

Relative:
Lower

Actual:
1111 ft.

LUST:

Region:	STATE
Global Id:	T0606540629
Latitude:	33.506924
Longitude:	-117.142112
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	02/07/2005
Lead Agency:	SAN DIEGO RWQCB (REGION 9)
Case Worker:	Not reported
Local Agency:	RIVERSIDE COUNTY LOP
RB Case Number:	9UT4141
LOC Case Number:	200117875
File Location:	Local Agency
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0606540629
Contact Type:	Local Agency Caseworker
Contact Name:	Riverside County LOP Closed Cases
Organization Name:	RIVERSIDE COUNTY LOP
Address:	3880 LEMON ST SUITE 200
City:	RIVERSIDE
Email:	Not reported
Phone Number:	9519558980

Status History:

Global Id:	T0606540629
Status:	Completed - Case Closed
Status Date:	02/07/2005
Global Id:	T0606540629
Status:	Open - Case Begin Date
Status Date:	09/28/2001
Global Id:	T0606540629
Status:	Open - Site Assessment
Status Date:	10/21/2001

Regulatory Activities:

Global Id:	T0606540629
Action Type:	Other
Date:	09/28/2001
Action:	Leak Reported
Global Id:	T0606540629
Action Type:	ENFORCEMENT
Date:	02/06/2005
Action:	Other Report - #UST Sample Analytical Report

TEMECULA CAR WASH (Continued) **U002168211**

Global Id: T0606540629
Action Type: Other
Date: 01/01/2001
Action: Leak Began

Global Id: T0606540629
Action Type: RESPONSE
Date: 01/24/2004
Action: Other Report / Document

Global Id: T0606540629
Action Type: ENFORCEMENT
Date: 02/07/2005
Action: Closure/No Further Action Letter

Global Id: T0606540629
Action Type: Other
Date: 10/21/2001
Action: Leak Stopped

Global Id: T0606540629
Action Type: ENFORCEMENT
Date: 09/18/2002
Action: Technical Correspondence / Assistance / Other

Global Id: T0606540629
Action Type: ENFORCEMENT
Date: 02/27/2004
Action: * Verbal Communication

Global Id: T0606540629
Action Type: ENFORCEMENT
Date: 08/15/2002
Action: Staff Letter - #R9-2002-0276

Global Id: T0606540629
Action Type: ENFORCEMENT
Date: 11/21/2001
Action: Staff Letter

Global Id: T0606540629
Action Type: ENFORCEMENT
Date: 09/13/2002
Action: Staff Letter - #R9-2002-0276

Global Id: T0606540629
Action Type: RESPONSE
Date: 02/29/2004
Action: Other Report / Document

Global Id: T0606540629
Action Type: ENFORCEMENT
Date: 09/02/2003
Action: Technical Correspondence / Assistance / Other

Global Id: T0606540629
Action Type: ENFORCEMENT

TEMECULA CAR WASH (Continued) **U002168211**

Date: 01/20/2004
Action: * Referral to Regional Board or Another State Agency

Global Id: T0606540629
Action Type: ENFORCEMENT
Date: 02/02/2005
Action: * Verbal Communication

Global Id: T0606540629
Action Type: ENFORCEMENT
Date: 12/02/2004
Action: * Verbal Communication

Global Id: T0606540629
Action Type: Other
Date: 09/28/2001
Action: Leak Discovery

Global Id: T0606540629
Action Type: REMEDIATION
Date: 06/07/2002
Action: Excavation

UST:
Facility ID: 740
Permitting Agency: RIVERSIDE COUNTY
Latitude: 33.509035
Longitude: -117.139676

---

8 **SHELL SERVICE STATION** **RCRA-SQG** **1004676576**
West **29750 RANCHO CALIFORNIA ROAD** **LUST** **CAR000087023**
1/4-1/2 **TEMECULA, CA 92503** **FINDS**
0.369 mi.
1949 ft.

Relative:
Lower

Actual:
1118 ft.

RCRA-SQG:
Date form received by agency: 02/26/2004
Facility name: SHELL SERVICE STATION
Facility address: 29750 RANCHO CALIFORNIA ROAD
SAP #121783
TEMECULA, CA 92503
EPA ID: CAR000087023
Mailing address: SHELL OIL PRODUCTS US
12700 NORTHBOROUGH DR MFT240G
HOUSTON, TX 770672508
Contact: FRANCISCO O BERNAL
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: (818) 759-7910
Contact email: GOBERNAL@SHELLOPUS.COM
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous

SHELL SERVICE STATION (Continued) **1004676576**

waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	EQUILON ENTERPRISES
Owner/operator address:	P O BOX 2099
	HOUSTON, TX 77252
Owner/operator country:	Not reported
Owner/operator telephone:	(713) 241-5036
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	SHELL OIL PRODUCTS US
Owner/operator address:	Not reported
	Not reported
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	08/01/1998
Owner/Op end date:	Not reported

Owner/operator name:	EQUILON ENTERPRISES LLC DBA SHELL OIL PR
Owner/operator address:	PO BOX 2648
	HOUSTON, TX 77252
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	08/01/1998
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Historical Generators:

Date form received by agency:	02/26/2004
Site name:	SHELL SERVICE STATION
Classification:	Large Quantity Generator

SHELL SERVICE STATION (Continued) **1004676576**

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D018
. Waste name: BENZENE

Date form received by agency: 11/22/2000
Site name: TEXACO SERVICE STATION
Classification: Small Quantity Generator

. Waste code: D000
. Waste name: Not Defined

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D018
. Waste name: BENZENE

Violation Status: No violations found

LUST:
Region: STATE
Global Id: T0606564546
Latitude: 33.506959
Longitude: -117.142944
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 01/13/2006
Lead Agency: RIVERSIDE COUNTY LOP
Case Worker: RIV
Local Agency: RIVERSIDE COUNTY LOP
RB Case Number: Not reported
LOC Case Number: 200118093
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0606564546
Contact Type: Local Agency Caseworker
Contact Name: Riverside County LOP Closed Cases
Organization Name: RIVERSIDE COUNTY LOP
Address: 3880 LEMON ST SUITE 200
City: RIVERSIDE
Email: Not reported
Phone Number: 9519558980

Status History:
Global Id: T0606564546
Status: Completed - Case Closed
Status Date: 01/13/2006

Global Id: T0606564546
Status: Open - Case Begin Date

SHELL SERVICE STATION (Continued) **1004676576**

Status Date: 11/19/2001

Global Id: T0606564546
Status: Open - Site Assessment
Status Date: 11/19/2001

Regulatory Activities:
Global Id: T0606564546
Action Type: Other
Date: 11/19/2001
Action: Leak Reported

Global Id: T0606564546
Action Type: ENFORCEMENT
Date: 10/29/2004
Action: Technical Correspondence / Assistance / Other

Global Id: T0606564546
Action Type: Other
Date: 11/19/2001
Action: Leak Discovery

Global Id: T0606564546
Action Type: REMEDIATION
Date: 11/19/2001
Action: Not reported

RIVERSIDE CO. LUST:
Region: RIVERSIDE
Facility ID: 200118093
Employee: Shurlow-LOP
Site Closed: Yes
Case Type: Drinking Water Aquifer affected
Facility Status: closed/action completed
Casetype Decode: An Aquifer used for Drinking Water supply has been contaminated.
Fstatus Decode: Closed/Action completed

FINDS:

Registry ID: 110055689991

Environmental Interest/Information System
STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

9
ENE
1/4-1/2
0.381 mi.
2014 ft.

REPLANET LLC
30530 RANCHO CALIFORNIA RD
TEMECULA, CA 92591

SWRCY **S107137943**
N/A

Relative:
Lower

Actual:
1126 ft.

SWRCY:

Reg Id:	156996
Cert Id:	RC156996.001
Mailing Address:	800 N Haven Ave Suite 120
Mailing City:	Ontario
Mailing State:	CA
Mailing Zip Code:	91764
Website:	http://www.replanet.com
Email:	Not reported
Phone Number:	(951) 520-1700
Grand Father:	N
Rural:	N
Operation Begin Date:	05/01/2012
Aluminium:	Y
Glass:	Y
Plastic:	Y
Bimetal:	Y
Agency:	N/A
Monday Hours Of Operation:	CLOSED
Tuesday Hours Of Operation:	10:00 am - 4:30 pm; Closed 1:00 pm - 1:30 pm
Wednesday Hours Of Operation:	10:00 am - 4:30 pm; Closed 1:00 pm - 1:30 pm
Thursday Hours Of Operation:	10:00 am - 4:30 pm; Closed 1:00 pm - 1:30 pm
Friday Hours Of Operation:	10:00 am - 4:30 pm; Closed 1:00 pm - 1:30 pm
Saturday Hours Of Operation:	10:00 am - 4:30 pm; Closed 1:00 pm - 1:30 pm
Sunday Hours Of Operation:	CLOSED
Organization ID:	151891
Organization Name:	rePlanet LLC

10
South
1/2-1
0.613 mi.
3234 ft.

THESSALONIKA FAMILY SERVICES - UNIT 4
30380 COLINA VERDE ST
TEMECULA, CA 92592

ENVIROSTOR **S118756891**
N/A

Relative:
Lower

Actual:
1130 ft.

ENVIROSTOR:

Facility ID:	37830008
Status:	No Action Required
Status Date:	10/05/1994
Site Code:	400490
Site Type:	Calmortgage
Site Type Detailed:	Calmortgage
Acres:	0
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Sandra Karinen
Supervisor:	William Beckman
Division Branch:	Cleanup Sacramento
Assembly:	75
Senate:	28
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	CalMortgage

THESSALONIKA FAMILY SERVICES - UNIT 4 (Continued) **S118756891**

Latitude: 33.49673
Longitude: -117.1330
APN: NONE SPECIFIED
Past Use: NONE
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: No Contaminants found
Potential Description: NMA
Alias Name: 400490
Alias Type: Project Code (Site Code)
Alias Name: 37830008
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 10/05/1994
Comments: Pursuant to the MOU, DTSC has prepared a Phase I Environmental Assessment for Thessalonika Family Services (TFS). This property contains a single-family home that is currently being used by TFS as a youth group home/residential treatment facility. No change in use is proposed. A Phase I Report was prepared by DTSC and concluded that no acton was needed for this property; there is no contamination on the property.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

11
NNE
1/2-1
0.691 mi.
3650 ft.

MARGARITA MIDDLE SCHOOL **ENVIROSTOR** **S118756749**
30600 MARGARITA ROAD **SCH** **N/A**
TEMECULA, CA 92591

Relative:
Lower

Actual:
1185 ft.

ENVIROSTOR:
Facility ID: 33820006
Status: No Action Required
Status Date: 07/24/2001
Site Code: 404237
Site Type: School Investigation
Site Type Detailed: School
Acres: 4.9
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Kamili Siglowide
Supervisor: Charles Ridenour
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 75
Senate: 28
Special Program: Not reported

MARGARITA MIDDLE SCHOOL (Continued) **S118756749**

Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 33.51677
Longitude: -117.1268
APN: 921250035
Past Use: SCHOOL - MIDDLE
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: MARGARITA MIDDLE SCHOOL
Alias Type: Alternate Name
Alias Name: TEMECULA VALLEY USD
Alias Type: Alternate Name
Alias Name: TEMECULA VALLEY USD-MARGARITA MIDDLE SCH
Alias Type: Alternate Name
Alias Name: 921250035
Alias Type: APN
Alias Name: 404237
Alias Type: Project Code (Site Code)
Alias Name: 33820006
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 07/24/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 07/24/2001
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 33820006
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 4.9
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program

MARGARITA MIDDLE SCHOOL (Continued) **S118756749**

Project Manager:	Kamili Siglowide
Supervisor:	Charles Ridenour
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	404237
Assembly:	75
Senate:	28
Special Program Status:	Not reported
Status:	No Action Required
Status Date:	07/24/2001
Restricted Use:	NO
Funding:	School District
Latitude:	33.51677
Longitude:	-117.1268
APN:	921250035
Past Use:	SCHOOL - MIDDLE
Potential COC:	NONE SPECIFIED, No Contaminants found
Confirmed COC:	NONE SPECIFIED
Potential Description:	NMA
Alias Name:	MARGARITA MIDDLE SCHOOL
Alias Type:	Alternate Name
Alias Name:	TEMECULA VALLEY USD
Alias Type:	Alternate Name
Alias Name:	TEMECULA VALLEY USD-MARGARITA MIDDLE SCH
Alias Type:	Alternate Name
Alias Name:	921250035
Alias Type:	APN
Alias Name:	404237
Alias Type:	Project Code (Site Code)
Alias Name:	33820006
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	07/24/2001
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	07/24/2001
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

12
WSW
1/2-1
0.737 mi.
3893 ft.

ARCO SERVICE STATION #3012
27641 YNEZ RANCHO ROAD
TEMECULA, CA 90082

LUST **S100231600**
ENF **N/A**
HIST CORTESE
Notify 65

Relative:
Lower

Actual:
1026 ft.

LUST:

Region:	STATE
Global Id:	T0606501111
Latitude:	33.5032672887946
Longitude:	-117.149386703968
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	05/07/2012
Lead Agency:	SAN DIEGO RWQCB (REGION 9)
Case Worker:	SM
Local Agency:	Not reported
RB Case Number:	9UT1031
LOC Case Number:	Not reported
File Location:	Regional Board
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	This site is enrolled under general WDR R9-2008-0138 for reinjection of treated groundwater from a VOC cleanup site. Environmental assessment and remediation activities related to petroleum hydrocarbon impact in soul and groundwater have been in progress at the site since approximately 1987. Environmental activities at the site since 1999 have include completion of assessment, initiation of soil and groundwater remediation and preparation of a site conceptual model and a corrective action plan. For more information see the Quarterly Report for WDR General Permit under the Site Documents tab.

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0606501111
Contact Type:	Regional Board Caseworker
Contact Name:	SEAN MCCLAIN
Organization Name:	SAN DIEGO RWQCB (REGION 9)
Address:	2375 NORTHSIDE DRIVE, SUITE 100
City:	SAN DIEGO
Email:	sean.mcclain@waterboards.ca.gov
Phone Number:	6195213374

Status History:

Global Id:	T0606501111
Status:	Completed - Case Closed
Status Date:	05/07/2012
Global Id:	T0606501111
Status:	Open - Case Begin Date
Status Date:	08/19/1988
Global Id:	T0606501111
Status:	Open - Remediation
Status Date:	02/20/2001
Global Id:	T0606501111
Status:	Open - Remediation

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Status Date: 04/18/2002

Global Id: T0606501111
Status: Open - Remediation
Status Date: 08/21/2003

Global Id: T0606501111
Status: Open - Remediation
Status Date: 11/17/2003

Global Id: T0606501111
Status: Open - Remediation
Status Date: 11/02/2004

Global Id: T0606501111
Status: Open - Remediation
Status Date: 04/18/2005

Global Id: T0606501111
Status: Open - Remediation
Status Date: 04/21/2006

Global Id: T0606501111
Status: Open - Site Assessment
Status Date: 08/19/1988

Global Id: T0606501111
Status: Open - Site Assessment
Status Date: 03/15/2002

Global Id: T0606501111
Status: Open - Verification Monitoring
Status Date: 03/27/2001

Global Id: T0606501111
Status: Open - Verification Monitoring
Status Date: 05/08/2001

Global Id: T0606501111
Status: Open - Verification Monitoring
Status Date: 10/15/2001

Global Id: T0606501111
Status: Open - Verification Monitoring
Status Date: 12/05/2001

Global Id: T0606501111
Status: Open - Verification Monitoring
Status Date: 05/21/2010

Regulatory Activities:
Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 09/10/2003
Action: Staff Letter

Global Id: T0606501111

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Action Type:	ENFORCEMENT
Date:	11/21/2001
Action:	Staff Letter
Global Id:	T0606501111
Action Type:	ENFORCEMENT
Date:	03/28/2009
Action:	Verbal Enforcement
Global Id:	T0606501111
Action Type:	ENFORCEMENT
Date:	04/05/2012
Action:	Notification - Public Notice of Case Closure
Global Id:	T0606501111
Action Type:	ENFORCEMENT
Date:	04/05/2012
Action:	Notification - Fee Title Owners Notice
Global Id:	T0606501111
Action Type:	Other
Date:	08/19/1988
Action:	Leak Reported
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	04/30/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	01/30/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	10/30/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	07/30/2006
Action:	Remedial Progress Report
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	07/30/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	07/30/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	01/30/2008

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 07/30/2005
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 09/24/2002
Action: Staff Letter - #R9-2002-318

Global Id: T0606501111
Action Type: Other
Date: 08/19/1988
Action: Leak Discovery

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 02/17/2010
Action: Technical Correspondence / Assistance / Other

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 07/16/2009
Action: Staff Letter

Global Id: T0606501111
Action Type: Other
Date: 08/19/1988
Action: Leak Began

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 11/16/2009
Action: Staff Letter

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 08/03/2009
Action: Staff Letter

Global Id: T0606501111
Action Type: RESPONSE
Date: 03/28/2009
Action: Other Workplan

Global Id: T0606501111
Action Type: RESPONSE
Date: 07/30/2009
Action: NPDES / WDR Reports

Global Id: T0606501111
Action Type: RESPONSE
Date: 04/30/2007
Action: NPDES / WDR Reports

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Global Id: T0606501111
Action Type: RESPONSE
Date: 07/30/2007
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 09/30/2002
Action: Other Workplan

Global Id: T0606501111
Action Type: RESPONSE
Date: 03/30/2002
Action: Interim Remedial Action Plan

Global Id: T0606501111
Action Type: RESPONSE
Date: 10/31/2002
Action: Other Workplan

Global Id: T0606501111
Action Type: RESPONSE
Date: 01/30/2003
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 04/30/2003
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 01/21/2003
Action: Soil and Water Investigation Report

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 11/17/2003
Action: Notice of Public Hearing / Board Action

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 07/29/2009
Action: Staff Letter

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 05/07/2012
Action: Closure/No Further Action Letter

Global Id: T0606501111
Action Type: RESPONSE
Date: 10/30/2003
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0606501111
Action Type: RESPONSE

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Date: 10/30/2003
Action: Other Report / Document

Global Id: T0606501111
Action Type: RESPONSE
Date: 07/31/2004
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 03/23/2004
Action: Other Report / Document

Global Id: T0606501111
Action Type: RESPONSE
Date: 03/08/2004
Action: Other Report / Document

Global Id: T0606501111
Action Type: RESPONSE
Date: 10/31/2004
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 01/31/2005
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 10/31/2004
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 04/30/2007
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 07/30/2007
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 01/30/2008
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 04/30/2008
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 04/30/2006
Action: Remedial Progress Report

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Global Id:	T0606501111
Action Type:	RESPONSE
Date:	04/30/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	11/02/2004
Action:	Remedial Progress Report
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	01/30/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	04/30/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	ENFORCEMENT
Date:	03/14/2008
Action:	Staff Letter
Global Id:	T0606501111
Action Type:	ENFORCEMENT
Date:	02/25/2008
Action:	Verbal Enforcement
Global Id:	T0606501111
Action Type:	ENFORCEMENT
Date:	10/23/2002
Action:	Site Visit / Inspection / Sampling
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	04/30/2009
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	10/30/2009
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	01/31/2003
Action:	Other Report / Document
Global Id:	T0606501111
Action Type:	ENFORCEMENT
Date:	02/17/2010
Action:	Technical Correspondence / Assistance / Other
Global Id:	T0606501111
Action Type:	ENFORCEMENT

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Date: 02/11/2009
Action: Technical Correspondence / Assistance / Other

Global Id: T0606501111
Action Type: Other
Date: 08/19/1988
Action: Leak Stopped

Global Id: T0606501111
Action Type: RESPONSE
Date: 10/30/2007
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 04/30/2010
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 11/02/2004
Action: Remedial Progress Report

Global Id: T0606501111
Action Type: RESPONSE
Date: 04/30/2005
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 02/24/2008
Action: Unknown

Global Id: T0606501111
Action Type: RESPONSE
Date: 01/31/2005
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 08/17/2009
Action: Other Workplan

Global Id: T0606501111
Action Type: RESPONSE
Date: 01/30/2010
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 07/31/2002
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 10/30/2006
Action: Monitoring Report - Quarterly

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Global Id:	T0606501111
Action Type:	RESPONSE
Date:	01/30/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	10/30/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	04/30/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	07/30/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	ENFORCEMENT
Date:	09/17/2003
Action:	* Verbal Communication
Global Id:	T0606501111
Action Type:	ENFORCEMENT
Date:	09/10/2003
Action:	* Verbal Communication
Global Id:	T0606501111
Action Type:	ENFORCEMENT
Date:	01/31/2001
Action:	File review - #RCDEH upload site file 5/1/2015
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	04/30/2002
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	04/30/2002
Action:	Soil and Water Investigation Report
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	12/02/2002
Action:	Other Report / Document
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	10/07/2002
Action:	Other Workplan
Global Id:	T0606501111
Action Type:	RESPONSE

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Date: 03/15/2002
Action: Soil and Water Investigation Workplan

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 04/20/2005
Action: * Verbal Communication

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 03/29/2005
Action: * Verbal Communication

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 03/06/2007
Action: Site Visit / Inspection / Sampling

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 01/22/2008
Action: Staff Letter

Global Id: T0606501111
Action Type: RESPONSE
Date: 01/20/2009
Action: Other Workplan

Global Id: T0606501111
Action Type: RESPONSE
Date: 10/30/2006
Action: NPDES / WDR Reports

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 11/17/2003
Action: Waste Discharge Requirements

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 02/26/2003
Action: * Verbal Communication

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 07/25/1990
Action: * Historical Enforcement

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 06/28/2006
Action: Site Visit / Inspection / Sampling

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 08/26/2005
Action: * Verbal Communication

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Global Id:	T0606501111
Action Type:	ENFORCEMENT
Date:	02/07/2006
Action:	File review
Global Id:	T0606501111
Action Type:	ENFORCEMENT
Date:	10/22/2002
Action:	Site Visit / Inspection / Sampling
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	07/30/2003
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	04/19/2004
Action:	Other Report / Document
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	04/30/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	03/26/2004
Action:	Other Report / Document
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	09/15/2003
Action:	Other Report / Document
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	03/26/2004
Action:	Well Installation Report
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	01/31/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	06/02/2003
Action:	Other Report / Document
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	07/30/2007
Action:	NPDES / WDR Reports
Global Id:	T0606501111
Action Type:	RESPONSE

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Date: 01/30/2002
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 01/30/2000
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 10/31/2002
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 10/30/2004
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 01/30/2005
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 06/20/2006
Action: Site Visit / Inspection / Sampling

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 07/17/2002
Action: Staff Letter

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 10/07/2003
Action: Meeting

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 09/02/2003
Action: * Verbal Communication

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 10/22/2003
Action: Clean-up and Abatement Order

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 06/29/2005
Action: Site Visit / Inspection / Sampling

Global Id: T0606501111
Action Type: ENFORCEMENT
Date: 02/14/2002
Action: Clean-up and Abatement Order

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Global Id:	T0606501111
Action Type:	ENFORCEMENT
Date:	01/31/2001
Action:	Referral to Regional Board - #Riverside County Case File
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	03/27/2012
Action:	Correspondence
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	01/30/2009
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	07/31/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	01/17/2003
Action:	Soil and Water Investigation Report
Global Id:	T0606501111
Action Type:	ENFORCEMENT
Date:	06/10/2005
Action:	Staff Letter - #R9-2005-0178
Global Id:	T0606501111
Action Type:	ENFORCEMENT
Date:	01/31/2002
Action:	* Verbal Communication
Global Id:	T0606501111
Action Type:	ENFORCEMENT
Date:	12/04/2001
Action:	* Verbal Communication
Global Id:	T0606501111
Action Type:	ENFORCEMENT
Date:	02/28/2005
Action:	Site Visit / Inspection / Sampling
Global Id:	T0606501111
Action Type:	ENFORCEMENT
Date:	05/27/2009
Action:	Staff Letter
Global Id:	T0606501111
Action Type:	RESPONSE
Date:	07/30/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0606501111
Action Type:	RESPONSE

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Date: 10/30/2005
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 01/30/2006
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 04/30/2005
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 10/30/2005
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 01/30/2006
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 04/30/2005
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 01/30/2004
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 11/17/2003
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0606501111
Action Type: RESPONSE
Date: 06/30/2003
Action: Soil and Water Investigation Report

Global Id: T0606501111
Action Type: RESPONSE
Date: 04/30/2004
Action: Monitoring Report - Quarterly

Global Id: T0606501111
Action Type: RESPONSE
Date: 04/30/2005
Action: Remedial Progress Report

Global Id: T0606501111
Action Type: RESPONSE
Date: 10/30/2003
Action: Monitoring Report - Quarterly

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Global Id: T0606501111
Action Type: REMEDIATION
Date: 01/01/2001
Action: Pump & Treat (P&T) Groundwater

Global Id: T0606501111
Action Type: REMEDIATION
Date: 10/16/1993
Action: Excavation

Global Id: T0606501111
Action Type: REMEDIATION
Date: 04/20/2007
Action: Soil Vapor Extraction (SVE)

Global Id: T0606501111
Action Type: REMEDIATION
Date: 06/20/2002
Action: Pump & Treat (P&T) Groundwater

Global Id: T0606501111
Action Type: REMEDIATION
Date: 03/17/1992
Action: Soil Vapor Extraction (SVE)

Global Id: T0606501111
Action Type: REMEDIATION
Date: 07/01/2009
Action: Pump & Treat (P&T) Groundwater

Global Id: T0606501111
Action Type: REMEDIATION
Date: 01/16/2001
Action: Free Product Removal

Global Id: T0606501111
Action Type: REMEDIATION
Date: 01/20/2009
Action: Pump & Treat (P&T) Groundwater

Global Id: T0606501111
Action Type: REMEDIATION
Date: 10/01/2009
Action: Pump & Treat (P&T) Groundwater

RIVERSIDE CO. LUST:
Region: RIVERSIDE
Facility ID: 88778
Employee: Winters
Site Closed: Referred to Water Board
Case Type: Drinking Water Aquifer affected
Facility Status: 0
Casetype Decode: An Aquifer used for Drinking Water supply has been contaminated.
Fstatus Decode: Not reported

ARCO SERVICE STATION #3012 (Continued) **S100231600**

ENF:

Region:	9
Facility Id:	206209
Agency Name:	Not reported
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	All other facilities
Agency Type:	Not reported
# Of Agencies:	Not reported
Place Latitude:	Not reported
Place Longitude:	Not reported
SIC Code 1:	5541
SIC Desc 1:	Gasoline Service Stations
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Enf Action
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	NPDNONMUNIPRCS
Program Category1:	NPDESWW
Program Category2:	NPDESWW
# Of Programs:	1
WDID:	Not reported
Reg Measure Id:	146762
Reg Measure Type:	NPDES Permits
Region:	9
Order #:	96-041
Npdes# CA#:	CAG919002
Major-Minor:	Minor
Npdes Type:	OTH
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	N
Application Fee Amt Received:	Not reported
Status:	Historical
Status Date:	04/28/1992
Effective Date:	06/13/1996
Expiration/Review Date:	06/12/2001
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported

ARCO SERVICE STATION #3012 (Continued) **S100231600**

WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	G
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	239787
Region:	9
Order / Resolution Number:	R9-2002-0031
Enforcement Action Type:	Admin Civil Liability
Effective Date:	03/13/2002
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	Not reported
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	Enforcement - 9 000000941
Description:	Order adopted accepting ARCO's waiver of hearing and payment of $24,000 ACL for mandatory minimum penalties.
Program:	NPDNONMUNIPRCS
Latest Milestone Completion Date:	2003-06-16
# Of Programs1:	1
Total Assessment Amount:	24000
Initial Assessed Amount:	0
Liability $ Amount:	24000
Project $ Amount:	0
Liability $ Paid:	24000
Project $ Completed:	0
Total $ Paid/Completed Amount:	24000

Region:	9
Facility Id:	206209
Agency Name:	ARCO Petroleum Products Company La Palma (BP)
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	All other facilities
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	Not reported
Place Longitude:	Not reported
SIC Code 1:	5541
SIC Desc 1:	Gasoline Service Stations
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	0.4

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Threat To Water Quality:	3
Complexity:	A
Pretreatment:	Not reported
Facility Waste Type:	Miscellaneous
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	NPDNONMUNIPRCS
Program Category1:	NPDESWW
Program Category2:	NPDESWW
# Of Programs:	1
WDID:	9 000000941
Reg Measure Id:	214049
Reg Measure Type:	Enrollee
Region:	9
Order #:	01-096
Npdes# CA#:	CAG919002
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Historical
Status Date:	04/25/2001
Effective Date:	04/25/2001
Expiration/Review Date:	Not reported
Termination Date:	02/20/2004
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	Y
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	237208
Region:	9
Order / Resolution Number:	UNKNOWN
Enforcement Action Type:	Staff Enforcement Letter
Effective Date:	Not reported
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	Not reported
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Not reported
Title:	Enforcement - 9 000000941
Description:	Not reported
Program:	NPDNONMUNIPRCS
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0
Region:	9
Facility Id:	206209
Agency Name:	ARCO Petroleum Products Company La Palma (BP)
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	All other facilities
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	Not reported
Place Longitude:	Not reported
SIC Code 1:	5541
SIC Desc 1:	Gasoline Service Stations
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	0.4
Threat To Water Quality:	3
Complexity:	A
Pretreatment:	Not reported
Facility Waste Type:	Miscellaneous
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	NPDNONMUNIPRCS
Program Category1:	NPDESWW
Program Category2:	NPDESWW
# Of Programs:	1
WDID:	9 000000941
Reg Measure Id:	214049
Reg Measure Type:	Enrollee
Region:	9
Order #:	01-096
Npdes# CA#:	CAG919002
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Historical
Status Date:	04/25/2001
Effective Date:	04/25/2001
Expiration/Review Date:	Not reported

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Termination Date:	02/20/2004
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	Y
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	237207
Region:	9
Order / Resolution Number:	UNKNOWN
Enforcement Action Type:	Staff Enforcement Letter
Effective Date:	Not reported
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	Not reported
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Not reported
Title:	Enforcement - 9 000000941
Description:	Not reported
Program:	NPDNONMUNIPRCS
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

Region:	9
Facility Id:	206209
Agency Name:	ARCO Petroleum Products Company La Palma (BP)
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	All other facilities
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	Not reported
Place Longitude:	Not reported
SIC Code 1:	5541
SIC Desc 1:	Gasoline Service Stations
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported

ARCO SERVICE STATION #3012 (Continued) **S100231600**

# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	0.4
Threat To Water Quality:	3
Complexity:	A
Pretreatment:	Not reported
Facility Waste Type:	Miscellaneous
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	NPDNONMUNIPRCS
Program Category1:	NPDESWW
Program Category2:	NPDESWW
# Of Programs:	1
WDID:	9 000000941
Reg Measure Id:	214049
Reg Measure Type:	Enrollee
Region:	9
Order #:	01-096
Npdes# CA#:	CAG919002
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Historical
Status Date:	04/25/2001
Effective Date:	04/25/2001
Expiration/Review Date:	Not reported
Termination Date:	02/20/2004
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	Y
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	238655
Region:	9
Order / Resolution Number:	R9-2001-335
Enforcement Action Type:	Admin Civil Liability
Effective Date:	12/19/2001
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	Not reported
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Withdrawn
Title:	Enforcement - 9 000000941
Description:	Complaint issued for violations of Order 96-41 in the amount of $27,000. Officially for mandatory minimum penalties, but issued as an administrative civil liability.
Program:	NPDNONMUNIPRCS

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0
Region:	9
Facility Id:	206209
Agency Name:	ARCO Petroleum Products Company La Palma (BP)
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	All other facilities
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	Not reported
Place Longitude:	Not reported
SIC Code 1:	5541
SIC Desc 1:	Gasoline Service Stations
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	0.4
Threat To Water Quality:	3
Complexity:	A
Pretreatment:	Not reported
Facility Waste Type:	Miscellaneous
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	NPDNONMUNIPRCS
Program Category1:	NPDESWW
Program Category2:	NPDESWW
# Of Programs:	1
WDID:	9 000000941
Reg Measure Id:	214049
Reg Measure Type:	Enrollee
Region:	9
Order #:	01-096
Npdes# CA#:	CAG919002
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported

ARCO SERVICE STATION #3012 (Continued) **S100231600**

Application Fee Amt Received:	Not reported
Status:	Historical
Status Date:	04/25/2001
Effective Date:	04/25/2001
Expiration/Review Date:	Not reported
Termination Date:	02/20/2004
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	Y
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	238449
Region:	9
Order / Resolution Number:	UNKNOWN
Enforcement Action Type:	Staff Enforcement Letter
Effective Date:	12/10/2001
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	12/10/2001
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	Enforcement - 9 000000941
Description:	See also Viol.# 85181, Enf. # 31429. Didn't sample for several constituents.
Program:	NPDNONMUNIPRCS
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

HIST CORTESE:

Region:	CORTESE
Facility County Code:	33
Reg By:	LTNKA
Reg Id:	9UT1031

NOTIFY 65:

Date Reported:	Not reported
Staff Initials:	Not reported
Board File Number:	Not reported
Facility Type:	Not reported
Discharge Date:	Not reported
Issue Date:	Not reported
Incident Description:	Not reported

13
East
1/2-1
0.995 mi.
5255 ft.

TEMECULA VALLEY HIGH SCHOOL ADDITION
31555 RANCHO VISTA ROAD
TEMECULA, CA 92592

ENVIROSTOR
SCH

S118756754
N/A

Relative:
Higher

Actual:
1222 ft.

ENVIROSTOR:

Facility ID:	33820013
Status:	No Action Required
Status Date:	06/04/2002
Site Code:	404544
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	.5
NPL:	NO
Regulatory Agencies:	DTSC
Lead Agency:	DTSC
Program Manager:	Angela Garcia
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	75
Senate:	28
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	33.50140
Longitude:	-117.1161
APN:	955020001
Past Use:	* EDUCATIONAL SERVICES
Potential COC:	NONE SPECIFIED No Contaminants found
Confirmed COC:	NONE SPECIFIED
Potential Description:	NMA
Alias Name:	TEMECULA VALLEY HIGH SCHOOL ADDITION
Alias Type:	Alternate Name
Alias Name:	TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	TEMECULA VALLEY USD-PRPSD TME VLY HS ADD
Alias Type:	Alternate Name
Alias Name:	TEMECULA VALLEY USD-TEMECULA VLY HI ADDT
Alias Type:	Alternate Name
Alias Name:	TEMECULA VALLEY USD-TEMECULA VLY HS EXP
Alias Type:	Alternate Name
Alias Name:	955020001
Alias Type:	APN
Alias Name:	110021580154
Alias Type:	EPA (FRS #)
Alias Name:	404340
Alias Type:	Project Code (Site Code)
Alias Name:	404350
Alias Type:	Project Code (Site Code)
Alias Name:	404544
Alias Type:	Project Code (Site Code)
Alias Name:	33820013
Alias Type:	Envirostor ID Number
Alias Name:	33820016
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE

TEMECULA VALLEY HIGH SCHOOL ADDITION (Continued) **S118756754**

Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 06/25/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 06/04/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 08/09/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 07/28/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 05/31/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/17/2004
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 33820013
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: .5
National Priorities List: NO
Cleanup Oversight Agencies: DTSC
Lead Agency: DTSC
Lead Agency Description: * DTSC
Project Manager: Angela Garcia

TEMECULA VALLEY HIGH SCHOOL ADDITION (Continued) **S118756754**

Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	404544
Assembly:	75
Senate:	28
Special Program Status:	Not reported
Status:	No Action Required
Status Date:	06/04/2002
Restricted Use:	NO
Funding:	School District
Latitude:	33.50140
Longitude:	-117.1161
APN:	955020001
Past Use:	* EDUCATIONAL SERVICES
Potential COC:	NONE SPECIFIED, No Contaminants found
Confirmed COC:	NONE SPECIFIED
Potential Description:	NMA
Alias Name:	TEMECULA VALLEY HIGH SCHOOL ADDITION
Alias Type:	Alternate Name
Alias Name:	TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	TEMECULA VALLEY USD-PRPSD TME VLY HS ADD
Alias Type:	Alternate Name
Alias Name:	TEMECULA VALLEY USD-TEMECULA VLY HI ADDT
Alias Type:	Alternate Name
Alias Name:	TEMECULA VALLEY USD-TEMECULA VLY HS EXP
Alias Type:	Alternate Name
Alias Name:	955020001
Alias Type:	APN
Alias Name:	110021580154
Alias Type:	EPA (FRS #)
Alias Name:	404340
Alias Type:	Project Code (Site Code)
Alias Name:	404350
Alias Type:	Project Code (Site Code)
Alias Name:	404544
Alias Type:	Project Code (Site Code)
Alias Name:	33820013
Alias Type:	Envirostor ID Number
Alias Name:	33820016
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	06/25/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	06/04/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1

TEMECULA VALLEY HIGH SCHOOL ADDITION (Continued) **S118756754**

Completed Date:	08/09/2004
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Inspections/Visit (Non LUR)
Completed Date:	07/28/2004
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Inspections/Visit (Non LUR)
Completed Date:	05/31/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/17/2004
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/05/2017
Date Data Arrived at EDR: 04/21/2017
Date Made Active in Reports: 05/12/2017
Number of Days to Update: 21

Source: EPA
Telephone: N/A
Last EDR Contact: 07/07/2017
Next Scheduled EDR Contact: 10/16/2017
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/05/2017
Date Data Arrived at EDR: 04/21/2017
Date Made Active in Reports: 05/12/2017
Number of Days to Update: 21

Source: EPA
Telephone: N/A
Last EDR Contact: 07/07/2017
Next Scheduled EDR Contact: 10/16/2017
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/05/2017
Date Data Arrived at EDR: 04/21/2017
Date Made Active in Reports: 05/12/2017
Number of Days to Update: 21

Source: EPA
Telephone: N/A
Last EDR Contact: 07/07/2017
Next Scheduled EDR Contact: 10/16/2017
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 07/07/2017
Next Scheduled EDR Contact: 10/16/2017
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/07/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 16

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 07/21/2017
Next Scheduled EDR Contact: 10/30/2017
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site.

Date of Government Version: 02/07/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 16

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 07/28/2017
Next Scheduled EDR Contact: 10/30/2017
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/12/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 44

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 08/11/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/12/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 44

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 08/11/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/12/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 44

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 08/11/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/12/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 44

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 08/11/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/12/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 44

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 08/11/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/28/2016
Date Data Arrived at EDR: 01/04/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 93

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 08/10/2017
Next Scheduled EDR Contact: 11/27/2017
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2017
Date Data Arrived at EDR: 02/28/2017
Date Made Active in Reports: 06/09/2017
Number of Days to Update: 101

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/31/2017
Next Scheduled EDR Contact: 09/11/2017
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2017
Date Data Arrived at EDR: 02/28/2017
Date Made Active in Reports: 06/09/2017
Number of Days to Update: 101

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/31/2017
Next Scheduled EDR Contact: 09/11/2017
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/26/2016
Date Data Arrived at EDR: 09/29/2016
Date Made Active in Reports: 11/11/2016
Number of Days to Update: 43

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/28/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 07/31/2017
Date Data Arrived at EDR: 08/01/2017
Date Made Active in Reports: 08/15/2017
Number of Days to Update: 14

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/01/2017
Next Scheduled EDR Contact: 11/13/2017
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 07/31/2017
Date Data Arrived at EDR: 08/01/2017
Date Made Active in Reports: 08/15/2017
Number of Days to Update: 14

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/01/2017
Next Scheduled EDR Contact: 11/13/2017
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/13/2017
Date Data Arrived at EDR: 02/15/2017
Date Made Active in Reports: 05/02/2017
Number of Days to Update: 76

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 08/17/2017
Next Scheduled EDR Contact: 11/27/2017
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/13/2017
Date Data Arrived at EDR: 03/14/2017
Date Made Active in Reports: 05/02/2017
Number of Days to Update: 49
Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 06/14/2017
Next Scheduled EDR Contact: 09/25/2017
Data Release Frequency: Quarterly

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14
Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41
Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27
Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22
Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 11/14/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/27/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/14/2016
Date Data Arrived at EDR: 01/27/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 98

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 07/28/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Semi-Annually

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 11/14/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 07/27/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/07/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/27/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/06/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/27/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/17/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/27/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/01/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/27/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/01/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/27/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/13/2017
Date Data Arrived at EDR: 03/14/2017
Date Made Active in Reports: 05/02/2017
Number of Days to Update: 49

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/14/2017
Next Scheduled EDR Contact: 09/25/2017
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 07/14/2017
Next Scheduled EDR Contact: 10/23/2017
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/12/2017
Date Data Arrived at EDR: 03/16/2017
Date Made Active in Reports: 05/12/2017
Number of Days to Update: 57
Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 06/14/2017
Next Scheduled EDR Contact: 09/25/2017
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69
Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 06/21/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Quarterly

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 01/14/2017
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99
Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 07/27/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/07/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/27/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/01/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/27/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/14/2016
Date Data Arrived at EDR: 01/27/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 98
Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 07/28/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Semi-Annually

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/01/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 07/27/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Semi-Annually

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/17/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/27/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 11/14/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/27/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/06/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 07/27/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 06/27/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 07/31/2017
Date Data Arrived at EDR: 08/01/2017
Date Made Active in Reports: 08/15/2017
Number of Days to Update: 14

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/01/2017
Next Scheduled EDR Contact: 11/13/2017
Data Release Frequency: Quarterly

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 01/03/2017
Date Data Arrived at EDR: 01/04/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 57

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 06/28/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/02/2017
Date Data Arrived at EDR: 03/02/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/20/2017
Next Scheduled EDR Contact: 10/02/2017
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 08/03/2017
Next Scheduled EDR Contact: 11/20/2017
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 03/13/2017
Date Data Arrived at EDR: 03/14/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 50
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/14/2017
Next Scheduled EDR Contact: 09/25/2017
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 05/30/2017
Date Data Arrived at EDR: 05/31/2017
Date Made Active in Reports: 08/15/2017
Number of Days to Update: 76
Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 08/10/2017
Next Scheduled EDR Contact: 11/27/2017
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52
Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 08/01/2017
Next Scheduled EDR Contact: 11/13/2017
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137
Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/24/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39
Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176
Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 08/10/2017
Next Scheduled EDR Contact: 11/13/2017
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 02/09/2017
Date Data Arrived at EDR: 03/08/2017
Date Made Active in Reports: 06/09/2017
Number of Days to Update: 93
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/28/2017
Next Scheduled EDR Contact: 06/12/2017
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21
Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 07/31/2017
Date Data Arrived at EDR: 08/01/2017
Date Made Active in Reports: 08/15/2017
Number of Days to Update: 14
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/01/2017
Next Scheduled EDR Contact: 11/13/2017
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 03/17/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 54
Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 08/14/2017
Next Scheduled EDR Contact: 10/23/2017
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27
Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/09/2017
Date Data Arrived at EDR: 03/08/2017
Date Made Active in Reports: 06/09/2017
Number of Days to Update: 93
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/31/2017
Next Scheduled EDR Contact: 09/11/2017
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 03/09/2017
Date Data Arrived at EDR: 03/17/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 67

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 05/24/2017
Next Scheduled EDR Contact: 09/11/2017
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 03/06/2017
Date Data Arrived at EDR: 03/07/2017
Date Made Active in Reports: 04/21/2017
Number of Days to Update: 45

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 06/02/2017
Next Scheduled EDR Contact: 09/18/2017
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 07/26/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 06/05/2017
Date Data Arrived at EDR: 06/06/2017
Date Made Active in Reports: 08/10/2017
Number of Days to Update: 65

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 06/06/2017
Next Scheduled EDR Contact: 09/18/2017
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/28/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 37

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 06/28/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/06/2016
Date Data Arrived at EDR: 01/25/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 105

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 07/26/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/12/2017
Date Data Arrived at EDR: 06/14/2017
Date Made Active in Reports: 08/18/2017
Number of Days to Update: 65

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/14/2017
Next Scheduled EDR Contact: 09/25/2017
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/13/2017
Date Data Arrived at EDR: 03/14/2017
Date Made Active in Reports: 05/02/2017
Number of Days to Update: 49

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/14/2017
Next Scheduled EDR Contact: 09/25/2017
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/12/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 44

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 08/11/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Varies

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/24/2017
Next Scheduled EDR Contact: 06/05/2017
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/12/2017
Next Scheduled EDR Contact: 10/23/2017
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/14/2017
Next Scheduled EDR Contact: 10/23/2017
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 11/27/2017
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 02/13/2017
Date Data Arrived at EDR: 02/15/2017
Date Made Active in Reports: 05/12/2017
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 08/11/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 08/07/2017
Next Scheduled EDR Contact: 11/20/2017
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/03/2017
Next Scheduled EDR Contact: 11/20/2017
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/21/2017
Next Scheduled EDR Contact: 10/02/2017
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 133

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/26/2017
Next Scheduled EDR Contact: 09/04/2017
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/28/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/09/2017
Next Scheduled EDR Contact: 09/18/2017
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 02/01/2017
Date Data Arrived at EDR: 02/09/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/24/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3
Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 08/08/2017
Next Scheduled EDR Contact: 11/20/2017
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2016
Date Data Arrived at EDR: 04/28/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 127
Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/10/2017
Next Scheduled EDR Contact: 07/24/2017
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 07/28/2017
Next Scheduled EDR Contact: 10/23/2017
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 08/01/2017
Next Scheduled EDR Contact: 11/20/2017
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 06/05/2017
Next Scheduled EDR Contact: 09/18/2017
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/05/2017
Next Scheduled EDR Contact: 09/18/2017
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 07/28/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/04/2017
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 35
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/12/2017
Next Scheduled EDR Contact: 10/16/2017
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 08/01/2017
Next Scheduled EDR Contact: 11/13/2017
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2016
Date Data Arrived at EDR: 11/18/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 77

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 06/21/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/24/2015
Date Made Active in Reports: 09/30/2015
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 05/26/2017
Next Scheduled EDR Contact: 09/04/2017
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/11/2017
Next Scheduled EDR Contact: 10/23/2017
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016
Date Data Arrived at EDR: 12/27/2016
Date Made Active in Reports: 02/17/2017
Number of Days to Update: 52

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 08/03/2017
Next Scheduled EDR Contact: 11/20/2017
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/22/2017
Next Scheduled EDR Contact: 09/04/2017
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/05/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 07/07/2017
Next Scheduled EDR Contact: 10/16/2017
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 08/11/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 08/11/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/08/2017
Date Data Arrived at EDR: 02/28/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 38

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/31/2017
Next Scheduled EDR Contact: 09/11/2017
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/31/2017
Next Scheduled EDR Contact: 09/11/2017
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 06/02/2017
Next Scheduled EDR Contact: 09/11/2017
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/14/2017
Date Data Arrived at EDR: 03/17/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 21

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/09/2017
Next Scheduled EDR Contact: 09/25/2017
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/04/2017
Date Data Arrived at EDR: 04/07/2017
Date Made Active in Reports: 05/12/2017
Number of Days to Update: 35

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 06/07/2017
Next Scheduled EDR Contact: 09/18/2017
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 06/02/2016
Date Data Arrived at EDR: 06/03/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 91

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 05/24/2017
Next Scheduled EDR Contact: 09/11/2017
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 03/19/2017
Date Data Arrived at EDR: 03/21/2017
Date Made Active in Reports: 05/12/2017
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 06/07/2017
Next Scheduled EDR Contact: 09/18/2017
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites
A listing of unexploded ordnance site locations

Date of Government Version: 10/25/2015
Date Data Arrived at EDR: 01/29/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 67
Source: Department of Defense
Telephone: 571-373-0407
Last EDR Contact: 07/17/2017
Next Scheduled EDR Contact: 10/30/2017
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/22/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/12/2017
Number of Days to Update: 79
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/17/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6
Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 12/28/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 64
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 06/28/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Quarterly

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 03/09/2017
Date Data Arrived at EDR: 04/11/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 42
Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 07/13/2017
Next Scheduled EDR Contact: 09/18/2017
Data Release Frequency: Annually

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 03/21/2017
Date Made Active in Reports: 08/15/2017
Number of Days to Update: 147
Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 06/23/2017
Next Scheduled EDR Contact: 10/02/2017
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 05/01/2017
Date Data Arrived at EDR: 05/03/2017
Date Made Active in Reports: 08/15/2017
Number of Days to Update: 104

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 06/05/2017
Date Data Arrived at EDR: 06/09/2017
Date Made Active in Reports: 08/15/2017
Number of Days to Update: 67

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 07/21/2017
Next Scheduled EDR Contact: 10/30/2017
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 05/16/2017
Date Data Arrived at EDR: 05/19/2017
Date Made Active in Reports: 08/15/2017
Number of Days to Update: 88

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 08/10/2017
Next Scheduled EDR Contact: 11/27/2017
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 10/12/2016
Date Made Active in Reports: 12/15/2016
Number of Days to Update: 64

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 07/12/2017
Next Scheduled EDR Contact: 10/23/2017
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 05/22/2017
Date Data Arrived at EDR: 05/24/2017
Date Made Active in Reports: 08/18/2017
Number of Days to Update: 86

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 05/24/2017
Next Scheduled EDR Contact: 09/04/2017
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing
Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 05/22/2017
Date Data Arrived at EDR: 05/24/2017
Date Made Active in Reports: 08/18/2017
Number of Days to Update: 86
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/24/2017
Next Scheduled EDR Contact: 09/04/2017
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database
A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 04/11/2017
Date Data Arrived at EDR: 04/13/2017
Date Made Active in Reports: 04/26/2017
Number of Days to Update: 13
Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 07/12/2017
Next Scheduled EDR Contact: 10/23/2017
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 30
Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 06/14/2017
Next Scheduled EDR Contact: 09/25/2017
Data Release Frequency: Varies

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 12/02/2016
Date Data Arrived at EDR: 12/06/2016
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 86
Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 06/06/2017
Next Scheduled EDR Contact: 09/18/2017
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 11/14/2016
Date Data Arrived at EDR: 11/15/2016
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 107
Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 08/17/2017
Next Scheduled EDR Contact: 11/27/2017
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 12/06/2016
Date Data Arrived at EDR: 12/06/2016
Date Made Active in Reports: 03/03/2017
Number of Days to Update: 87
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 06/07/2017
Next Scheduled EDR Contact: 09/18/2017
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 03/13/2017
Date Data Arrived at EDR: 03/14/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 50
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/14/2017
Next Scheduled EDR Contact: 09/25/2017
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 12/16/2016
Date Data Arrived at EDR: 12/22/2016
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 70
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 06/16/2017
Next Scheduled EDR Contact: 10/02/2017
Data Release Frequency: No Update Planned

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 01/20/2017
Date Data Arrived at EDR: 03/14/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 50
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 06/14/2017
Next Scheduled EDR Contact: 09/25/2017
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water board?s review found that more than one-third of the region?s active disposal pits are operating without permission.

Date of Government Version: 04/15/2015
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/23/2015
Number of Days to Update: 67
Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 07/14/2017
Next Scheduled EDR Contact: 10/23/2017
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9
Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13
Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 06/27/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 04/10/2017
Date Data Arrived at EDR: 04/11/2017
Date Made Active in Reports: 05/12/2017
Number of Days to Update: 31

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 07/07/2017
Next Scheduled EDR Contact: 10/23/2017
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 04/10/2017
Date Data Arrived at EDR: 04/11/2017
Date Made Active in Reports: 05/02/2017
Number of Days to Update: 21

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 07/07/2017
Next Scheduled EDR Contact: 04/24/2047
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List

Cupa Facility List

Date of Government Version: 06/20/2017
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 49

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 06/16/2017
Next Scheduled EDR Contact: 09/18/2017
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing

Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 08/21/2017
Next Scheduled EDR Contact: 10/23/2017
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 04/25/2017
Date Data Arrived at EDR: 04/27/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 104

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 06/27/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 02/23/2017
Date Data Arrived at EDR: 02/24/2017
Date Made Active in Reports: 05/12/2017
Number of Days to Update: 77

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 08/03/2017
Next Scheduled EDR Contact: 11/20/2017
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 05/26/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 07/27/2017
Number of Days to Update: 58

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 07/31/2017
Next Scheduled EDR Contact: 11/13/2017
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List
Cupa Facility list

Date of Government Version: 05/02/2017
Date Data Arrived at EDR: 05/04/2017
Date Made Active in Reports: 08/04/2017
Number of Days to Update: 92

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 07/27/2017
Next Scheduled EDR Contact: 11/13/2017
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 06/19/2017
Date Data Arrived at EDR: 06/20/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 50

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 07/31/2017
Next Scheduled EDR Contact: 11/13/2017
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/30/2017
Date Data Arrived at EDR: 07/05/2017
Date Made Active in Reports: 08/04/2017
Number of Days to Update: 30

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 06/29/2017
Next Scheduled EDR Contact: 10/16/2017
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 12/02/2016
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 05/25/2017
Number of Days to Update: 111

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 07/21/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

HUMBOLDT COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 03/20/2017
Date Data Arrived at EDR: 03/21/2017
Date Made Active in Reports: 05/17/2017
Number of Days to Update: 57

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 08/03/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Varies

IMPERIAL COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 04/24/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/04/2017
Number of Days to Update: 101

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 07/21/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 06/08/2017
Date Data Arrived at EDR: 06/09/2017
Date Made Active in Reports: 08/04/2017
Number of Days to Update: 56

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 02/07/2017
Date Data Arrived at EDR: 02/10/2017
Date Made Active in Reports: 05/02/2017
Number of Days to Update: 81

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 08/03/2017
Next Scheduled EDR Contact: 11/20/2017
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 03/06/2017
Date Data Arrived at EDR: 03/07/2017
Date Made Active in Reports: 05/17/2017
Number of Days to Update: 71

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 08/03/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 05/09/2017
Date Data Arrived at EDR: 05/11/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 90

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 07/17/2017
Next Scheduled EDR Contact: 10/30/2017
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 01/13/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/04/2017
Number of Days to Update: 101

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 07/21/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206
Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 06/16/2017
Next Scheduled EDR Contact: 10/02/2017
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/18/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/18/2017
Number of Days to Update: 115
Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 07/07/2017
Next Scheduled EDR Contact: 10/23/2017
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/17/2017
Date Data Arrived at EDR: 04/18/2017
Date Made Active in Reports: 05/02/2017
Number of Days to Update: 14
Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 07/18/2017
Next Scheduled EDR Contact: 10/30/2017
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2016
Date Data Arrived at EDR: 01/26/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 56
Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 07/13/2017
Next Scheduled EDR Contact: 10/30/2017
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 03/29/2016
Date Data Arrived at EDR: 04/06/2016
Date Made Active in Reports: 06/13/2016
Number of Days to Update: 68
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 07/17/2017
Next Scheduled EDR Contact: 10/30/2017
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/17/2017
Date Data Arrived at EDR: 01/18/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 112
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 07/13/2017
Next Scheduled EDR Contact: 10/30/2017
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/09/2017
Date Data Arrived at EDR: 03/10/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 54
Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 07/21/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/10/2017
Date Data Arrived at EDR: 01/13/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 110

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 07/07/2017
Next Scheduled EDR Contact: 10/23/2017
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 06/01/2017
Date Data Arrived at EDR: 06/02/2017
Date Made Active in Reports: 08/04/2017
Number of Days to Update: 63

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 08/21/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 03/31/2017
Date Data Arrived at EDR: 04/06/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 27

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 06/29/2017
Next Scheduled EDR Contact: 10/16/2017
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 02/22/2017
Date Data Arrived at EDR: 02/23/2017
Date Made Active in Reports: 05/17/2017
Number of Days to Update: 83

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List
CUPA Facility List

Date of Government Version: 02/21/2017
Date Data Arrived at EDR: 03/02/2017
Date Made Active in Reports: 05/17/2017
Number of Days to Update: 76

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 08/08/2017
Next Scheduled EDR Contact: 09/11/2017
Data Release Frequency: Varies

MONTEREY COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/22/2017
Date Data Arrived at EDR: 06/23/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 47

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 08/21/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/24/2017
Next Scheduled EDR Contact: 09/11/2017
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 03/15/2017
Date Data Arrived at EDR: 03/16/2017
Date Made Active in Reports: 05/09/2017
Number of Days to Update: 54

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/24/2017
Next Scheduled EDR Contact: 09/11/2017
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 05/08/2017
Date Data Arrived at EDR: 05/09/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 92

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 07/27/2017
Next Scheduled EDR Contact: 11/13/2017
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 05/03/2017
Date Data Arrived at EDR: 05/11/2017
Date Made Active in Reports: 08/18/2017
Number of Days to Update: 99

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/07/2017
Next Scheduled EDR Contact: 11/20/2017
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 11/04/2016
Date Data Arrived at EDR: 11/11/2016
Date Made Active in Reports: 01/23/2017
Number of Days to Update: 73

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/07/2017
Next Scheduled EDR Contact: 11/20/2017
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 02/06/2017
Date Data Arrived at EDR: 02/07/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 85
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/09/2017
Next Scheduled EDR Contact: 11/20/2017
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 09/02/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 38
Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 06/02/2017
Next Scheduled EDR Contact: 09/18/2017
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 06/19/2017
Date Data Arrived at EDR: 07/05/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 35
Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 07/21/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 04/18/2017
Date Data Arrived at EDR: 04/20/2017
Date Made Active in Reports: 04/21/2017
Number of Days to Update: 1
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/19/2017
Next Scheduled EDR Contact: 10/02/2017
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 01/19/2017
Date Data Arrived at EDR: 01/25/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 98
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/19/2017
Next Scheduled EDR Contact: 10/02/2017
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/06/2017
Date Data Arrived at EDR: 04/04/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 127

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/06/2017
Next Scheduled EDR Contact: 10/16/2017
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/08/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 56

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/06/2017
Next Scheduled EDR Contact: 10/16/2017
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 11/30/2016
Date Data Arrived at EDR: 02/09/2017
Date Made Active in Reports: 05/25/2017
Number of Days to Update: 105

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 08/03/2017
Next Scheduled EDR Contact: 11/20/2017
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 12/09/2016
Date Data Arrived at EDR: 12/13/2016
Date Made Active in Reports: 03/03/2017
Number of Days to Update: 80

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 08/07/2017
Next Scheduled EDR Contact: 11/20/2017
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 06/05/2017
Date Data Arrived at EDR: 06/07/2017
Date Made Active in Reports: 08/15/2017
Number of Days to Update: 69

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 06/07/2017
Next Scheduled EDR Contact: 09/18/2017
Data Release Frequency: Quarterly

Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 58
Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 07/21/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24
Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 06/05/2017
Next Scheduled EDR Contact: 09/18/2017
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 08/07/2017
Next Scheduled EDR Contact: 11/20/2017
Data Release Frequency: Quarterly

Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 02/28/2017
Date Data Arrived at EDR: 03/02/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 62
Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 08/21/2017
Next Scheduled EDR Contact: 11/20/2017
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 03/21/2017
Date Data Arrived at EDR: 03/23/2017
Date Made Active in Reports: 05/09/2017
Number of Days to Update: 47
Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 06/16/2017
Next Scheduled EDR Contact: 10/02/2017
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/05/2017
Date Data Arrived at EDR: 06/16/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 54
Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 03/15/2017
Date Data Arrived at EDR: 04/07/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 33
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/09/2017
Next Scheduled EDR Contact: 09/25/2017
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/15/2017
Date Data Arrived at EDR: 04/07/2017
Date Made Active in Reports: 04/21/2017
Number of Days to Update: 14
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/09/2017
Next Scheduled EDR Contact: 09/25/2017
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28
Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List
Cupa facility list

Date of Government Version: 02/22/2017
Date Data Arrived at EDR: 02/23/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 89
Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 08/07/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22
Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13
Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 05/24/2017
Next Scheduled EDR Contact: 09/11/2017
Data Release Frequency: Annually

Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 05/04/2017
Date Data Arrived at EDR: 05/08/2017
Date Made Active in Reports: 07/27/2017
Number of Days to Update: 80

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 08/03/2017
Next Scheduled EDR Contact: 11/20/2017
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 08/21/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 11/29/2016
Date Data Arrived at EDR: 12/21/2016
Date Made Active in Reports: 12/22/2016
Number of Days to Update: 1

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/09/2017
Next Scheduled EDR Contact: 09/25/2017
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 03/15/2017
Date Data Arrived at EDR: 03/17/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 47

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/09/2017
Next Scheduled EDR Contact: 09/25/2017
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 06/27/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 43

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 06/21/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Varies

Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 01/04/2017
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 55

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 06/21/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 05/10/2017
Date Data Arrived at EDR: 05/16/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 85

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 07/17/2017
Next Scheduled EDR Contact: 10/30/2017
Data Release Frequency: Varies

SUTTER COUNTY:

Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 12/02/2016
Date Data Arrived at EDR: 12/06/2016
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 35

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 06/02/2017
Next Scheduled EDR Contact: 09/18/2017
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA Facility List

Cupa facilities

Date of Government Version: 05/01/2017
Date Data Arrived at EDR: 05/08/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 93

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 08/03/2017
Next Scheduled EDR Contact: 11/20/2017
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 04/24/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 07/21/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

TULARE COUNTY:

CUPA Facility List
Cupa program facilities

Date of Government Version: 01/05/2017
Date Data Arrived at EDR: 02/10/2017
Date Made Active in Reports: 05/25/2017
Number of Days to Update: 104

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 11/20/2017
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 04/27/2017
Date Data Arrived at EDR: 04/27/2017
Date Made Active in Reports: 08/10/2017
Number of Days to Update: 105

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 12/27/2016
Date Data Arrived at EDR: 01/27/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 103

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 07/24/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/29/2017
Next Scheduled EDR Contact: 10/16/2017
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/10/2017
Next Scheduled EDR Contact: 11/27/2017
Data Release Frequency: Quarterly

Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 09/26/2016
Date Data Arrived at EDR: 10/27/2016
Date Made Active in Reports: 01/24/2017
Number of Days to Update: 89

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 07/24/2017
Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: Quarterly

Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 02/27/2017
Date Data Arrived at EDR: 03/15/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/14/2017
Next Scheduled EDR Contact: 09/25/2017
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 03/31/2017
Date Data Arrived at EDR: 04/06/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 27

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 06/29/2017
Next Scheduled EDR Contact: 10/16/2017
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 01/30/2017
Date Data Arrived at EDR: 01/31/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 112

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 07/27/2017
Next Scheduled EDR Contact: 11/13/2017
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 11/27/2017
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 04/11/2017
Date Made Active in Reports: 07/27/2017
Number of Days to Update: 107

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/10/2017
Next Scheduled EDR Contact: 10/23/2017
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/30/2017
Date Data Arrived at EDR: 02/01/2017
Date Made Active in Reports: 02/13/2017
Number of Days to Update: 12

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 08/03/2017
Next Scheduled EDR Contact: 11/13/2017
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 07/22/2016
Date Made Active in Reports: 11/22/2016
Number of Days to Update: 123

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/17/2017
Next Scheduled EDR Contact: 10/30/2017
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/19/2015
Date Made Active in Reports: 07/15/2015
Number of Days to Update: 26

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/21/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 04/13/2017
Date Made Active in Reports: 07/14/2017
Number of Days to Update: 92

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/12/2017
Next Scheduled EDR Contact: 09/25/2017
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.
Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.
Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

VACANT LAND
RANCHO CALIFORNIA ROAD AND COSMIC DRIVE
TEMECULA, CA 92592

TARGET PROPERTY COORDINATES

Latitude (North):	33.506376 - 33° 30' 22.95''
Longitude (West):	117.134835 - 117° 8' 5.41''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	487476.4
UTM Y (Meters):	3707241.5
Elevation:	1186 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5641304 MURRIETA, CA
Version Date:	2012
Northeast Map:	5640928 BACHELOR MOUNTAIN, CA
Version Date:	2012
Southeast Map:	5636481 PECHANGA, CA
Version Date:	2012
Southwest Map:	5640254 TEMECULA, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

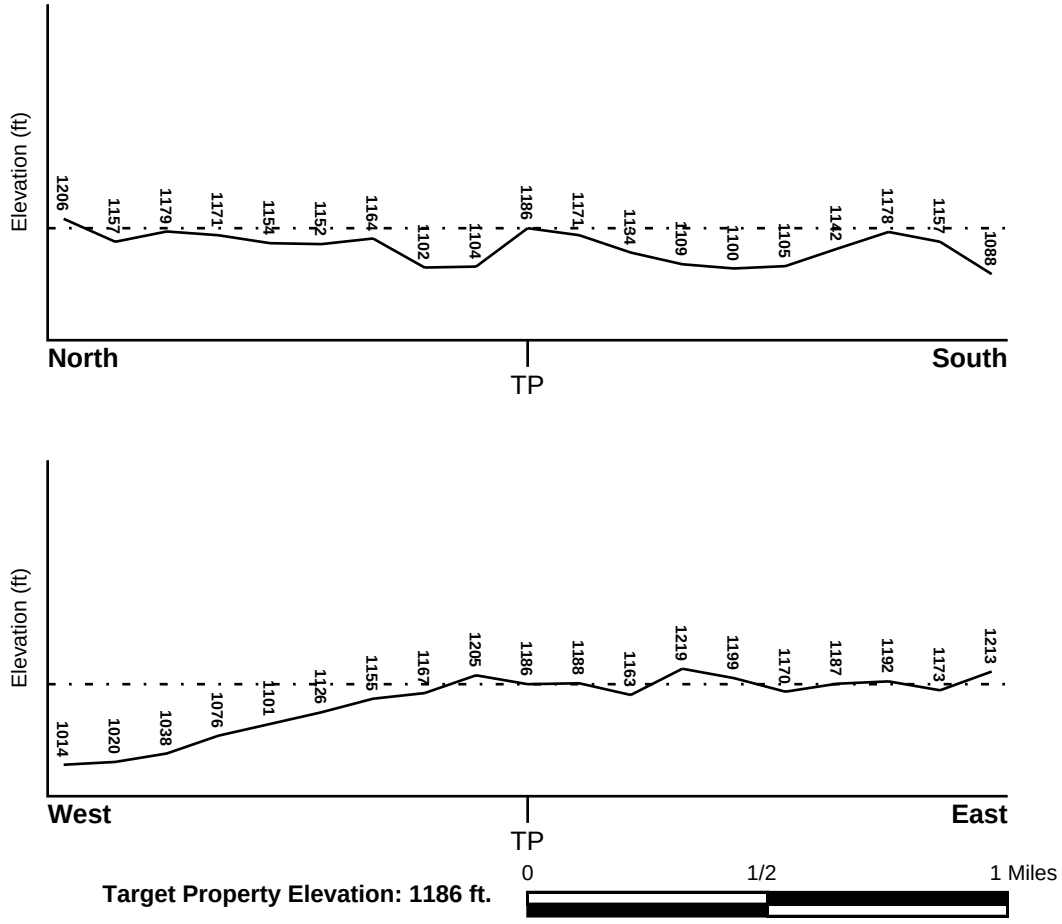
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WNW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 1186 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06065C2720G	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06065C2740G	FEMA FIRM Flood data
06065C3285G	FEMA FIRM Flood data
06065C3305G	FEMA FIRM Flood data
06073C0175G	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
MURRIETA	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

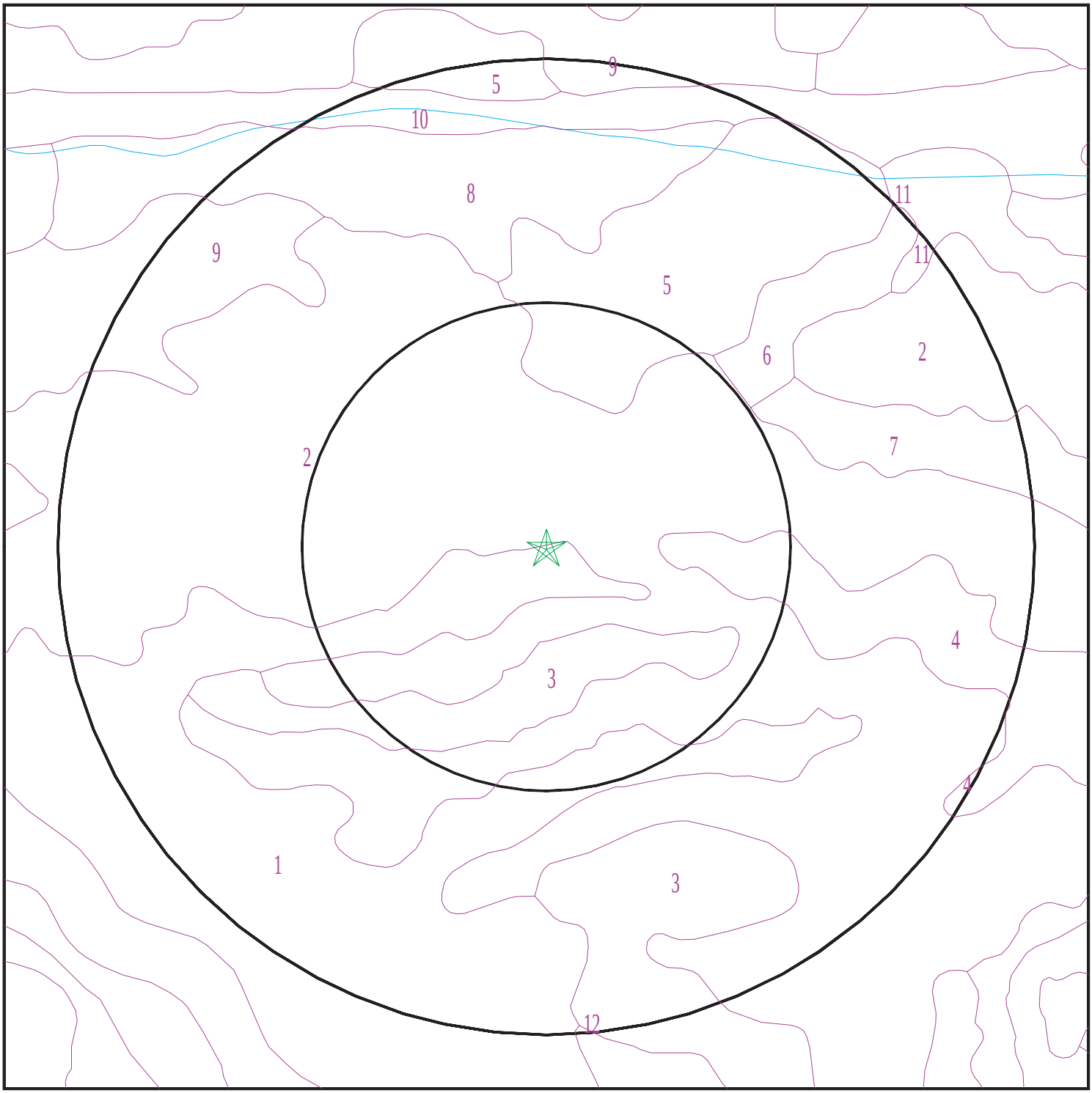
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 5028780.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Vacant Land	CLIENT:	Partner Engineering and Science, Inc.
ADDRESS:	Rancho California Road and Cosmic Drive Temecula CA 92592	CONTACT:	Colleen Tubridy
LAT/LONG:	33.506376 / 117.134835	INQUIRY #:	5028780.2s
		DATE:	August 22, 2017 5:33 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: GREENFIELD

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	25 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1
2	25 inches	42 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1
3	42 inches	59 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 7.8 Min: 6.1

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
4	59 inches	72 inches	stratified loamy sand to sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 6.6

Soil Map ID: 2

Soil Component Name: RAMONA

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.3 Min: 5.6
2	7 inches	16 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.3 Min: 6.1

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
3	16 inches	68 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.1
4	68 inches	74 inches	gravelly sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

Soil Map ID: 3

Soil Component Name: GULLIED LAND

Soil Surface Texture: variable

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	59 inches	variable	Not reported	Not reported	Max: Min:	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 4

Soil Component Name: ARLINGTON

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1
2	11 inches	24 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 7.8 Min: 6.1
3	24 inches	35 inches	cemented	Not reported	Not reported	Max: 1.4 Min: 0.42	Max: Min:
4	35 inches	46 inches	coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.3 Min: 6.6

Soil Map ID: 5

Soil Component Name: HANFORD

Soil Surface Texture: coarse sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	coarse sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 5.6
2	7 inches	40 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 5.6
3	40 inches	59 inches	stratified loamy sand to coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6

Soil Map ID: 6

Soil Component Name: HANFORD

Soil Surface Texture: coarse sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	coarse sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 5.6
2	7 inches	40 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 5.6
3	40 inches	59 inches	stratified loamy sand to coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6

Soil Map ID: 7

Soil Component Name: HANFORD

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 5.6
2	7 inches	40 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 5.6
3	40 inches	59 inches	stratified loamy sand to coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6

Soil Map ID: 8

Soil Component Name: GORGONIO

Soil Surface Texture: loamy sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.3 Min: 5.6
2	14 inches	59 inches	stratified gravelly loamy sand to gravelly loamy fine sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.3 Min: 5.6

Soil Map ID: 9

Soil Component Name: GREENFIELD

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	25 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1
2	25 inches	42 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1
3	42 inches	59 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 7.8 Min: 6.1

Soil Map ID: 10

Soil Component Name: RIVERWASH

Soil Surface Texture: gravelly coarse sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Excessively drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	gravelly coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 141 Min: 42	Max: Min:
2	5 inches	59 inches	stratified extremely gravelly coarse sand to gravelly sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILIS, Gravels, Clean Gravels, Well-graded gravel.	Max: 141 Min: 42	Max: Min:

Soil Map ID: 11

Soil Component Name: RAMONA

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.3 Min: 5.6
2	7 inches	16 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.3 Min: 6.1
3	16 inches	68 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.1
4	68 inches	74 inches	gravelly sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

Soil Map ID: 12

Soil Component Name: ARLINGTON

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1
2	11 inches	24 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 7.8 Min: 6.1
3	24 inches	35 inches	cemented	Not reported	Not reported	Max: 1.4 Min: 0.42	Max: Min:
4	35 inches	46 inches	coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.3 Min: 6.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	USGS40000134236	1/2 - 1 Mile WNW
A3	USGS40000134204	1/2 - 1 Mile WSW
B4	USGS40000134240	1/2 - 1 Mile WNW
A5	USGS40000134206	1/2 - 1 Mile WSW
A6	USGS40000134207	1/2 - 1 Mile WSW
C7	USGS40000134214	1/2 - 1 Mile West
10	USGS40000134216	1/2 - 1 Mile West
11	USGS40000134241	1/2 - 1 Mile WNW
D15	USGS40000134173	1/2 - 1 Mile ESE
17	USGS40000134179	1/2 - 1 Mile ESE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

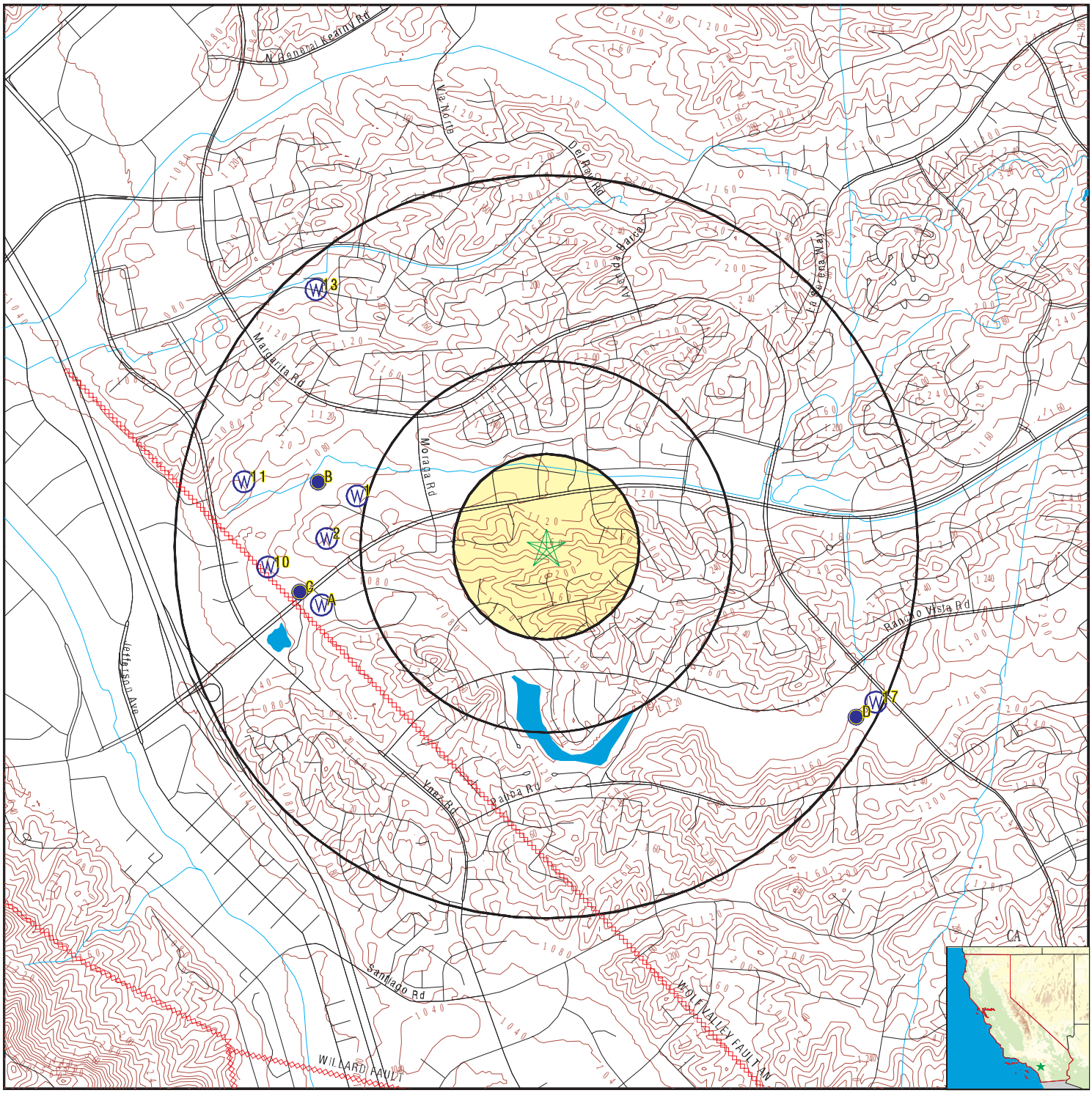
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
2	8638	1/2 - 1 Mile West
B8	CADW60000035779	1/2 - 1 Mile WNW
C9	CADW60000028975	1/2 - 1 Mile WSW
D12	CADW60000021365	1/2 - 1 Mile ESE
13	7892	1/2 - 1 Mile NW
D14	8603	1/2 - 1 Mile ESE
D16	CADW60000015396	1/2 - 1 Mile ESE

PHYSICAL SETTING SOURCE MAP - 5028780.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	Vacant Land	CLIENT:	Partner Engineering and Science, Inc.
ADDRESS:	Rancho California Road and Cosmic Drive Temecula CA 92592	CONTACT:	Colleen Tubridy
		INQUIRY #:	5028780.2s
LAT/LONG:	33.506376 / 117.134835	DATE:	August 22, 2017 5:32 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

1
WNW
1/2 - 1 Mile
Lower

FED USGS **USGS40000134236**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-333030117083401		
Monloc name:	008S003W01Q001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070302	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.5083609
Longitude:	-117.1436424	Sourcemap scale:	Not Reported
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	1069.00
Vert measure units:	feet	Vertacc measure val:	.1
Vert accmeasure units:	feet		
Vertcollection method:	Level or other surveying method		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

2
West
1/2 - 1 Mile
Lower

CA WELLS **8638**

Water System Information:

Prime Station Code:	08S/03W-01B01 S	User ID:	WAT
FRDS Number:	3310038040	County:	Riverside
District Number:	14	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	333024.0 1170839.0	Precision:	100 Feet (one Second)
Source Name:	WELL 137 (235)		
System Number:	3310038		
System Name:	Rancho California Water District		
Organization That Operates System:			
	P.O. Box 9017 Temecula, CA 92589		
Pop Served:	68900	Connections:	20396
Area Served:	RANCHO CALIFORNIA		
Sample Collected:	12-JAN-11	Findings:	170. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		

Sample Collected:	17-AUG-11	Findings:	380. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	17-AUG-11	Findings:	8.5
Chemical:	PH, LABORATORY		
Sample Collected:	17-AUG-11	Findings:	86. MG/L
Chemical:	ALKALINITY (TOTAL) AS CACO3		
Sample Collected:	17-AUG-11	Findings:	100. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	17-AUG-11	Findings:	37. MG/L
Chemical:	HARDNESS (TOTAL) AS CACO3		
Sample Collected:	17-AUG-11	Findings:	13. MG/L
Chemical:	CALCIUM		
Sample Collected:	17-AUG-11	Findings:	1.2 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	17-AUG-11	Findings:	65. MG/L
Chemical:	SODIUM		
Sample Collected:	17-AUG-11	Findings:	1.7 MG/L
Chemical:	POTASSIUM		
Sample Collected:	17-AUG-11	Findings:	48. MG/L
Chemical:	CHLORIDE		
Sample Collected:	17-AUG-11	Findings:	8.4 MG/L
Chemical:	SULFATE		
Sample Collected:	17-AUG-11	Findings:	0.3 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	17-AUG-11	Findings:	4.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	17-AUG-11	Findings:	210. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	17-AUG-11	Findings:	16. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	29-AUG-11	Findings:	3.2 UG/L
Chemical:	CHROMIUM, HEXAVALENT		
Sample Collected:	02-NOV-11	Findings:	200. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	02-NOV-11	Findings:	15. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	09-FEB-12	Findings:	200. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	03-MAY-12	Findings:	220. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	09-AUG-12	Findings:	200. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	02-NOV-12	Findings:	220. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		

Sample Collected:	02-NOV-12	Findings:	14. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	10-FEB-13	Findings:	230. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	02-MAY-13	Findings:	200. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	10-SEP-13	Findings:	220. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	10-SEP-13	Findings:	1.49 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	10-SEP-13	Findings:	1.64 PCI/L
Chemical:	GROSS ALPHA MDA95		
Sample Collected:	07-NOV-13	Findings:	250. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	05-FEB-14	Findings:	200. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	20-MAY-14	Findings:	180. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	07-AUG-14	Findings:	370. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	07-AUG-14	Findings:	8.5
Chemical:	PH, LABORATORY		
Sample Collected:	07-AUG-14	Findings:	88. MG/L
Chemical:	ALKALINITY (TOTAL) AS CACO3		
Sample Collected:	07-AUG-14	Findings:	110. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	07-AUG-14	Findings:	27. MG/L
Chemical:	HARDNESS (TOTAL) AS CACO3		
Sample Collected:	07-AUG-14	Findings:	9.4 MG/L
Chemical:	CALCIUM		
Sample Collected:	07-AUG-14	Findings:	68. MG/L
Chemical:	SODIUM		
Sample Collected:	07-AUG-14	Findings:	1.2 MG/L
Chemical:	POTASSIUM		
Sample Collected:	07-AUG-14	Findings:	51. MG/L
Chemical:	CHLORIDE		
Sample Collected:	07-AUG-14	Findings:	8.9 MG/L
Chemical:	SULFATE		
Sample Collected:	07-AUG-14	Findings:	0.4 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	07-AUG-14	Findings:	5.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	07-AUG-14	Findings:	190. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		

Sample Collected:	07-AUG-14	Findings:	15. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	12-AUG-14	Findings:	2.8 UG/L
Chemical:	CHROMIUM, HEXAVALENT		
Sample Collected:	04-FEB-15	Findings:	110. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	14-MAY-15	Findings:	230. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	07-AUG-15	Findings:	190. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	17-NOV-15	Findings:	240. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	17-NOV-15	Findings:	13. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	10-FEB-16	Findings:	240. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	11-MAY-16	Findings:	210. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	02-AUG-16	Findings:	230. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		

A3
WSW
1/2 - 1 Mile
Lower

FED USGS **USGS40000134204**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-333014117083801		
Monloc name:	008S003W12B001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070302	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.5039166
Longitude:	-117.1447535	Sourcemap scale:	Not Reported
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	1070.00
Vert measure units:	feet	Vertacc measure val:	20
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B4
WNW
1/2 - 1 Mile
Lower

FED USGS **USGS40000134240**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-333032117083901		
Monloc name:	008S003W01P002S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070302	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.5089164
Longitude:	-117.1450313	Sourcemap scale:	Not Reported
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	1066.00
Vert measure units:	feet	Vertacc measure val:	.1
Vert accmeasure units:	feet		
Vertcollection method:	Level or other surveying method		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19520101	Welldepth:	822
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1968-03-01	41.00	

A5
WSW
1/2 - 1 Mile
Lower

FED USGS **USGS40000134206**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-333015117084101		
Monloc name:	008S003W12C001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070302	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.5041944
Longitude:	-117.1455869	Sourcemap scale:	Not Reported
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	1060.00
Vert measure units:	feet	Vertacc measure val:	20
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		

Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	53
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1967-10-01	44.00	

A6
WSW **FED USGS** **USGS40000134207**
1/2 - 1 Mile
Lower

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-333015117084102		
Monloc name:	008S003W12C002S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070302	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.5041944
Longitude:	-117.1455869	Sourcemap scale:	Not Reported
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	1060.00
Vert measure units:	feet	Vertacc measure val:	20
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19110101	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

C7
West **FED USGS** **USGS40000134214**
1/2 - 1 Mile
Lower

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-333018117084301		
Monloc name:	008S003W12Z001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070302	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.5050277
Longitude:	-117.1461425	Sourcemap scale:	Not Reported

Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	1060.00
Vert measure units:	feet	Vertacc measure val:	20
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

B8
WNW **CA WELLS** **CADW60000035779**
1/2 - 1 Mile
Lower

Objectid:	35779
Latitude:	33.5089
Longitude:	-117.1459
Site code:	335089N1171459W001
State well numbe:	08S03W01P002S
Local well name:	'RCWD 466'
Well use id:	6
Well use descrip:	Unknown
County id:	33
County name:	Riverside
Basin code:	'9-5'
Basin desc:	Temecula Valley
Dwr region id:	80238
Dwr region:	Southern Region Office
Site id:	CADW60000035779

C9
WSW **CA WELLS** **CADW60000028975**
1/2 - 1 Mile
Lower

Objectid:	28975
Latitude:	33.5042
Longitude:	-117.1465
Site code:	335042N1171465W001
State well numbe:	08S03W12C001S
Local well name:	''
Well use id:	6
Well use descrip:	Unknown
County id:	33
County name:	Riverside
Basin code:	'9-5'
Basin desc:	Temecula Valley
Dwr region id:	80238
Dwr region:	Southern Region Office
Site id:	CADW60000028975

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

10
West
1/2 - 1 Mile
Lower

FED USGS **USGS40000134216**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-333020117084901		
Monloc name:	008S003W01P001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070302	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.5055832
Longitude:	-117.1478092	Sourcemap scale:	Not Reported
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	1058.00
Vert measure units:	feet	Vertacc measure val:	.1
Vert accmeasure units:	feet		
Vertcollection method:	Level or other surveying method		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	30
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

11
WNW
1/2 - 1 Mile
Lower

FED USGS **USGS40000134241**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-333032117085301		
Monloc name:	008S003W01P003S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070302	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.5089164
Longitude:	-117.1489204	Sourcemap scale:	Not Reported
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	1092.00
Vert measure units:	feet	Vertacc measure val:	.1
Vert accmeasure units:	feet		
Vertcollection method:	Level or other surveying method		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		

Aquifer type:	Not Reported		
Construction date:	19270101	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

D12
ESE **CA WELLS** **CADW60000021365**
1/2 - 1 Mile
Lower

Objectid:	21365
Latitude:	33.4998
Longitude:	-117.1209
Site code:	334998N1171209W001
State well numbe:	08S02W07A001S
Local well name:	''
Well use id:	6
Well use descrip:	Unknown
County id:	33
County name:	Riverside
Basin code:	'9-5'
Basin desc:	Temecula Valley
Dwr region id:	80238
Dwr region:	Southern Region Office
Site id:	CADW60000021365

13
NW **CA WELLS** **7892**
1/2 - 1 Mile
Lower

Water System Information:

Prime Station Code:	07S/03W-36K01 S	User ID:	WAT
FRDS Number:	3310038032	County:	Riverside
District Number:	14	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	333059.0 1170841.0	Precision:	100 Feet (one Second)
Source Name:	WELL 128		
System Number:	3310038		
System Name:	Rancho California Water District		
Organization That Operates System:			
	P.O. Box 9017		
	Temecula, CA 92589		
Pop Served:	68900	Connections:	20396
Area Served:	RANCHO CALIFORNIA		
Sample Collected:	10-JAN-06	Findings:	7.9 MG/L
Chemical:	NITRATE (AS NO3)		

D14
ESE **CA WELLS** **8603**
1/2 - 1 Mile
Lower

Water System Information:

Prime Station Code:	08S/02W-07A02 S	User ID:	WAT
FRDS Number:	3310038064	County:	Riverside
District Number:	14	Station Type:	WELL/AMBNT
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	332959.0 1170711.0	Precision:	100 Feet (one Second)
Source Name:	WELL 216		
System Number:	3310038		
System Name:	Rancho California Water District		
Organization That Operates System:			
	P.O. Box 9017 Temecula, CA 92589		
Pop Served:	68900	Connections:	20396
Area Served:	RANCHO CALIFORNIA		
Sample Collected:	10-AUG-11	Findings:	15. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	08-SEP-11	Findings:	390. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	08-DEC-11	Findings:	400. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	08-MAR-12	Findings:	430. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	08-JUN-12	Findings:	420. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		

D15
ESE **FED USGS** **USGS40000134173**
1/2 - 1 Mile
Lower

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-332959117070901		
Monloc name:	008S002W07A001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070302	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.4997504
Longitude:	-117.1200304	Sourcemap scale:	Not Reported
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	1143.00
Vert measure units:	feet	Vertacc measure val:	20
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19260101	Welldepth:	573
Welldepth units:	ft	Wellholedepth:	604
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1967-10-01	107.00	

D16
ESE
1/2 - 1 Mile
Lower

CA WELLS **CADW60000015396**

Objectid:	15396
Latitude:	33.499605
Longitude:	-117.120071
Site code:	334996N1171201W001
State well numbe:	Not Reported
Local well name:	'RCWD 410'
Well use id:	1
Well use descrip:	Observation
County id:	33
County name:	Riverside
Basin code:	'9-5'
Basin desc:	Temecula Valley
Dwr region id:	80238
Dwr region:	Southern Region Office
Site id:	CADW60000015396

17
ESE
1/2 - 1 Mile
Lower

FED USGS **USGS40000134179**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-333001117070701		
Monloc name:	008S002W07A002S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070302	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.5003059
Longitude:	-117.1194748	Sourcemap scale:	Not Reported
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	1160.00
Vert measure units:	feet	Vertacc measure val:	10
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	1010
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92592	14	0

Federal EPA Radon Zone for RIVERSIDE County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for RIVERSIDE COUNTY, CA

Number of sites tested: 12

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.117 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.450 pCi/L	100%	0%	0%
Basement	1.700 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

APPENDIX D: QUALIFICATIONS

PARTNER

Education

B.S., Natural Resources Management, Global Environmental Sustainability, Colorado State University

Training

OSHA 10-Hour Hazardous Materials Shipping and Receiving
WMI- Wilderness First Responder and Safety Training
DOT- Drivers Training for Class IV vehicles up to 26,000lbs

Highlights

Knowledge of air, water and property compliance requirements on both state and federal levels
3 years total field experience in various environmental fields
Familiarity with Auto CAD, Arc GIS, GPS, and data collection methods
Previous experience with QA on compliance testing reports
Desire to work in the environmental industry either in Land Use Planning, or Phase I Assessment.

Experience Summary

Mr. Bolland is currently fulfilling his role within Partner Engineering and Science as a Survey Technician while learning many of the skills needed in order to be a well-rounded environmental scientist or land use planner. His responsibilities include supporting and assisting party chiefs with project quality and accuracy, communication with clients and others on job sites, and the ability to operate surveying equipment. It is Mr. Bolland's duty to maintain the trucks and the equipment that is used in the field. His role will develop over time to include documentation, legal reporting, and increased client relations. Familiarity with requirements for successful completion of ALTA surveys, design surveys, and construction staking is required for his position.

Mr. Bolland's other relevant project experience in Air Quality Compliance and his volunteer experience have primarily involved field work. However, QA on air quality compliance reports, and work with Auto CAD have also been regularly involved with his work. Aside from Air Quality Compliance testing, permitting and surveying, many of his volunteer efforts have been oriented towards environmental awareness, outreach, and education. Work experience with the Department of Fish and Wildlife, the Newport Back Bay Science Center, and his assistance with environmentally focused outreach projects in Thailand have all been focused on sustainable environmental efforts. While working towards his degree, Mr. Bolland worked with graduate students on environmental restoration projects, environmental education and public outreach surrounding the water use in the central plains, and dendrochronology studies of the central Rocky Mountains. All of his work experience has led him towards a well-rounded awareness of environmental issues and an interest in land use planning.

Project Experience

Chevron Oil Refinery Air Quality Compliance Testing. As part of a two man team on an AQMD mandated air quality compliance testing cycle, Mr. Bolland was responsible for all data collection related to the emissions of large scale process units covering the entire refinery and much of the calibration equipment found in the CEMS shelters. Activities included maintaining analyzers, assembling other testing equipment, and collecting air samples directly from the point source on stack platforms. Proper safe use of equipment and DOT regulated vehicles, Hazardous chemicals, and heavy equipment was required on a daily basis.

Included with the technical analysis of data collected from the process units was the required knowledge of Microsoft programs and their applications for the purpose of making accurate calculations.

Modesto Irrigation District Natural Gas Fired Power Plant Compliance Testing. As part of a two man team on a USEPA mandated particulate compliance and catalyst condition assessment, Mr. Bolland was responsible for all data collection, equipment monitoring, sample system maintenance, and field testing. His ability to operate man-lifts, emissions sample systems, and CEMS probes on a schedule provided the MID power plant with valuable data regarding the operational efficiency of their turbines and resulted in data that proved their compliance with EPA specifications and using correct testing methods.

Thermoelectrico de Mexicalli Compliance Testing. As part of a two man team, Mr. Bolland traveled to Mexicalli, Mexico to perform compliance testing on multiple natural gas fired turbines. His duties included driving DOT compliant vehicles to and from the job site over the border, cataloging and maintaining all of the required testing equipment and tools for the job, and performing all of the data collection up on stack platforms and inside CEMS shelters. His role was crucial for the position as he provided valuable support for the project leader and the engineers before, during and after the testing.

Chevron Oil Refienry Report Auditing and QA. Mr. Bolland provided assistance with the submission process of reports to the AQMD by performing Quality Assurance on documents and data collected from field testing efforts. It was Mr. Bolland's responsibility to maintain awareness of proper testing procedures for Rule 219 CO testing, as well as cross-species air quality compliance tests and ensure that all of the necessary documentation was accurate and included in reports. His knowledge of AQMD and EPA regulations as well as field testing methods and Microsoft products was essential in order to provide fully accurate finished products.

Aliso Viejo Apartment Construction Staking. In support of the party chief, Mr. Bolland provides assistance with the translation of engineering plans to accurately layout the location of future construction efforts. Working with the party chief, the site superintendent, heavy equipment operators, and other construction workers requires good communication skills and knowledge of conventional surveying methods, GPS, and other equipment operation. His support of the party chief ensures the accurate completion of construction efforts on schedule.

Contact

kbolland@partneresi.com

Joel Redding
Project Manager

Education

B.A. Geography, California State University Fresno

Training

OSHA 24-Hour Health and Safety Training

Highlights

11 years of experience in environmental consulting
Phase I Environmental Site Assessments (ESAs)
Environmental Transaction Screens

Experience Summary

Mr. Redding serves as a Project Manager for Partner Engineering and Science, Inc. (Partner), overseeing and managing all aspects of multi-scope projects including Phase I ESAs in accordance with EPA's All Appropriate Inquiry (AAI), Property Condition Assessments (PCAs), Zoning Reports, and Seismic Assessments.

Mr. Redding has over eleven years of project experience in the environmental consulting industry. Mr. Redding is familiar with all aspects of Due Diligence Property Assessments and the needs and requirements of a varied number of reporting standards, including ASTM E1527-13, EPA's All Appropriate Inquiry (AAI), The U.S. Small Business Administration (SBA), and customized client formats and scopes. Mr. Redding has performed and supervised over 1,000 ESAs and customized environmental assessments of a variety of properties including multi-family residential, hospitality, commercial office buildings, shopping centers, multi-tenant commercial complexes, industrial warehouses, manufacturing facilities, dry cleaning plants, gasoline service stations, automotive repair and body shops, medical facilities, food processing facilities, and agricultural properties.

Project Experience

Junior College Campus and Historical Military and Medical Hospital, Modesto, CA. Mr. Redding prepared a Phase I ESA on a junior college campus in Modesto, the site of a historical World War II era military hospital and subsequent State-run hospital. Multiple recognized environmental conditions (RECs) were identified related to current and historical uses including vehicle and facilities maintenance, underground and aboveground fueling facilities, domestic wastewater treatment systems and septic systems, and asbestos and lead-based paint issues.

2,500-Acre Agricultural Property, Maricopa, CA. Mr. Redding prepared a Phase I ESA on a large agricultural property within an active oil and gas production area. Multiple RECs were identified related to oil and gas well development, oil and gas production, subsurface oil and gas pipelines, aboveground fuel storage, and agricultural chemical use, storage, and application.

Printed Circuit Board Manufacturing Facility, Redwood City, CA. Mr. Redding prepared a Phase I ESA on a printed circuit board manufacturing facility. Multiple RECs were identified related to electroplating, etching, silk screening, chemical storage, and hazardous waste generation, storage, and treatment operations.

10-Site Residential Portfolio, Central CA. Managed a multi-million dollar acquisition project consisting of Phase ESAs of ten, large-acreage, rural agricultural properties throughout Central California for a residential developer. Duties included managing, performing, and reviewing Phase I ESAs.

25-Site Grocery Chain Portfolio, OR and CA. Managed a multi-million dollar rehabilitation financing project consisting of Phase I ESAs of 25 grocery store properties throughout the State of Oregon and Northern California. Duties included managing, performing, and reviewing Phase I ESAs.

16-Site Multi-Family Residential Portfolio, FL. Managed a multi-million dollar acquisition project consisting of 16, multi-story apartment buildings in Florida. Duties included managing and reviewing Phase I ESAs.

Contact

jredding@partneresi.com

Education

B.A., Environmental Analysis and Criminal Justice, University of California Irvine
Hazardous Materials Management Certificate Courses, University of California Irvine

Registrations

OSHA 40-Hour Hazwoper
OSHA 8-Hour Hazwoper Refreshers
ASTM Technical and Professional Training

Highlights

20 years of experience in national environmental due diligence consulting
Phase I Environmental Site Assessments
Phase II Subsurface Soil/Soil Gas Investigations
Property Condition Assessments

Experience Summary

Mr. Taylor is Principal and National Client Manager with significant environmental and due diligence engineering experience in all states with specialized geographical experience in the Pacific West/Northwest. His responsibilities include full-phase environmental consulting, national client management, multi-scope contract negotiation/execution, portfolio project management, and technical report quality control. Mr. Taylor's regional and national expertise compliments the wide variety of Partner projects and client types including national and local lending institutions, asset management/investment groups, developers, and commercial real estate professionals.

Mr. Taylor has 20 years of experience in national environmental due diligence consulting including Phase I Environmental Site Assessments, Phase II Subsurface Soil/Soil Gas Investigations, Property Condition Assessments, Seismic Evaluations, Asbestos, Lead-Paint, and Radon Surveys, ALTA Surveys, Geotechnical Investigations, MEP Special Inspections, Energy Evaluations, and Construction Monitoring.

Mr. Taylor has assessed/managed over 15,000 commercial real estate transactions throughout his professional career including several multi-million dollar asset portfolios consisting of a 29-site commercial office property acquisition, two 1,200-site cellular tower transactions, a 25-site regional grocery-store chain evaluation, a 10-site residential development acquisition, and a 16-site multi-family apartment building acquisition. These transactions have included some or all of Partner's core engineering due diligence services described above. Mr. Taylor routinely manages national asset/developer clients to evaluate the environmental and structural risks associated with commercial/industrial properties prior to acquisition. These risks may be associated with past hazardous materials use (i.e., gasoline stations, dry cleaners) which require historical research combined with subsurface evaluations to assess for contamination that could devaluate the property or create a human health concern to occupants or construction workers; evaluate for asbestos, lead-based paint, and radon to determine the need for abatement or venting systems; evaluate the structural integrity of the building and assess for seismic retrofit; evaluate the roof, mechanical, electrical, plumbing systems (i.e., elevators, HVAC systems, sewer); evaluate for American Disabilities Act (ADA) deficiencies (i.e., ramps, railings, access); survey the property boundaries (i.e., ALTA Surveys); evaluate the

subsurface conditions for construction suitability (i.e., Geotechnical Investigations); and conduct energy studies of the site building to meet with current requirements and systems efficiencies.

Project Experience

Philadelphia Commercial Office Portfolio. A $186 million dollar acquisition project consisting of 29, multi-story commercial office buildings and included Phase I Environmental Site Assessments and Property Condition Assessments with special inspections of HVAC systems, elevators, and roofing systems. Multiple inspectors were coordinated and dispatched to each site within a two-week report completion timeline. Special inspection findings and related repair costs were cross-calculated with generalist inspection reporting and incorporated into the Property Condition Assessment spreadsheets for client/lender review. The acquisition was successful and exemplified Mr. Taylor's project management and negotiation skills, coordination of several in-house engineering professionals and subcontracted elevator consultants as well as Partner's responsiveness and expertise of client/lender's expedited timeline.

National Cellular Tower Portfolios. Two multi-million dollar acquisition projects consisting of over 2,400 cellular towers located throughout the United States which included Phase I Environmental Site Assessments. Multiple national inspectors were dispatched to each mountain-top tower within each state. The inspections incorporated the use of guides and four-wheel drive vehicles (primarily Jeeps) to visually inspect each tower. The acquisition project was successful and exemplified Mr. Taylor's project management skills, coordination of dozens of national inspectors, quality control reviews, and responsiveness to client's timeline.

Oregon Grocery Chain Portfolio. A multi-million dollar rehabilitation financing project consisting of 25 grocery store properties throughout the State of Oregon and included Phase I Environmental Site Assessments and ALTA Surveys. Multiple inspectors were dispatched to each site within a two-week turnaround. The financing project was successful and the project exemplified Mr. Taylor's negotiation/client management skills, coordination of inspections, quality control and completion of timely reports as well as the responsiveness and professional acumen of Partner's Engineering Team.

Central California Residential Portfolio. A multi-million dollar acquisition project consisting of 10, large-acreage, rural agricultural properties throughout Central California for a residential developer which included Phase I Environmental Site Assessments and Phase II Subsurface Investigations of former underground storage tanks, burn pits, and residual agricultural herbicides/pesticides from past orchard cultivation. The Phase II investigations included ground penetrating radar (GPR), subsurface soil sampling utilizing a hollow-stem auger drill rig, and surface soil sampling in accordance with the Cal EPA Department of Toxic Substances Control protocol. Results of the investigations revealed no evidence of underground storage tanks or former tanks pits, and no detectable concentrations of petroleum hydrocarbons or agricultural chemicals. The acquisition was successful and the project exemplified Mr. Taylor's negotiation/client management skills, coordination of inspections, quality control and completion of timely reports as well as the responsiveness and professional acumen of Partner's Engineering Team.

Florida Apartment Portfolio. A multi-million dollar acquisition project consisting of 16, multi-story apartment buildings in Florida which included Phase I Environmental Site Assessments and Property Condition Assessments. Multiple inspectors were dispatched to each site to complete the reports within a two-week timeline. The acquisition was successful and the project exemplified Mr. Taylor's

negotiation/client management skills, coordination of inspections, quality control and completion of timely reports as well as the responsiveness and professional acumen of Partner's Engineering Team.

Affiliations

ASTM Member No. 000216930
Environmental Bankers Association
Risk Management Association, Director
National Association of Development Companies
Northwest Environmental Business Council
Commercial Brokers Association

Speaking

"Regulations in Lending", Risk Management Association, Fresno, CA. Risk Tolerance and Environmental Regulation for Commercial Bankers

"Water in the Central Valley", Fresno, CA. Contaminated Sites and Environmental Remediation of Commercial Properties

Contact

CTaylor@partneresi.com

Appendix D – Water and Sewer Letters

12/21/2020

DRC ENGINEERING, INC.
160 S. Old Springs Rd. # 210
Anaheim, CA 92808

Subject: **SAN 53 – WS 20200001179 Will Serve – APNS:** 944-370-001, 005 thru 008, 010, 012 and 013 (PM 31023)

Eastern Municipal Water District (EMWD) is willing to provide **sewer** services to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's Development Services Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of facility Design Conditions, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration – one year from date of issue

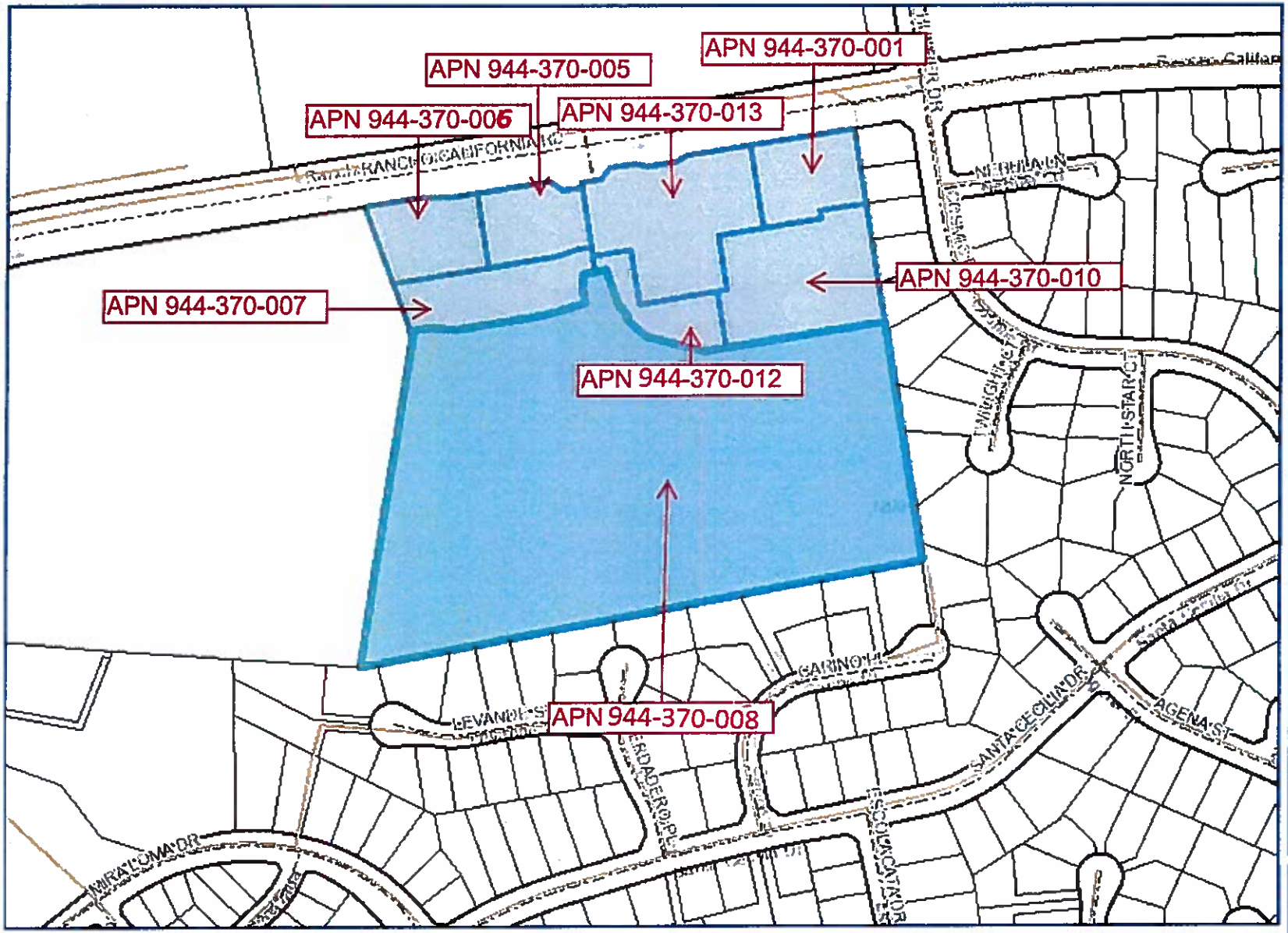
Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4467.
Sincerely,

Brian A. Raines, MPA, PE
Associate Civil Engineer II
Development Services Department
Eastern Municipal Water District

BAR/bd

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 www.emwd.org

EMWD HydroMapper



Legend

- Wtr Interagency Tie
- Wtr Main
  - As Built
  - CIP
- Wtr Main Abandoned
- Swr Interagency Tie
- Swr Main
  - As Built, Collection
  - As Built, Distribution
  - As Built, Effluent Force
  - As Built, Influent Force
  - As Built, Transmission
  - CIP, Collection
  - CIP, Effluent Force
  - CIP, Influent Force
  - CIP, Transmission
- Swr Main Abandoned
- Swr Main Murrieta
- Streets
- Wtr Pump Station
- Wtr Pump Station Polygon
- Wtr Tank
- Wtr Well
- Wtr Treatment Plant
- Wtr Treatment Plant Polygc

Notes

SCALE 1: 3,753

0 — 938 Feet

Map Produced 12/21/2020 By EMWD Staff

PO Box 8300, Perris CA 92572-8300 (951) 928-3777

RECEIPT OF PAYMENT

Contact: DRC ENGINEERING INC. (CORY MACK) - 160 S OLD SPRINGS RD, SUITE 210, ANAHEIM, CA 92808 - (714) 685-6860
Date Paid: 12/21/2020
Project Info: RENDEZVOUS MULTI-FAMILY - PM-31023-
Received By: dumas b

Fees Paid:

Description	Reference Numbers	Amount Owing	Amount Paid
WILL SERVE LETTER REQUEST (MULTI-FAMILY)	WS20200001179	$77.00	$77.00

Amount Tendered: $77.00

Change/Overage: $0.00

Payment Details:	Payment Method	Amount Tendered	Check Number
	CHECK	$77.00	2020

Receipt Number: **2020004818**

****
DUPLICATE DUPLICATE DUPLICATE
EMWD
MAIN OFFICE
PO BOX 8300
PERRIS, CA 92572-8300
951-928-3777
****
Reg# #/Rcpt#: 001-00143912
Accounting Date: Mon, Dec 14, 2020
Date/Time: Fri, Dec 11, 2020 11:10 AM
****
SPORTCV-CHECK - SPORT/CITYVIEW-CHECK
REF#:WSL 944-370-001 THRU 013 DRC ENGINEER
ING INC

ACCT#:3100-26451-300010-0-000 $ 77.00
FEE AMOUNT: ----------
$ 77.00
RECEIPT TOTAL
****
Payment Data

Pmt# :1
Payer :DRC ENGINEERING INC $ 77.00
METHOD :CK
Ref# : 2020
-
****
RECEIPT SUMMARY
****
TOTAL TENDERED $ 77.00
RECEIPT TOTAL $ 77.00

CHANGE DUE $ 0.00
****
HAVE A GREAT DAY
****
DUPLICATE DUPLICATE DUPLICATE
v:1.0.5276

December 22, 2020

Case Planner
County of Riverside
Department of Environmental Health
Post Office Box 7909
Riverside, CA 92513-7909

SUBJECT: WATER AVAILABILITY
PARCEL NOS. 1 THROUGH 8 OF PARCEL MAP NO. 31023
APNS 944-370-001, 944-370-005, 944-370-006, 944-370-007, 944-370-008, 944-370-010, AND 944-370-012
[RENDEZVOUS MULTI-FAMILY, LP]

Dear Case Planner:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (Rancho Water/District). The subject project/property fronts an existing 12-inch diameter water pipeline (1380 Pressure Zone) within Rancho California Road. Please refer to the enclosed exhibit map.

Water service to the subject project/property exists under Account No. 3095910, Location No. 2046417 and Account No. 3095911, Location No. 2046418 (Fire Service exists under Account No. 3095793, Location No. 2046412 and Account No. 3095794, Location No. 2046413 and Landscape Service exists under Account No. 3095897, Location No. 2046416 and Account No. 3099303, Location No. 2046511). Additions or modifications to water service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between Rancho Water and the property owner.

Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Individual water meters will be required for each lot and/or project unit, including separate water services/meters for domestic service, fire service, and landscape irrigation service, as applicable. Beginning in 2018, newly constructed multi-unit residential structures are required to measure the quantity of water supplied to each individual residential dwelling unit.

Where private on-site water facilities (for water service, fire service, irrigation, or other purpose) will cross or will be shared amongst multiple lots/project units **(only by special variance of the Rules and Regulations)**, and/or where such 'common' facilities will be owned and maintained by a Property Owners' Association, Rancho Water requires execution and recordation of a *Reciprocal Easement and Maintenance Agreement* or equivalent document of covenants, codes, and restrictions.

20\KC:hab064\F450\FEG

Water availability is contingent upon the property owner(s) destroying all on-site wells and signing an Agency Agreement that assigns water management rights, if any, to Rancho Water. **In addition, water availability is subject to water supply shortage contingency measures in effect (pursuant to Rancho Water's Water Shortage Contingency Plan or other applicable ordinances and policy), and/or the adoption of a required Water Supply Assessment for the development, as determined by the Lead Agency.**

There is no recycled water currently available within the limits established by Resolution 2007-10-5. Should recycled water become available in the future, the project/property may be required to retrofit its facilities to make use of this availability in accordance with Resolution 2007-10-5. Recycled water service, therefore, would be available upon construction of any required on-site and/or off-site recycled water facilities and the completion of financial arrangements between Rancho Water and the property owner. Requirements for the use of recycled water are available from Rancho Water.

As soon as feasible, and prior to the preparation of California Environmental Quality Act (CEQA) documents, the project proponent should contact Rancho Water for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact Rancho Water for an assessment of project-specific fees and requirements.

Sewer service to the subject project/property, if available, would be provided by Eastern Municipal Water District. If no sewer service is currently available to the subject project/property, all proposed waste discharge systems must comply with the State Water Resources Control Board, health department, and/or other requirements as they relate to the protection of groundwater quality, pursuant to Rancho Water's Groundwater Protection Policy.

If you should have any questions or need additional information, please contact an Engineering Technician at the District office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

K. Crowell

Krisma Crowell
Engineering Technician

Enclosure: Exhibit Map

cc: Jeff Kirshberg, Water Resources Manager
Corry Smith, Engineering Services Supervisor

20\KC:hab064\F450\FEG


8" ACP
RC240 - 1305 Zone
8" ACP
RC240 - 1305 Zone
8" ACP
RC240 - 1305 Zone
24" SCMLC
RC74 - 1305 Zone
24" SCMLC
RC74 - 1305 Zone
RANCHO CALIFORNIA Road
24" SCMLC
RC74 - 1305 Zone
12" PVC
RC986 - 1380 Zone
HUMBER Drive
24" SCMLC
RC74 - 1305 Zone
12" PVC
RC986 - 1380 Zone
NEBULA Lane
6" ACP
RC194 - 1380 Zone
8" ACP
RC194A - 1380 Zone
COSMIC Drive
TWILIGHT Court
6" ACP
RC194A - 1380 Zone
NORTHSTAR Court
6" ACP
RC194A - 1380 Zone
CARINO Place
8" ACP
RC176 - 1380 Zone
AGENA Street
SANTA CECILIA Drive
LEVANDE Place
6" ACP
RC176 - 1380 Zone
VERDADERO Place
Copyright nearmap 2015

Appendix E – Focused Traffic Analysis and Vehicle Miles Traveled Screening Analysis

Rendezvous – Phase II

(Formerly known as Temecula Village Apartments – Phase II)

FOCUSED TRAFFIC ANALYSIS

CITY OF TEMECULA

PREPARED BY:

Aric Evatt, PTP
aevatt@urbanxroads.com
(949) 660-1994 x204

Charlene So, PE
cso@urbanxroads.com
(949) 660-1994 x222

Robert Vu
rvu@urbanxroads.com
(949) 660-1994 x238

OCTOBER 10, 2019 (REVISED NOVEMBER 9, 2020)

TABLE OF CONTENTS

APPENDICES

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LIST OF EXHIBITS

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LIST OF TABLES

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LIST OF ABBREVIATED TERMS

(1)	Reference
ADT	Average Daily Traffic
CA MUTCD	California Manual on Uniform Traffic Control Devices
Caltrans	California Department of Transportation
CMP	Congestion Management Program
DIF	Development Impact Fee
E+P	Existing Plus Project
EA	Existing Plus Ambient Growth
EAP	Existing Plus Ambient Growth Plus Project
EAPC	Existing Plus Ambient Growth Plus Project Plus Cumulative
HCM	Highway Capacity Manual
ITE	Institute of Transportation Engineers
LOS	Level of Service
PDO	Planned Development Overlay
PHF	Peak Hour Factor
Project	Rendezvous – Phase II
RCTC	Riverside County Transportation Commission
RTA	Riverside Transport Authority
TA	Traffic Analysis
TUMF	Transportation Uniform Mitigation Fee
v/c	Volume to Capacity
WRCOG	Western Riverside Council of Governments

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1 INTRODUCTION

This report presents the results of the traffic analysis (TA) for the proposed Rendezvous – Phase II ("Project"), which is located south of Rancho California Road and west of Cosmic Drive in the City of Temecula, as shown on Exhibit 1-1.

The purpose of this TA is to evaluate the potential circulation system deficiencies that may result from the development of the proposed Project, and to recommend improvements to achieve acceptable circulation system operational conditions. As directed by City of Temecula staff, this traffic study has been prepared in accordance with the City of Temecula Traffic Impact Analysis Guidelines, the California Department of Transportation (Caltrans) Guide for the Preparation of Traffic Impact Studies, and consultation with City staff during the scoping process. (1) (2) The approved Project Traffic Study Scoping agreement is provided in Appendix 1.1 of this TA.

1.1 SUMMARY OF FINDINGS

The Project is proposing to construct the following improvements as design features in conjunction with development of the site.

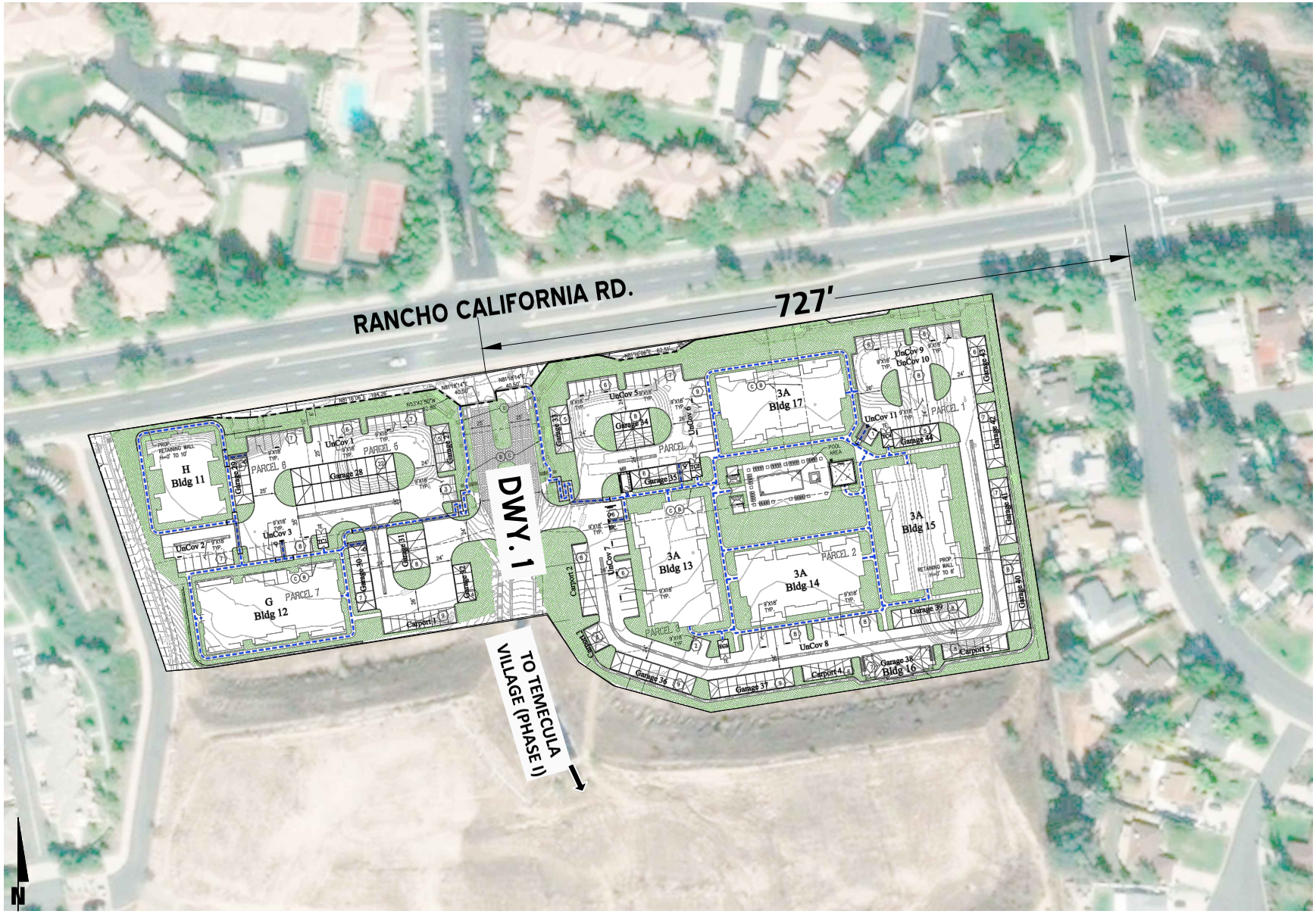
Recommendation 1.1 – ***Driveway 1 & Rancho California Road (#3)*** – The following improvements are necessary to accommodate site access:

- Project to install a traffic signal and construct a northbound left turn lane and shared through-right turn lane. The northbound approach will have a wide median to divide the two directions of travel.

Recommendation 2.1 – ***Rancho California Road*** – Rancho California Road is an east-west oriented roadway located at the northern Project boundary. Rancho California Road appears to be constructed to its ultimate half-section along the Project's frontage on the south side as a Principal Arterial (110-foot right-of-way) in compliance with applicable City of Temecula standards. However, the Project should construct sidewalk improvements and additional curb and gutter improvements to accommodate the proposed access points.

Additional details are provided in Section 1.6 *Recommendations* of this report.

EXHIBIT 1-1: PRELIMINARY SITE PLAN



1.2 PROJECT OVERVIEW

Exhibit 1-1 illustrates the preliminary site plan. The traffic analysis assumes the Project is to include the development of 142 multifamily (mid-rise) residential dwelling units. However, the current site plan for the Project reflects 134 multifamily (mid-rise) residential dwelling units (a reduction of 8 dwelling units). The higher dwelling unit count has been evaluated for the purposes of this traffic analysis in an effort to conduct a conservative analysis and provides flexibility in the event any minor changes occur as part of the final design.

It is anticipated that the Project would be developed in a single phase with an anticipated Opening Year of 2024. For the purpose of this analysis, the following driveway will provide access to the Project site:

- Driveway 1 via Rancho California Road – Full Access

It should be noted that the City of Temecula Fire Department approved the single access point on Rancho California Road to the proposed Project. The approval is provided in Appendix 1.2. Regional access to the Project site is available from the I-15 Freeway and Rancho California Road interchange.

Trips generated by the Project's proposed land uses have been estimated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition, 2017) for Multifamily Housing (Low-Rise, 2 floors) (ITE Land Use Code 220) and Multifamily Housing (Mid-Rise, 3 floors) (ITE Land Use Code 221). (3) The Project generates a total of 792 trip-ends per day on a typical weekday with approximately 52 AM peak hour trips and 64 PM peak hour trips. The assumptions and methods used to estimate the Project's trip generation characteristics are discussed in greater detail in Section 4.1 *Project Trip Generation* of this report.

1.3 ANALYSIS SCENARIOS

For the purposes of this traffic study, potential deficiencies to traffic and circulation have been assessed for each of the following conditions:

- Existing (2019) Conditions
- Existing Plus Project (E+P) Conditions
- Existing Plus Ambient Growth (EA) (2024)
- Existing Plus Ambient Growth Plus Project (EAP) (2024)
- Existing Plus Ambient Growth Plus Project Plus Cumulative Projects (EAPC) (2024)

1.3.1 EXISTING (2019) CONDITIONS

Information for Existing (2019) conditions is disclosed to represent the baseline traffic conditions as they existed at the time this report was prepared.

1.3.2 EXISTING PLUS PROJECT CONDITIONS

The Existing Plus Project (E+P) analysis determines circulation system deficiencies that would occur on the existing roadway system in the scenario of the Project being placed upon Existing

conditions. The E+P analysis is intended to identify the project-specific traffic deficiencies associated solely with the development of the proposed Project based on a comparison of the E+P traffic conditions to Existing (2019) conditions.

1.3.3 EXISTING PLUS AMBIENT GROWTH AND EXISTING PLUS AMBIENT GROWTH PLUS PROJECT (2024) CONDITIONS

The EA and EAP (2024) conditions analyses determines the traffic deficiencies based on a comparison of the EAP (2024) traffic conditions to EA (2024) traffic conditions. To account for background traffic growth, an ambient growth factor of 10.41% to Existing traffic volumes is included for EA and EAP (2024) traffic conditions (2% per year, compounded annually over 5 years). The EAP analysis is intended to identify "Opening Year" deficiencies associated with the development of the proposed Project based on the expected background growth within the study area.

1.3.4 EXISTING PLUS AMBIENT GROWTH PLUS PROJECT PLUS CUMULATIVE (2024) CONDITIONS

The EAPC (2024) traffic conditions analysis determines the potential near-term cumulative circulation system deficiencies. To account for background traffic growth, traffic associated with other known cumulative development projects in conjunction with an ambient growth factor of 10.41% from Existing conditions are included for EAPC (2024) traffic conditions.

1.4 STUDY AREA

To ensure that this TA satisfies the City of Temecula's traffic study requirements, Urban Crossroads, Inc. prepared a traffic study scoping package for review by City staff prior to the preparation of this report. The Agreement provides an outline of the Project study area, trip generation, trip distribution, and analysis methodology and is included in Appendix 1.1.

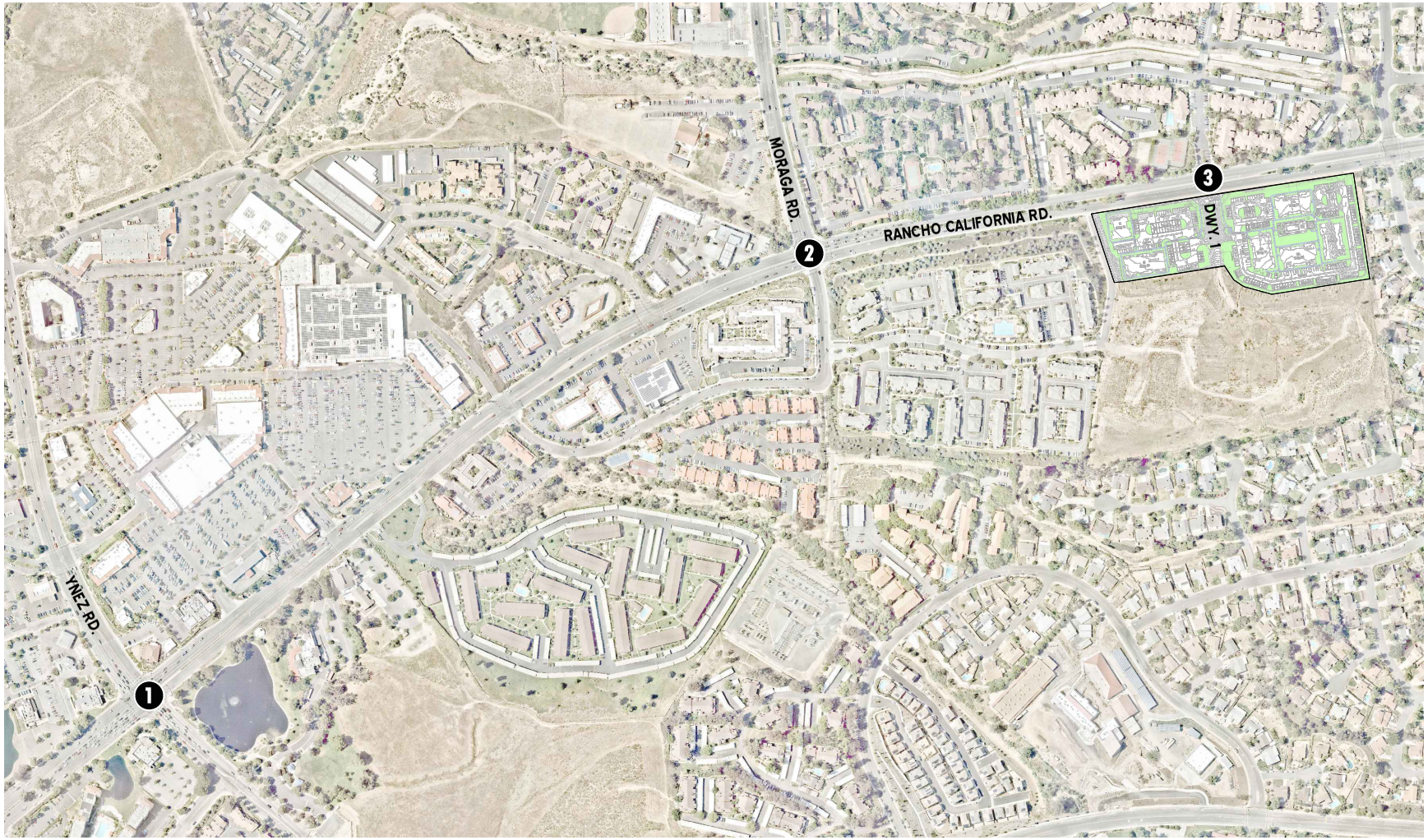
The following 3 study area intersections shown on Exhibit 1-2 and listed in Table 1-1 were selected for this TA based on consultation with City of Temecula staff and have generally been selected based on the "50 peak hour trip" criterion. The "50 peak hour trip" criterion is consistent with the methodology employed by the City of Temecula and County of Riverside, and generally represents a minimum number of trips at which a typical intersection would have the potential to be substantively deficient with a given development proposal. Although each intersection may have unique operating characteristics, this traffic engineering rule of thumb is a widely utilized tool for estimating a potential effected area (i.e., study area).

TABLE 1-1: INTERSECTION ANALYSIS LOCATIONS

ID	Intersection Location	Jurisdiction	CMP?
1	Ynez Rd. & Rancho California Rd.*	Temecula	No
2	Moraga Rd. & Rancho California Rd.	Temecula	No
3	Driveway 1 & Rancho California Rd.	Temecula	No

* Project contributes fewer than 50 peak hour trips to this intersection. Added at the request of City staff.

EXHIBIT 1-2: LOCATION MAP



LEGEND:

1 = EXISTING INTERSECTION ANALYSIS LOCATION

N

URBAN CROSSROADS

The intent of a Congestion Management Program (CMP) is to more directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related deficiencies, and improve air quality. The County of Riverside CMP became effective with the passage of Proposition 111 in 1990 and updated most recently updated in 2011. The Riverside County Transportation Commission (RCTC) adopted the 2011 CMP for the County of Riverside in December 2011. (4) None of the study area intersections are identified as CMP facilities in the Riverside County CMP.

1.5 ANALYSIS FINDINGS

This section provides a summary of analysis results for E+P, EA (2024), EAP (2024), and EAPC (2024) traffic conditions. A summary of level of service (LOS) results for all analysis scenarios is presented on Exhibit 1-3.

1.5.1 E+P CONDITIONS

The intersection of Ynez Road and Rancho California Road is anticipated to operate at an unacceptable LOS during the peak hours, consistent with Existing (2019) traffic conditions. However, the Project is anticipated to increase the delay by less than 2.0 seconds and contributes less than 50 peak hour trips to this intersection. Consistent with the City of Temecula traffic analysis guidelines, the deficiency is considered less than significant. As such, no improvements have been recommended. The Project will install a traffic signal at Driveway 1 on Rancho California Road as part of the Project, as such, the Existing deficiency at this location is eliminated.

1.5.2 EA (2024) CONDITIONS

The intersection of Ynez Road and Rancho California Road is anticipated to continue to operate at an unacceptable LOS during the peak hours under EA (2024) traffic conditions.

1.5.3 EAP (2024) CONDITIONS

The intersection of Ynez Road and Rancho California Road is anticipated to continue to operate at an unacceptable LOS during the peak hours with the addition of Project traffic. However, the Project is anticipated to increase the delay by less than 2.0 seconds and the Project contributes less than 50 peak hour trips to this intersection. Consistent with the City of Temecula traffic analysis guidelines, the deficiency is considered less than significant. As such, no improvements have been recommended.

1.5.4 EAPC (2024) CONDITIONS

The intersection of Ynez Road and Rancho California Road is anticipated to continue to operate at an unacceptable LOS during the peak hours. However, the Project contributes less than 50 peak hour trips to this intersection. As such, the deficiency is considered less than significant, and no improvements have been recommended.

EXHIBIT 1-3: SUMMARY OF DEFICIENT INTERSECTIONS BY ANALYSIS SCENARIO

#	Intersection	Existing (2019)	E+P	EA (2024)	EAP (2024)	EAPC (2024)
1	Ynez Rd. & Rancho California Rd.					
2	Moraga Rd. & Rancho California Rd.					
3	Dwy. 1 & Rancho California Rd.					

LEGEND:

- AM PEAK HOUR
- PM PEAK HOUR
- LOS A-D
- LOS E
- LOS F

1.6 RECOMMENDATIONS

The following recommendations are based on the improvements needed to accommodate site access. Exhibit 1-4 shows the site adjacent recommendations.

Recommendation 1.1 – ***Driveway 1 & Rancho California Road (#3)*** – The following improvements are necessary to accommodate site access:

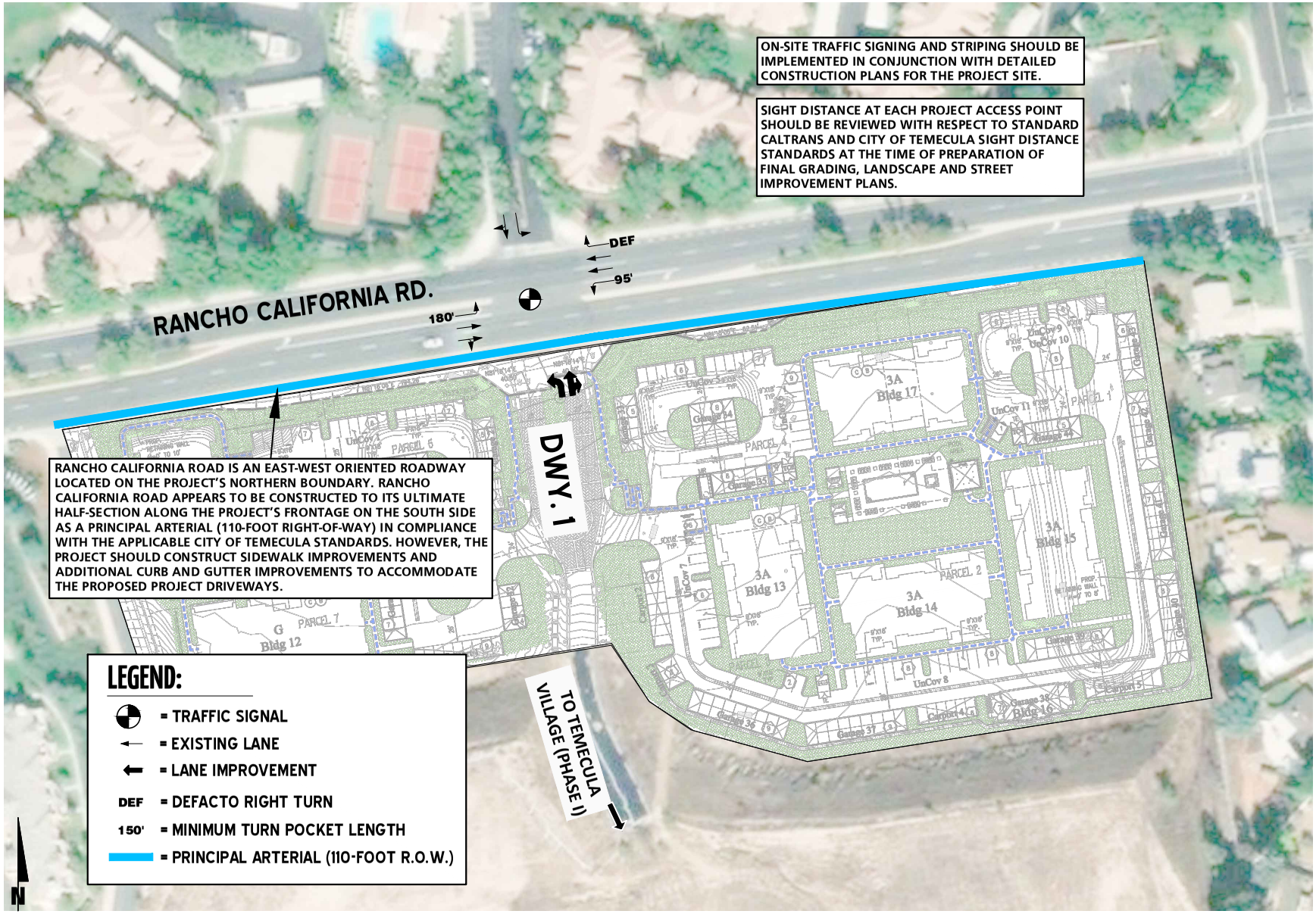
- Project to install a traffic signal and construct a northbound left turn lane and shared through-right turn lane. The northbound approach will have a wide median to divide the two directions of travel.

Recommendation 2.1 – ***Rancho California Road*** – Rancho California Road is an east-west oriented roadway located at the northern Project boundary. Rancho California Road appears to be constructed to its ultimate half-section along the Project's frontage on the south side as a Principal Arterial (110-foot right-of-way) in compliance with applicable City of Temecula standards. However, the Project should construct sidewalk improvements and additional curb and gutter improvements to accommodate the proposed Project driveways.

Wherever necessary, roadways adjacent to the Project, site access points and site-adjacent intersections will be constructed to be consistent with the identified roadway classifications and respective cross-sections in the City of Temecula General Plan Circulation Element.

On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the Project site.

EXHIBIT 1-4: SITE ADJACENT ROADWAY AND SITE ACCESS RECOMMENDATIONS



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2 METHODOLOGIES

This section of the report presents the methodologies used to perform the traffic analyses summarized in this report. The methodologies described are generally consistent with City of Temecula traffic study guidelines.

2.1 LEVEL OF SERVICE

Traffic operations of roadway facilities are described using the term "Level of Service" (LOS). LOS is a qualitative description of traffic flow based on several factors such as speed, travel time, delay, and freedom to maneuver. Six levels are typically defined ranging from LOS A, representing completely free-flow conditions, to LOS F, representing breakdown in flow resulting in stop-and-go conditions. LOS E represents operations at or near capacity, an unstable level where vehicles are operating with the minimum spacing for maintaining uniform flow.

2.2 INTERSECTION CAPACITY ANALYSIS

The definitions of LOS for interrupted traffic flow (flow restrained by the existence of traffic signals and other traffic control devices) differ slightly depending on the type of traffic control. The LOS is typically dependent on the quality of traffic flow at the intersections along a roadway. The Highway Capacity Manual (HCM), 6th Edition, methodology expresses the LOS at an intersection in terms of delay time for the various intersection approaches. (5) The HCM uses different procedures depending on the type of intersection control.

2.2.1 SIGNALIZED INTERSECTIONS

The City of Temecula requires signalized intersection operations analysis based on the methodology described in the HCM. (5) Intersection LOS operations are based on an intersection's average control delay. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. For signalized intersections LOS is directly related to the average control delay per vehicle and is correlated to a LOS designation as described in Table 2-1.

TABLE 2-1: SIGNALIZED INTERSECTION LOS THRESHOLDS

Description	Average Control Delay (Seconds), V/C ≤ 1.0	Level of Service, V/C ≤ 1.0	Level of Service, V/C > 1.0
Operations with very low delay occurring with favorable progression and/or short cycle length.	0 to 10.00	A	F
Operations with low delay occurring with good progression and/or short cycle lengths.	10.01 to 20.00	B	F
Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	20.01 to 35.00	C	F
Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	35.01 to 55.00	D	F
Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	55.01 to 80.00	E	F
Operation with delays unacceptable to most drivers occurring due to over saturation, poor progression, or very long cycle lengths.	80.01 and up	F	F

Source: HCM (6th Edition)

Consistent with City of Temecula traffic analysis guidelines, a saturation flow rate of 1800 has been utilized for all study area intersections. The traffic modeling and signal timing optimization software package Synchro (Version 10) has been utilized to analyze signalized intersections.

The peak hour traffic volumes have been adjusted using a peak hour factor (PHF) to reflect peak 15-minute volumes. Common practice for LOS analysis is to use a peak 15-minute rate of flow. However, flow rates are typically expressed in vehicles per hour. The PHF is the relationship between the peak 15-minute flow rate and the full hourly volume (e.g. PHF = [Hourly Volume] / [4 x Peak 15-minute Flow Rate]). The use of a 15-minute PHF produces a more detailed analysis as compared to analyzing vehicles per hour. Existing PHFs have been used for all near-term analysis scenarios. Per the HCM, PHF values over 0.95 often are indicative of high traffic volumes with capacity constraints on peak hour flows while lower PHF values are indicative of greater variability of flow during the peak hour. (5)

2.2.2 UNSIGNALIZED INTERSECTIONS

The City of Temecula requires the operations of unsignalized intersections be evaluated using the methodology described in the HCM. (5) The LOS rating is based on the weighted average control delay expressed in seconds per vehicle (see Table 2-2).

TABLE 2-2: UNSIGNALIZED INTERSECTION LOS THRESHOLDS

Description	Average Control Delay Per Vehicle (Seconds)	Level of Service, V/C ≤ 1.0	Level of Service, V/C > 1.0
Little or no delays.	0 to 10.00	A	F
Short traffic delays.	10.01 to 15.00	B	F
Average traffic delays.	15.01 to 25.00	C	F
Long traffic delays.	25.01 to 35.00	D	F
Very long traffic delays.	35.01 to 50.00	E	F
Extreme traffic delays with intersection capacity exceeded.	> 50.00	F	F

Source: HCM (6th Edition)

At two-way or side-street stop-controlled intersections, LOS is calculated for each controlled movement and for the left turn movement from the major street, as well as for the intersection as a whole. For approaches composed of a single lane, the delay is computed as the average of all movements in that lane. For all-way stop controlled intersections, LOS is computed for the intersection as a whole.

2.3 TRAFFIC SIGNAL WARRANT ANALYSIS METHODOLOGY

The term "signal warrants" refers to the list of established criteria used by Caltrans and other public agencies to quantitatively justify or ascertain the potential need for installation of a traffic signal at an otherwise unsignalized intersection. This TA update uses the signal warrant criteria presented in the latest edition of the Caltrans' California Manual on Uniform Traffic Control Devices (CA MUTCD), for all study area intersections. (6)

The signal warrant criteria for Existing study area intersections are based upon several factors, including volume of vehicular and pedestrian traffic, frequency of accidents, and location of school areas. The CA MUTCD indicates that the installation of a traffic signal should be considered if one or more of the signal warrants are met. (6) Specifically, this TA update utilizes the Peak Hour Volume-based Warrant 3 as the appropriate representative traffic signal warrant analysis for existing traffic conditions. Warrant 3 is appropriate to use for this TA update because it provides specialized warrant criteria for intersections with rural characteristics (e.g. located in communities with populations of less than 10,000 persons or with adjacent major streets operating above 40 miles per hour). For the purposes of this study, the speed limit was the basis for determining whether Urban or Rural warrants were used for a given intersection.

As shown in Table 2-3, traffic signal warrant analyses were performed for the following unsignalized study area intersection during the peak weekday conditions wherein the Project is anticipated to contribute the highest trips:

TABLE 2-3: TRAFFIC SIGNAL WARRANT ANALYSIS LOCATIONS

ID	Intersection Location	Jurisdiction
3	Driveway 1 & Rancho California Rd.	Temecula

The Existing conditions traffic signal warrant analysis is presented in the subsequent section, Section 3 *Area Conditions* of this report. The traffic signal warrant analyses for future conditions are presented in Section 5 *E+P Traffic Conditions,* Section 6 *EA and EAP (2024) Traffic Conditions,* and Section 7 *EAPC (2024) Traffic Conditions* of this report.

It is important to note that a signal warrant defines the minimum condition under which the installation of a traffic signal might be warranted. Meeting this threshold condition does not require that a traffic control signal be installed at a particular location, but rather, that other traffic factors and conditions be evaluated in order to determine whether the signal is truly justified. It should also be noted that signal warrants do not necessarily correlate with LOS. An intersection may satisfy a signal warrant condition and operate at or above acceptable LOS or operate below acceptable LOS and not meet a signal warrant.

2.4 MINIMUM ACCEPTABLE LEVELS OF SERVICE (LOS) AND INTERSECTION DEFICIENCY CRITERIA

In accordance with the City's General Plan Circulation Element and TA Guidelines, LOS "D" or better shall be maintained at all study area intersections.

2.5 THRESHOLDS OF SIGNIFICANCE

The City of Temecula identifies significant deficiencies and required contributions towards deficiencies based on the following:

- All study area intersections or study area roadway links that do not achieve the required LOS, shall be reanalyzed using the proposed mitigation measures to determine if the required LOS can be achieved.
- If added project traffic causes an increase in delay of 2.0 seconds or more at intersections operating at LOS "E" or "F", it shall be considered a significant deficiency and mitigation measures will be required to reduce the delay to pre-project or acceptable conditions.

3 AREA CONDITIONS

This section provides a summary of the existing circulation network, the City of Temecula General Plan Circulation Network, and a review of existing peak hour intersection operations and traffic signal warrant analyses.

3.1 EXISTING CIRCULATION NETWORK

Pursuant to the agreement with City of Temecula staff (Appendix 1.1), the study area includes a total of 3 existing intersections as shown previously on Exhibit 1-2. Exhibit 3-1 illustrates the study area intersections located near the proposed Project and identifies the number of through traffic lanes for existing roadways and intersection traffic controls.

3.2 CITY OF TEMECULA GENERAL PLAN CIRCULATION ELEMENT

As noted previously, the Project site is located within the City of Temecula. The roadway classifications and planned (ultimate) roadway cross-sections of the major roadways within the study area, as identified on the City of Temecula General Plan Circulation Element, are described subsequently. Exhibit 3-2 shows the City of Temecula General Plan Circulation Element, and Exhibit 3-3 illustrates the City of Temecula General Plan roadway cross-sections.

Study area roadways that are classified as an Urban Arterial are identified as having four lanes of travel in each direction. The following study area roadway within the City of Temecula is classified as an Urban Arterial:

- Rancho California Road (between Ynez Road and Old Town Front Street)

Study area roadways that are classified as Principal Arterials are identified as having three lanes of travel in each direction. The following study area roadways within the City of Temecula are classified as a Principal Arterial:

- Rancho California Road (between Ynez Road and Margarita Road)
- Ynez Road (between Rancho Vista Road and Winchester Road)

Study area roadways that are classified as Secondary Arterials are identified as having two lanes of travel in each direction. The following study area roadway within the City of Temecula is classified as a Secondary Arterial:

- Moraga Road

EXHIBIT 3-1: EXISTING NUMBER OF THROUGH LANES AND INTERSECTION CONTROLS

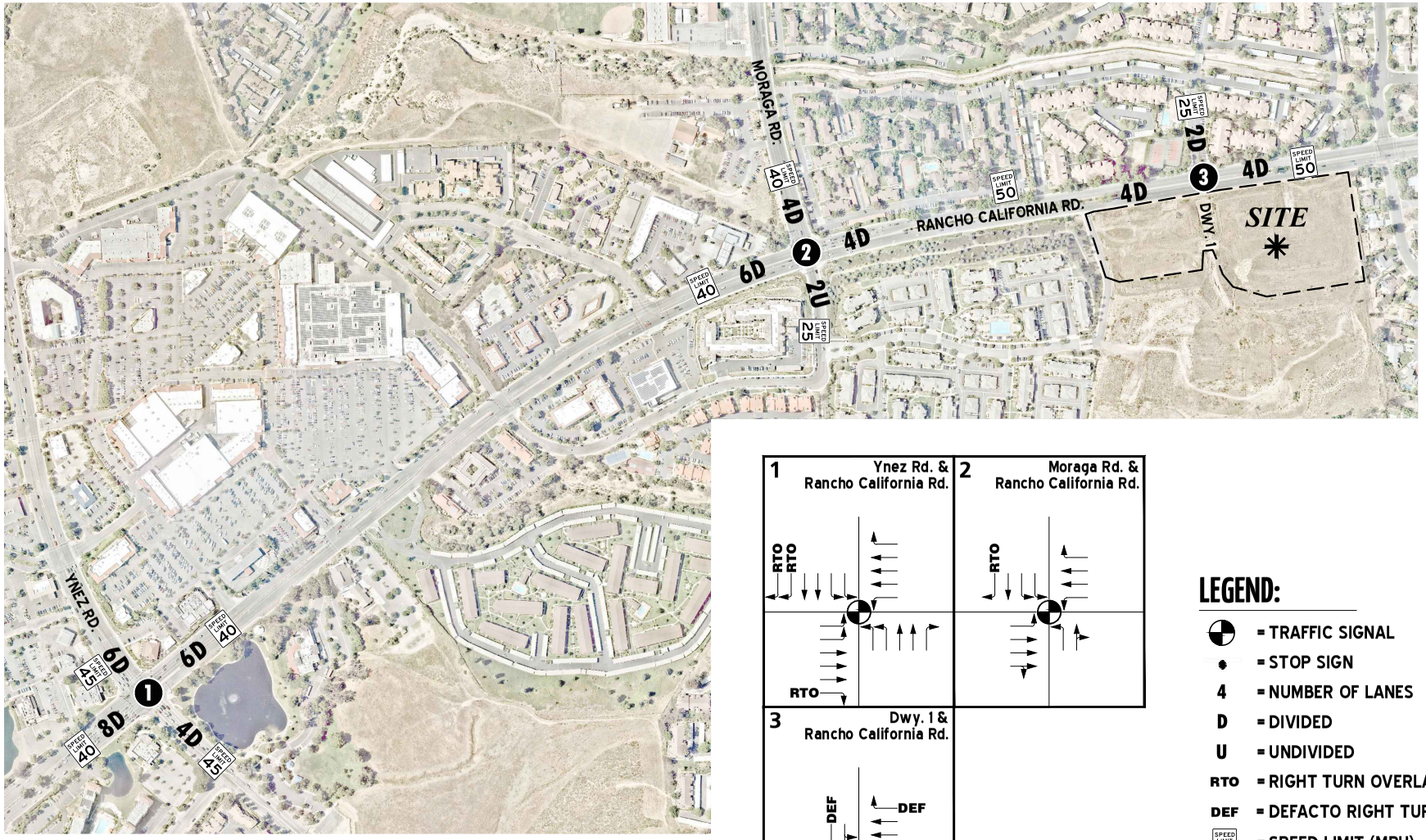

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EXHIBIT 3-2: CITY OF TEMECULA GENERAL PLAN CIRCULATION ELEMENT

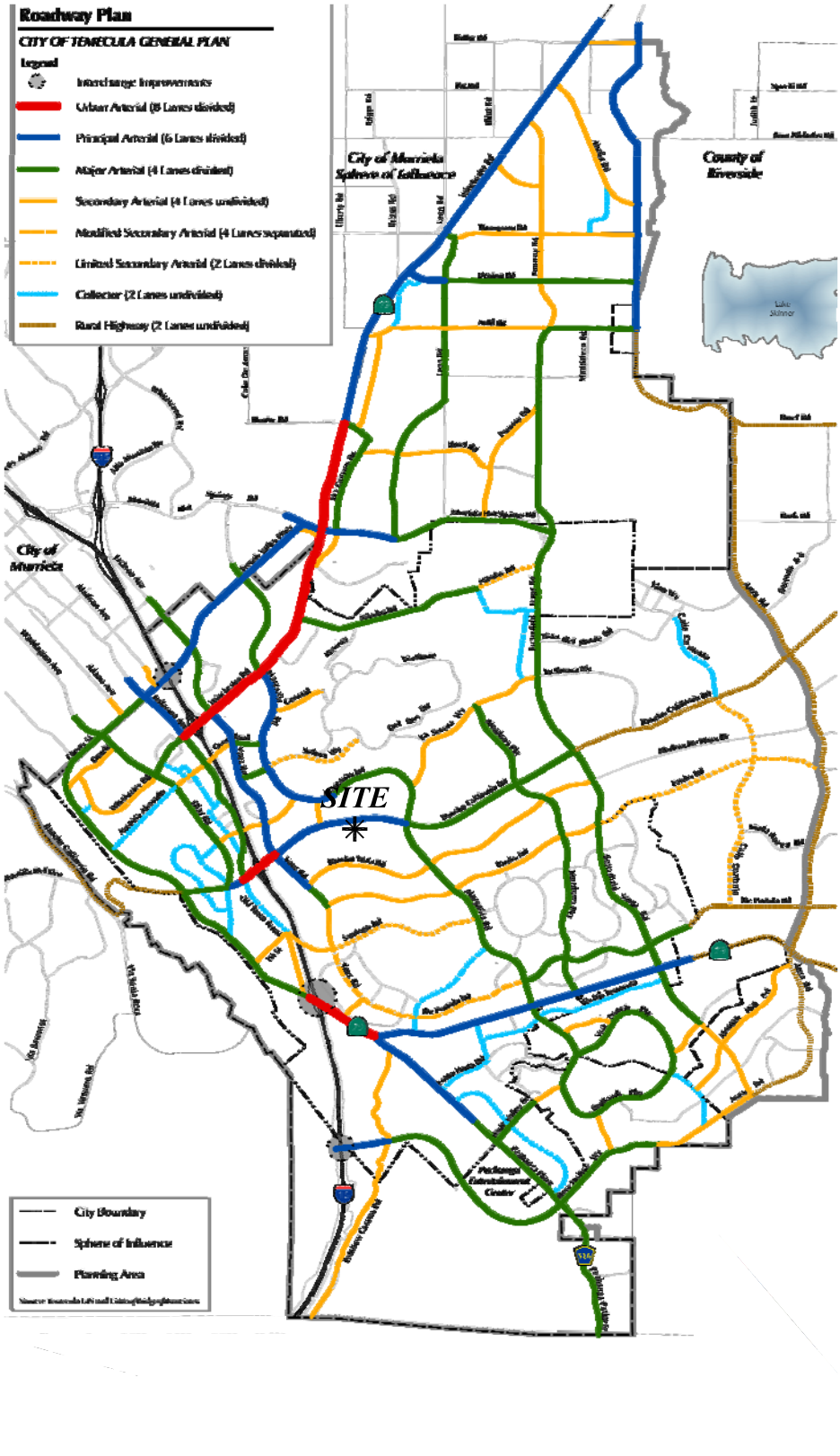

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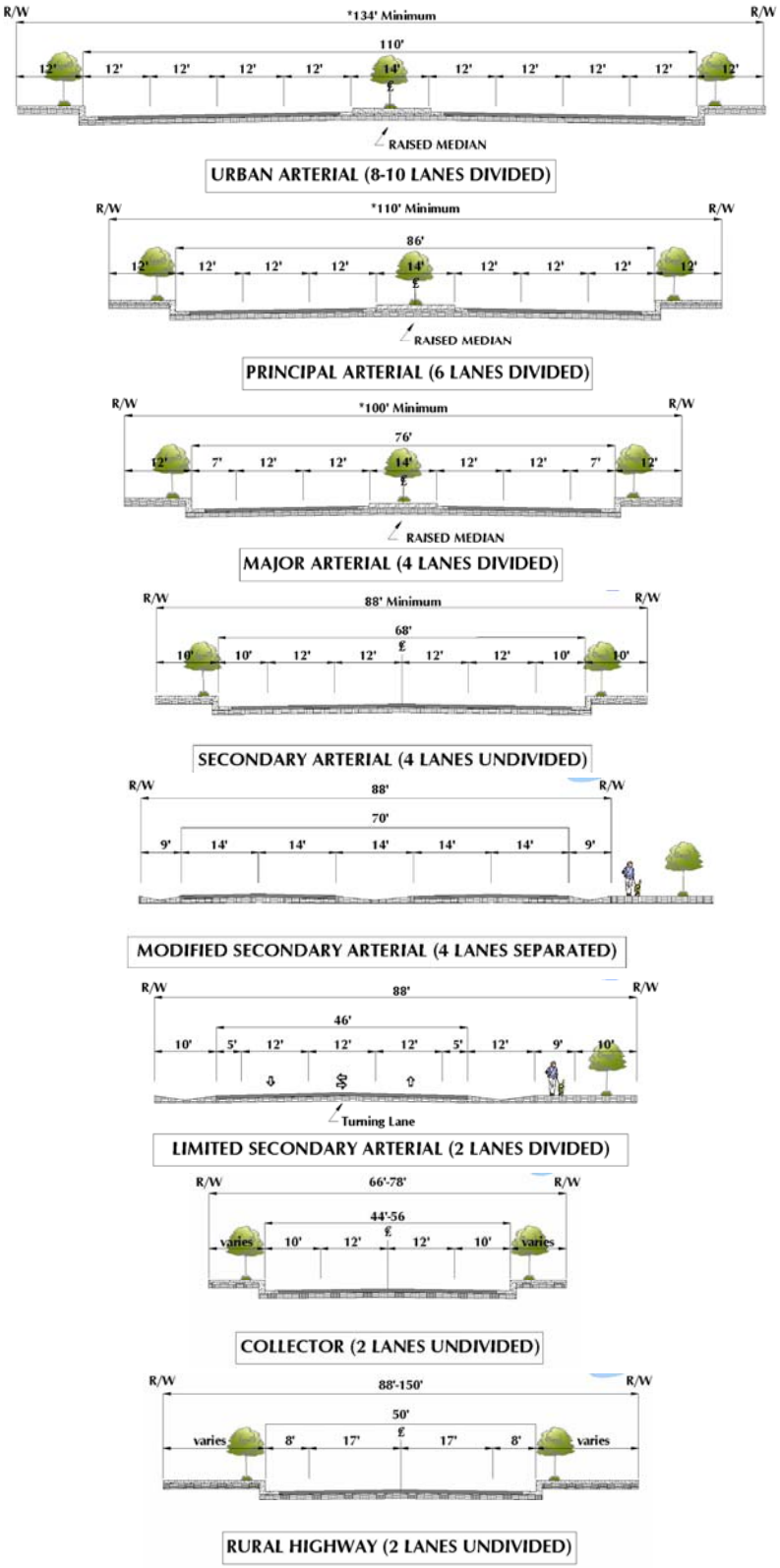
EXHIBIT 3-3: CITY OF TEMECULA GENERAL PLAN ROADWAY CROSS-SECTIONS



3.3 BICYCLE AND PEDESTRIAN FACILITIES

The City of Temecula General Plan Trails and Bikeways are shown on Exhibit 3-4. There are currently Class 2 bike lanes along Moraga Road and the Project's frontage on Rancho California Road, east of Moraga Road. There are planned Class 2 bike lanes along Ynez Road and Rancho California Road, from Ynez Road to east of Moraga Road. There are also planned multi-use trails along Moraga Road and Rancho California Road, east of Moraga Road.

Existing pedestrian facilities within the study area are shown on Exhibit 3-5. Field observations conducted in August 2019 indicate nominal pedestrian and bicycle activity within the study area.

3.4 TRANSIT SERVICE

The Riverside Transit Authority (RTA) currently serves the City of Temecula. Transit service is reviewed and updated by RTA periodically to address ridership, budget, and community demand needs. Based on a review of the existing transit routes within the vicinity of the proposed Project, RTA Route 24 currently operates on Rancho California Road and would likely serve the Project site. RTA Route 202 also runs along Rancho California Road and Ynez Road. Existing transit routes in the vicinity of the study area are illustrated on Exhibit 3-6. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate. As such, it is recommended that the applicant work in conjunction with RTA to potentially provide additional bus service to the site.

3.5 EXISTING (2019) TRAFFIC COUNTS

The intersection LOS analysis is based on the traffic volumes observed during the peak hour conditions using traffic count data collected in August 2019. The following peak hours were selected for analysis:

- Weekday AM Peak Hour (peak hour between 7:00 AM and 9:00 AM)
- Weekday PM Peak Hour (peak hour between 4:00 PM and 6:00 PM)

The weekday AM and weekday PM peak hour count data are representative of typical weekday peak hour traffic conditions in the study area. There were no observations made in the field that would indicate atypical traffic conditions on the count dates, such as construction activity or detour routes and near-by schools were in session and operating on normal schedules. The raw manual peak hour turning movement traffic count data sheets are included in Appendix 3.1.

EXHIBIT 3-4: CITY OF TEMECULA GENERAL PLAN TRAILS AND BIKEWAYS

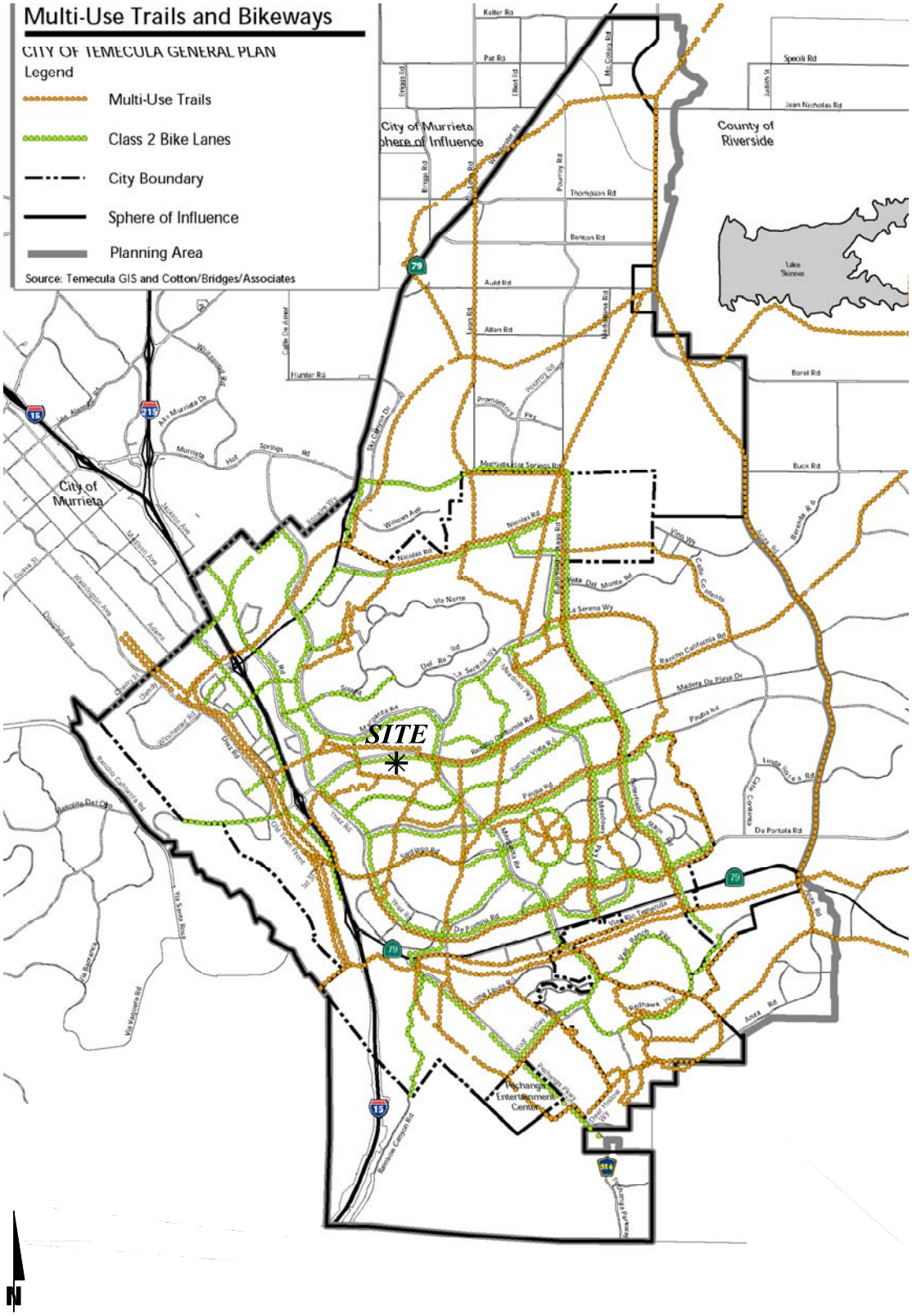


EXHIBIT 3-5: EXISTING PEDESTRIAN FACILITIES

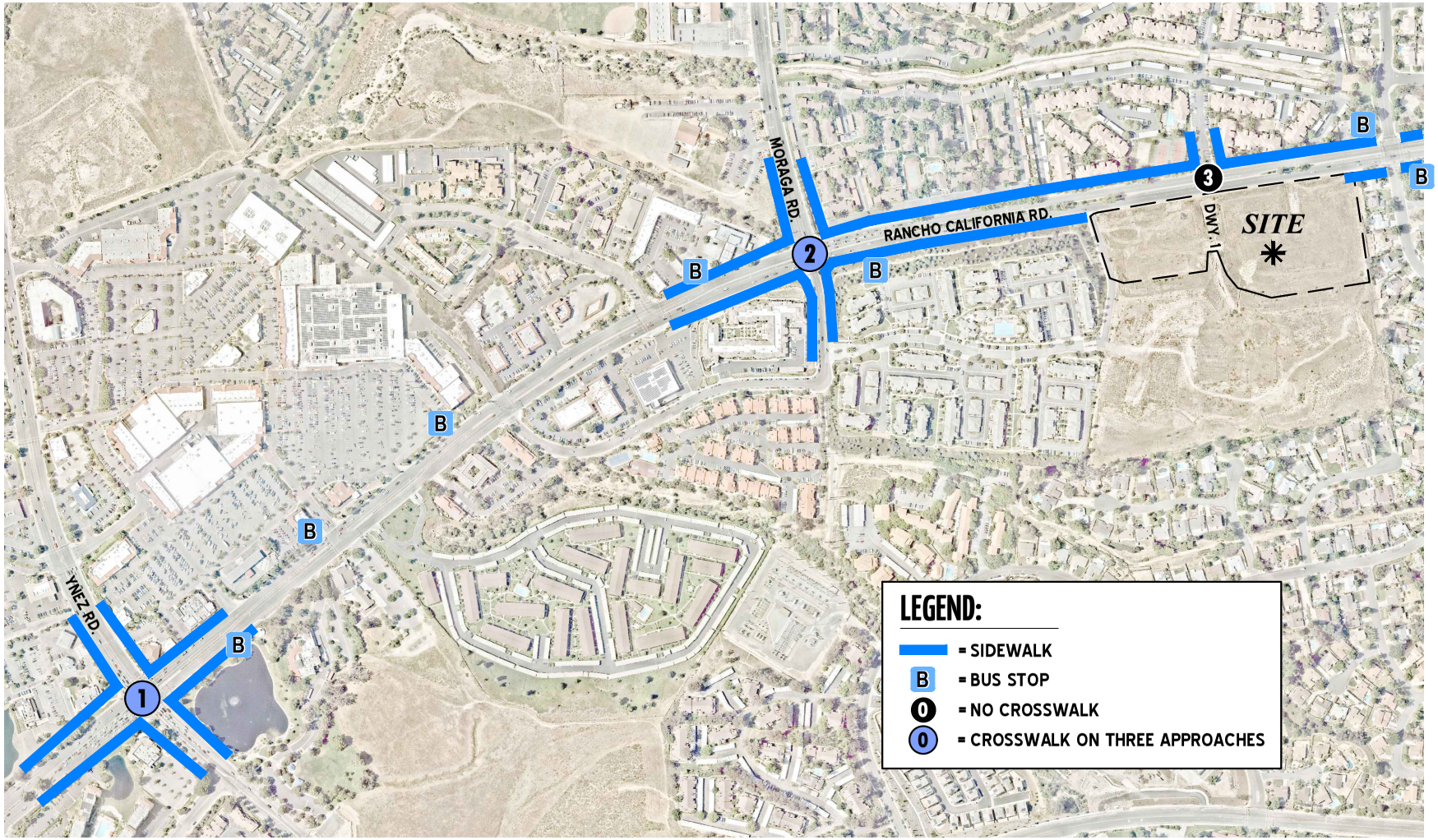
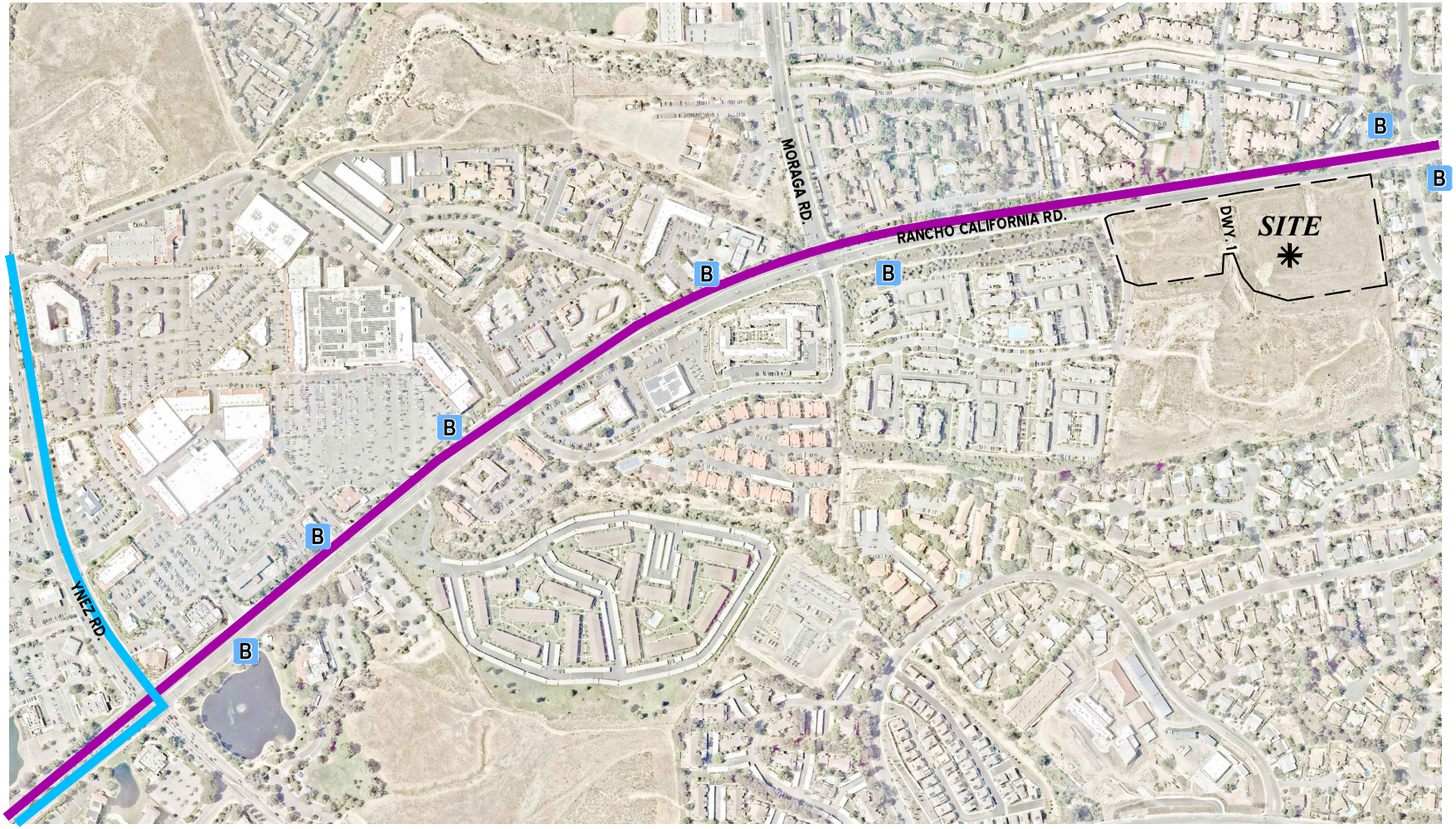


EXHIBIT 3-6: EXISTING TRANSIT ROUTES



URBAN CROSSROADS

Existing weekday Average Daily Traffic (ADT) volumes are shown on Exhibit 3-7. Where actual 24-hour tube count data was not available, Existing ADT volumes were based upon factored intersection peak hour counts collected by Urban Crossroads, Inc. using the following formula for each intersection leg:

Weekday PM Peak Hour (Approach Volume + Exit Volume) x 12.45 = Leg Volume

A comparison of the PM peak hour and daily traffic volumes of various roadway segments within the study area indicated that the peak-to-daily relationship is approximately 8.03 percent. As such, the above equation utilizing a factor of 12.45 estimates the ADT volumes on the study area roadway segments assuming a peak-to-daily relationship of approximately 8.03 percent (i.e., 1/0.0803 = 12.45) and was assumed to sufficiently estimate ADT volumes for planning-level analyses. Existing weekday AM and weekday PM peak hour intersection volumes are also shown on Exhibit 3-7.

3.6 INTERSECTION OPERATIONS ANALYSIS

Existing peak hour traffic operations have been evaluated for the study area intersections based on the analysis methodologies presented in Section 2.2 *Intersection Capacity Analysis* of this report. The intersection operations analysis results are summarized in Table 3-1, which indicates that the following existing study area intersections are currently operating at unacceptable LOS during the peak hours under Existing (2019) traffic conditions:

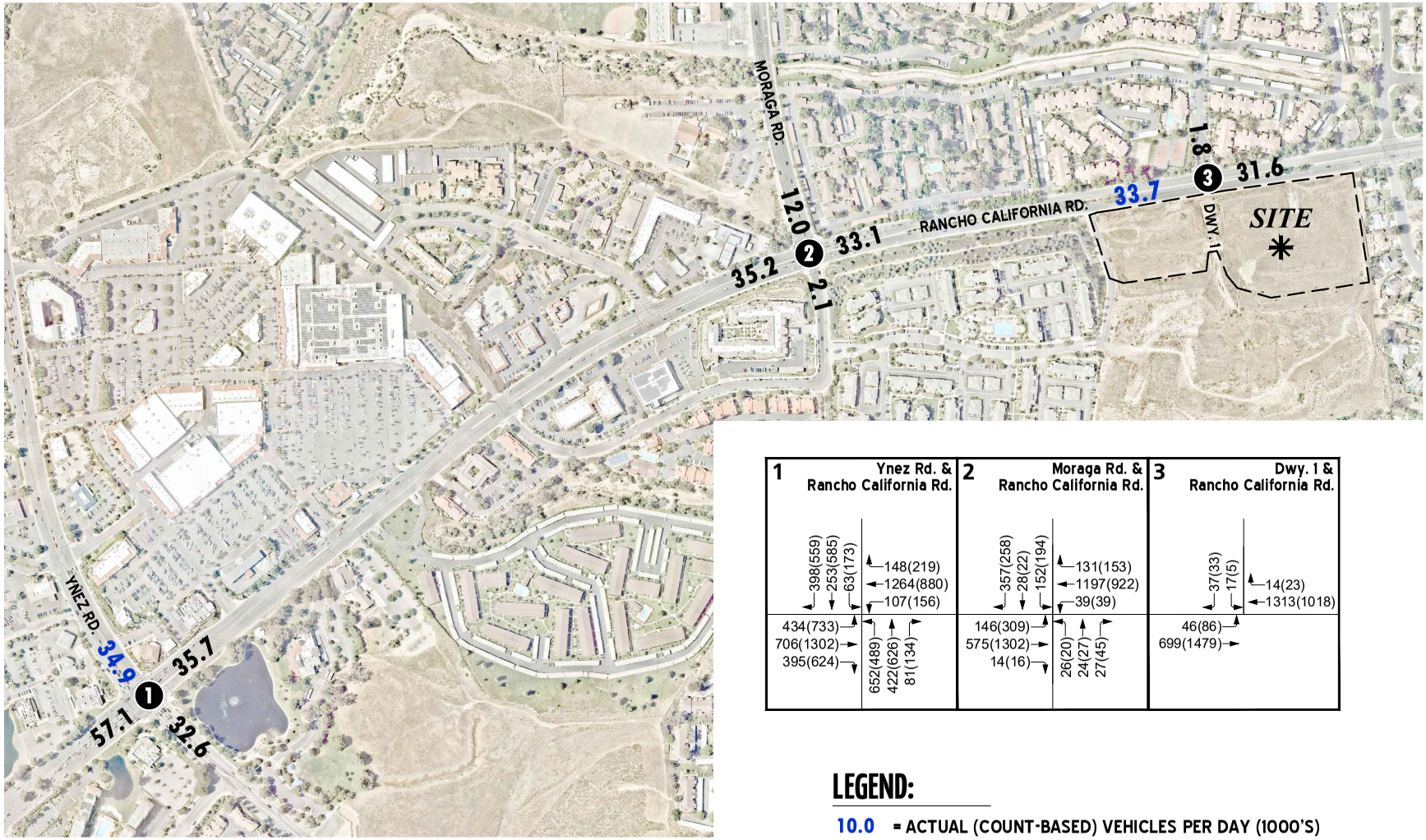
- Ynez Road & Rancho California Road (#1) – LOS E AM and PM peak hours
- Driveway 1 & Rancho California Road (#3) – LOS E AM and PM peak hours

Consistent with Table 3-1, a summary of the peak hour intersection LOS for Existing (2019) traffic conditions is shown on Exhibit 3-8. The intersection operations analysis worksheets are included in Appendix 3.2 of this TA.

3.7 TRAFFIC SIGNAL WARRANTS ANALYSIS

Traffic signal warrants for Existing (2019) traffic conditions are based on existing peak hour intersection turning volumes. There are no unsignalized study area intersections that currently warrant a traffic signal for Existing (2019) traffic conditions. Existing (2019) conditions traffic signal warrant analysis worksheets are provided in Appendix 3.3.

EXHIBIT 3-7: EXISTING (2019) TRAFFIC VOLUMES



1 Ynez Rd. & Rancho California Rd.	2 Moraga Rd. & Rancho California Rd.	3 Dwy. 1 & Rancho California Rd.
398(559), 253(585), 63(173) → 148(219), 1264(880), 107(156)	357(258), 28(22), 152(194) → 131(153), 1197(922), 39(39)	37(33), 17(5) → 14(23), 1313(1018)
434(733), 706(1302), 395(624) → 652(489), 422(626), 81(134)	146(309), 575(1302), 14(16) → 26(20), 24(27), 27(45)	46(86), 699(1479) →

LEGEND:

10.0 = ACTUAL (COUNT-BASED) VEHICLES PER DAY (1000'S)
10.0 = ESTIMATED VEHICLES PER DAY (1000'S)
10(10) = AM(PM) PEAK HOUR INTERSECTION VOLUMES

EXHIBIT 3-8: EXISTING (2019) SUMMARY OF LOS

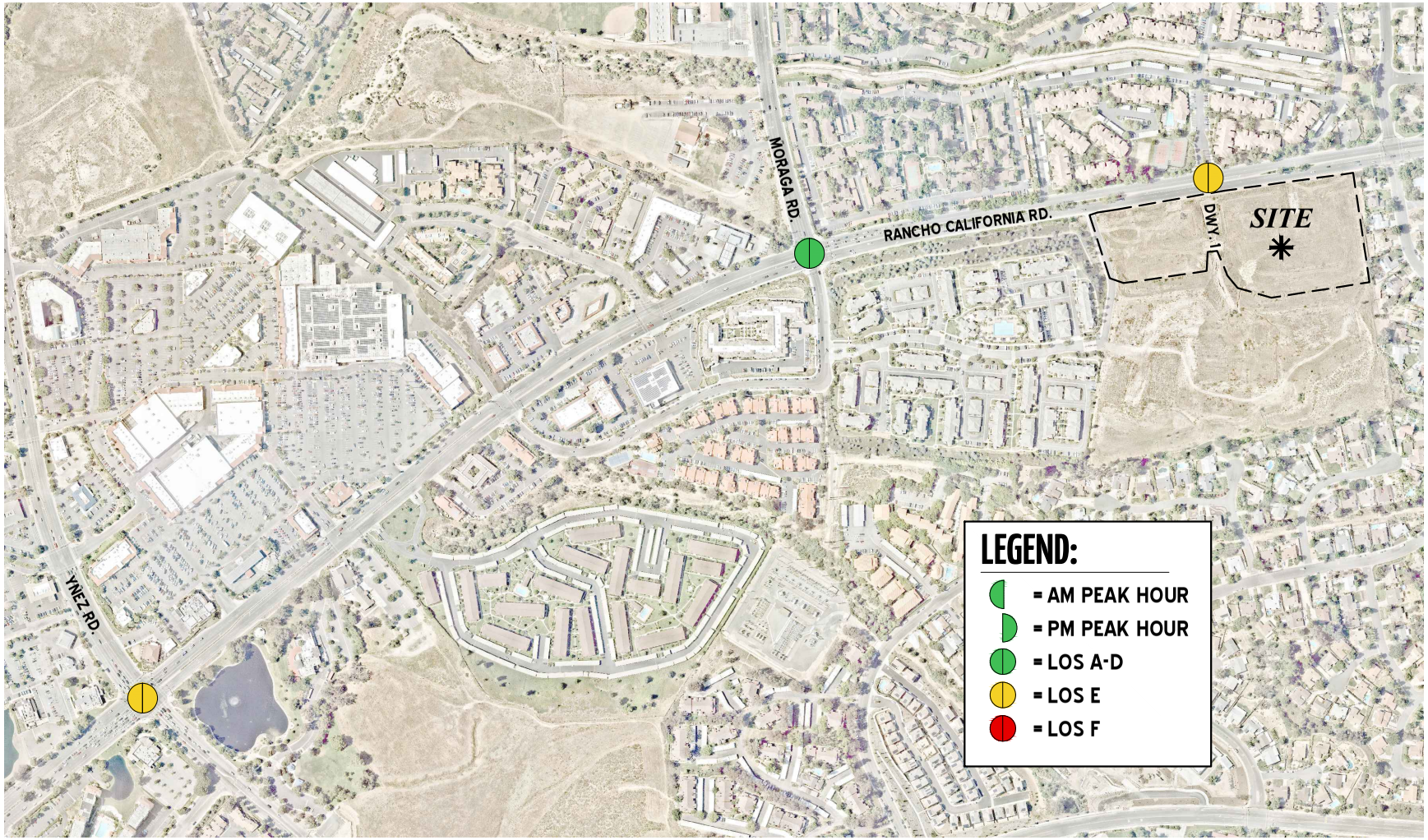


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Table 3-1

Intersection Analysis for Existing (2019) Conditions

#	Intersection	Traffic Control[3]	Intersection Approach Lanes[1]												Delay[2] (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound						
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM
1	Ynez Rd. & Rancho California Rd.	TS	2	2	1	2	2	2>	2	3	1>	1	3	1	**55.7**	**71.1**	**E**	**E**
2	Moraga Rd. & Rancho California Rd.	TS	1	1	0	2	1	1>	1	3	0	1	2	1	33.1	34.6	C	C
3	Driveway 1 & Rancho California Rd.	CSS	0	0	0	0	1	d	1	2	0	1	2	d	**46.8**	**39.7**	**E**	**E**

* **BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

[1] When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing; d = Defacto Right Turn Lane

[2] Per the Highway Capacity Manual (HCM) (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[3] TS = Traffic Signal; CSS = Cross-Street Stop

4 PROJECTED FUTURE TRAFFIC

This section presents the traffic volumes estimated to be generated by the Project's trip assignment onto the study area roadway network. The traffic analysis assumes the Project is to include the development of 142 multifamily (mid-rise) residential dwelling units. However, the current site plan for the Project reflects 134 multifamily (mid-rise) residential dwelling units (a reduction of 8 dwelling units). The higher dwelling unit count has been evaluated for the purposes of this traffic analysis in an effort to conduct a conservative analysis and provides flexibility in the event any minor changes occur as part of the final design. It is anticipated that the Project would be developed in a single phase with an anticipated Opening Year of 2024. For the purpose of this analysis, the following driveways will provide access to the Project site:

- Driveway 1 via Rancho California Road – Full Access

Regional access to the Project site is available from the I-15 Freeway and Rancho California Road interchange.

4.1 PROJECT TRIP GENERATION

Trip generation represents the amount of traffic which is both attracted to and produced by a development. Determining traffic generation for a specific project is therefore based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses being proposed for a given development.

4.1.1 PROPOSED PROJECT

Trip generation rates used to estimate Project traffic are shown in Table 4-1. A summary of the Project's trip generation is also shown in Table 4-1. The trip generation rates used for this analysis are based upon information collected by the ITE as provided in their Trip Generation Manual (10th Edition, 2017) for Multifamily Housing (Low-Rise, 2 floors) (ITE Land Use Code 220) and Multifamily Housing (Mid-Rise, 3 floors) (ITE Land Use Code 221). (3) As shown in Table 4-1, the proposed Project is anticipated to generate a net total of 792 trip-ends per day with 52 AM peak hour trips and 64 PM peak hour trips.

4.1.2 CURRENTLY ADOPTED LAND USE

The Project site is located on 7.61 acres within Sub Areas A and B in the Planned Development Overlay (PDO-5). The currently adopted land use within Sub Areas A and B of PDO-5 includes 17,100 square feet of shopping center use, 6,000 square feet of high turnover (sit-down) restaurant use, 36,000 square feet of general office use, 9,800 square foot day care center, and a 12-vehicle fueling position gas station. The trip generation for the currently adopted uses is shown in Table 4-2, based on the ITE Trip Generation Manual, 10th Edition, trip generation rates. The currently adopted land uses would generate 2,266 trips per day, with 219 trips generated during the AM peak hour and 282 trips generated during the PM peak hour.

Table 4-1

Trip Generation Summary: Proposed Project

Land Use	Units[2]	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Rates[1]									
Multifamily Housing (Low-Rise) (1-2 Floors)	DU	220	0.11	0.35	0.46	0.35	0.21	0.56	7.32
Multifamily Housing (Mid-Rise) (3-10 Floors)	DU	221	0.09	0.27	0.36	0.27	0.17	0.44	5.44

Temecula Village Apartments	Quantity	Units[2]	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation Summary									
Multifamily Housing (Mid-Rise)	DU	132	12	35	47	35	23	58	718
Multifamily Housing (Low-Rise)	DU	10	1	4	5	4	2	6	74
TOTAL	**DU**	**142**	**13**	**39**	**52**	**39**	**25**	**64**	**792**

[1] Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

[2] DU = Dwelling Units

Table 4-2

Trip Generation Summary: Currently Adopted Land Use

Land Use	Units[1]	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Rates[2]									
Day Care Center	TSF	565	5.83	5.17	11.00	5.23	5.89	11.12	47.62
General Office	TSF	710	1.00	0.16	1.16	0.18	0.97	1.15	9.74
Shopping Center	TSF	820	0.58	0.36	0.94	1.83	1.98	3.81	37.75
High Turnover (Sit-Down) Restaurant	TSF	932	5.47	4.47	9.94	6.06	3.71	9.77	112.18
Gas Station with Convenience Market	VFP	945	6.36	6.11	12.47	7.13	6.86	13.99	205.36
Land Use	**Quantity**	**Units[1]**	**AM Peak Hour**			**PM Peak Hour**			**Daily**
			In	**Out**	**Total**	**In**	**Out**	**Total**	
Trip Generation Summary									
Shopping Center	17.100	TSF	10	6	16	31	34	65	646
Internal Capture (Retail to Office)[3]:			0	0	0	0	-1	-1	-10
Internal Capture (Retail to Restaurant)[3]:			-2	-7	-9	-1	-3	-4	-40
Net External Trips:			8	-1	7	30	30	60	596
Pass-by Reduction (PM/Daily: 34%)[4]:			0	0	0	-10	-10	-20	-204
Shopping Center Total:			*8*	*-1*	*7*	*20*	*20*	*40*	*392*
Gasoline/Service Station w/Convenience Mkt.	12	VFP	76	73	149	86	82	168	2,464
Internal Capture (Retail to Office)[3]:			0	0	0	-1	-1	-2	-30
Internal Capture (Retail to Restaurant)[3]:			-17	-19	-36	-10	-7	-17	-250
Net External Trips:			59	54	113	75	74	149	2,184
Pass-by Reduction (AM: 62%; PM/Daily: 56%)[4]:			-33	-33	-66	-41	-41	-82	-1,224
Gasoline/Service Station w/Conven. Mkt. Total:			*26*	*21*	*47*	*34*	*33*	*67*	*960*
High Turnover (Sit-Down) Restaurant	6.000	TSF	33	27	60	36	22	58	674
Internal Capture (Restaurant to Office)[3]:			0	0	0	0	-1	-1	-12
Internal Capture (Restaurant to Retail)[3]:			-26	-19	-45	-10	-11	-21	-246
Net External Trips:			7	8	15	26	10	36	416
Pass-by Reduction (PM: 43%, Daily: 43%)[4]:			0	0	0	-4	-4	-8	-286
Restaurant Total:			*7*	*8*	*15*	*22*	*6*	*28*	*130*
General Office	36.000	TSF	36	6	42	7	35	42	352
Internal Capture (Office to Retail)[3]:			0	0	0	-2	-1	-3	-26
Internal Capture (Office to Restaurant)[3]:			0	0	0	-1	0	-1	-10
General Office Total:			*36*	*6*	*42*	*4*	*34*	*38*	*316*
Day Care Center	9.800	TSF	57	51	108	51	58	109	468
Total Net Trips			***134***	***85***	***219***	***131***	***151***	***282***	***2,266***

[1] TSF = thousand square feet; VFP = Vehicle Fueling Position

[2] Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

[3] Internal capture calculated from NCHRP 684 Internal Trip Capture Estimation Tool.

[4] Source: ITE Trip Generation Handbook, 3rd Edition, 2017.

4.1.3 TRIP GENERATION COMPARISON

As shown in Table 4-3, the development of the proposed Project is anticipated to generate 1,474 fewer trip-ends per day with 167 fewer AM and 217 fewer PM peak hour trips as compared to the currently approved Project. As the proposed Project is anticipated to result in a net reduction to the AM, PM, and daily trips in comparison to that evaluated for the currently approved Project, the deficiencies are anticipated to be the same or less than those previously identified. Therefore, no additional traffic-related deficiencies are anticipated as a result of the development of the proposed Project.

4.2 PROJECT TRIP DISTRIBUTION

The Project trip distribution and assignment process represents the directional orientation of traffic to and from the Project site. The trip distribution pattern is heavily influenced by the geographical location of the site, the location of surrounding uses, and the proximity to the regional freeway system. The Project trip distribution pattern is graphically depicted on Exhibit 4-1. The Project trip distribution pattern was reviewed by the City of Temecula as part of the traffic study scoping process (see Appendix 1.1).

4.3 MODAL SPLIT

The potential for Project trips to be reduced by the use of public transit, walking or bicycling have not been included as part of the Project's estimated trip generation. Essentially, the Project's traffic projections are "conservative" in that these alternative travel modes would reduce the forecasted traffic volumes.

4.4 PROJECT TRIP ASSIGNMENT

The assignment of traffic from the Project area to the adjoining roadway system is based upon the Project trip generation, trip distribution, and the arterial highway and local street system improvements that would be in place by the time of initial occupancy of the Project. Based on the identified Project traffic generation and trip distribution patterns, Project only ADT and peak hour intersection turning movement volumes are shown on Exhibit 4-2.

4.5 BACKGROUND TRAFFIC

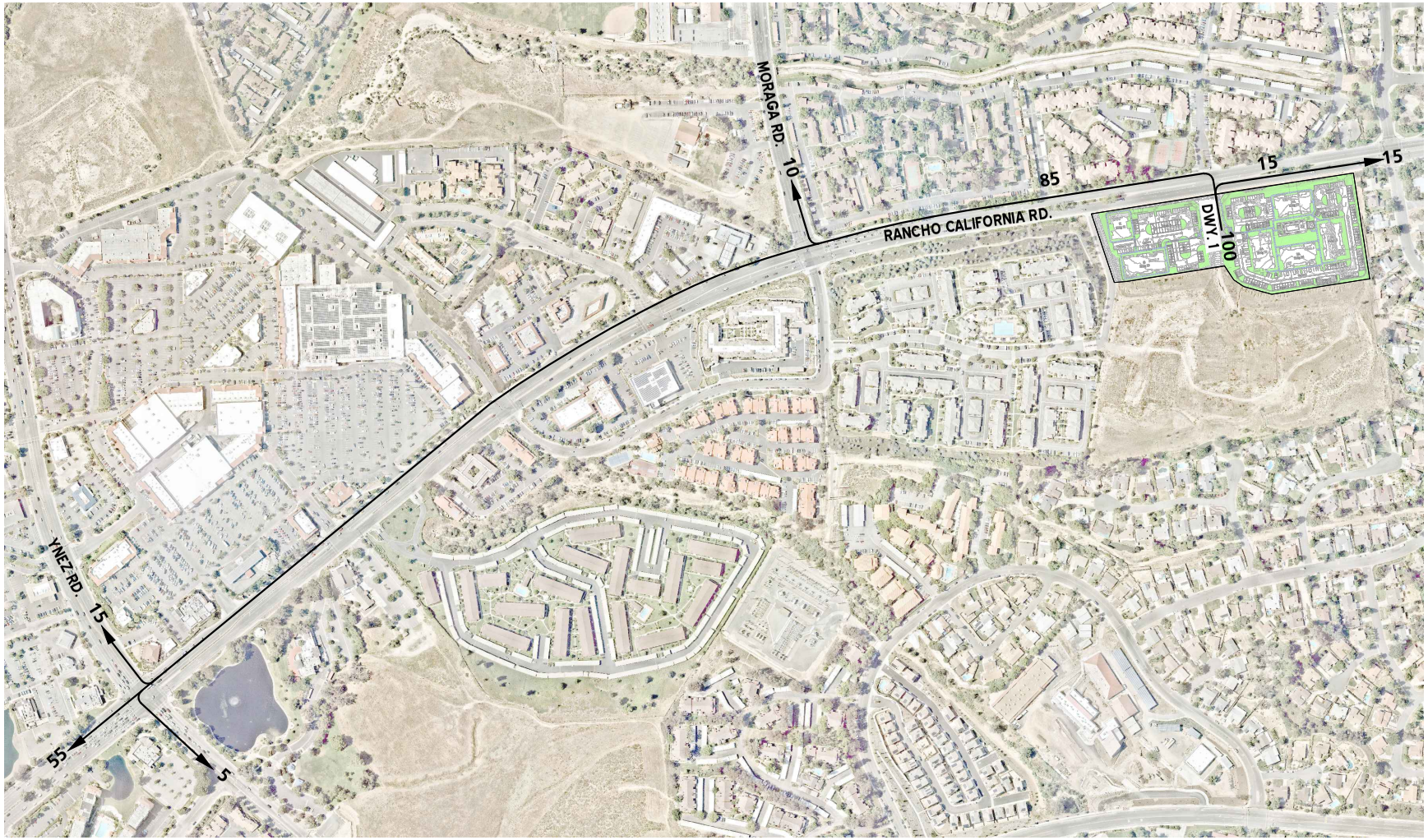
Future year traffic forecasts have been based upon background (ambient) growth of 10.41% for 2024 traffic conditions (2% per year, compounded annually over 5 years). This ambient growth rate is added to existing traffic volumes to account for area-wide growth not reflected by cumulative development projects. Ambient growth has been added to daily and peak hour traffic volumes on surrounding roadways, in addition to traffic generated by the development of future projects that have been approved but not yet built and/or for which development applications have been filed and are under consideration by governing agencies. EA (2024), EAP (2024), and EAPC (2024) traffic volumes are provided in Section 6 and Section 7 of this report, respectively.

Table 4-3

Trip Generation Comparison

Project	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Currently Adopted Land Use	134	85	219	131	151	282	2,266
Proposed Project	13	39	52	39	25	64	792
Variance	**-121**	**-46**	**-167**	**-92**	**-126**	**-218**	**-1,474**

EXHIBIT 4-1: PROJECT TRIP DISTRIBUTION

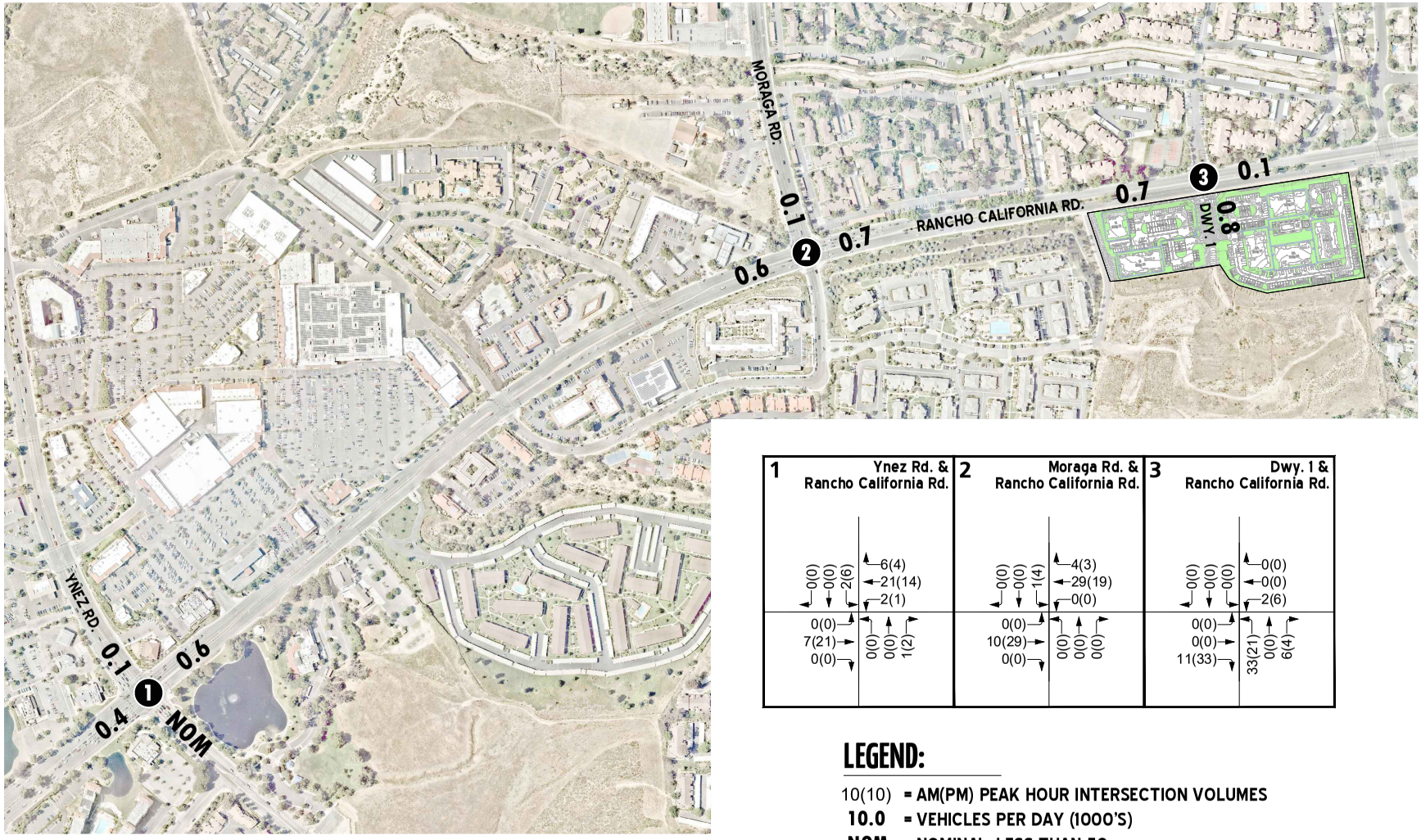


LEGEND:

10 = PERCENT TO/FROM PROJECT

N

EXHIBIT 4-2: PROJECT ONLY TRAFFIC VOLUMES



1 Ynez Rd. & Rancho California Rd.	2 Moraga Rd. & Rancho California Rd.	3 Dwy. 1 & Rancho California Rd.
0(0) 0(0) 2(6) → 6(4) ← 21(14) ← 2(1)	0(0) 0(0) 1(4) → 4(3) ← 29(19) ← 0(0)	0(0) 0(0) 0(0) → 0(0) ← 0(0) ← 2(6)
0(0) → 7(21) → 0(0) → 0(0) 0(0) 1(2) ←	0(0) → 10(29) → 0(0) → 0(0) 0(0) 0(0) ←	0(0) → 0(0) → 11(33) → 33(21) 0(0) 6(4) ←

LEGEND:

10(10) = AM(PM) PEAK HOUR INTERSECTION VOLUMES
10.0 = VEHICLES PER DAY (1000'S)
NOM = NOMINAL, LESS THAN 50 VEHICLES PER DAY

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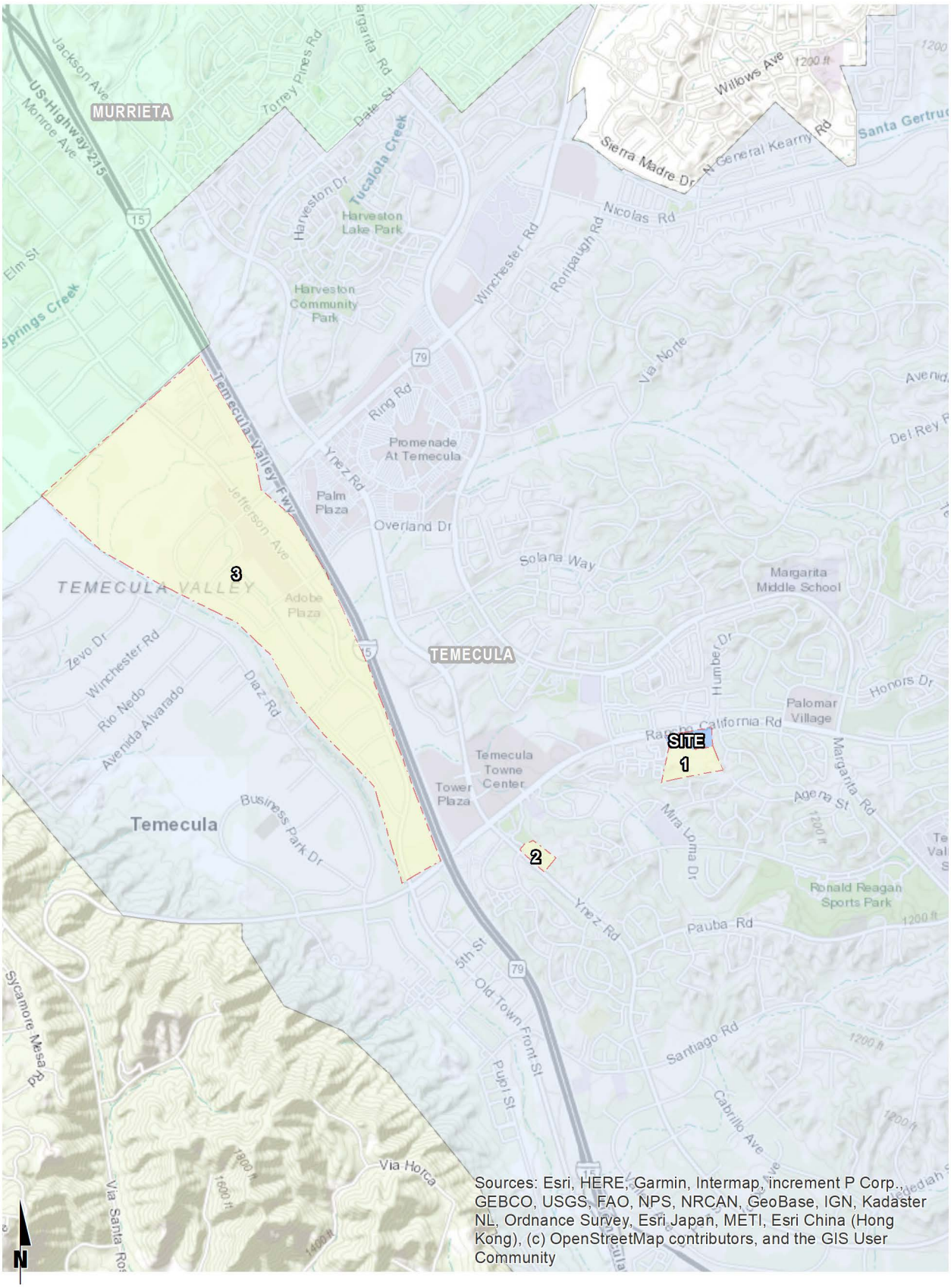
4.6 CUMULATIVE DEVELOPMENT TRAFFIC

Other reasonably foreseeable development projects which are either approved or being processed concurrently in the study area also be included as part of a cumulative analysis scenario. A cumulative project list was developed for the purposes of this analysis through consultation with planning and engineering staff from the City of Temecula.

Exhibit 4-3 illustrates the cumulative development location map. A summary of cumulative development projects and their proposed land uses are shown in Table 4-4. If applicable, the traffic generated by individual cumulative projects was manually added to the EAP (2024) forecasts to ensure that traffic generated by the listed cumulative development projects in Table 4-4 are reflected as part of the background traffic to estimate EAPC (2024) traffic forecasts. Cumulative ADT and peak hour intersection turning movement volumes are shown on Exhibit 4-4.

EXHIBIT 4-3: CUMULATIVE DEVELOPMENT PROJECTS LOCATION MAP



12799- cd.mxd

EXHIBIT 4-4: CUMULATIVE ONLY TRAFFIC VOLUMES

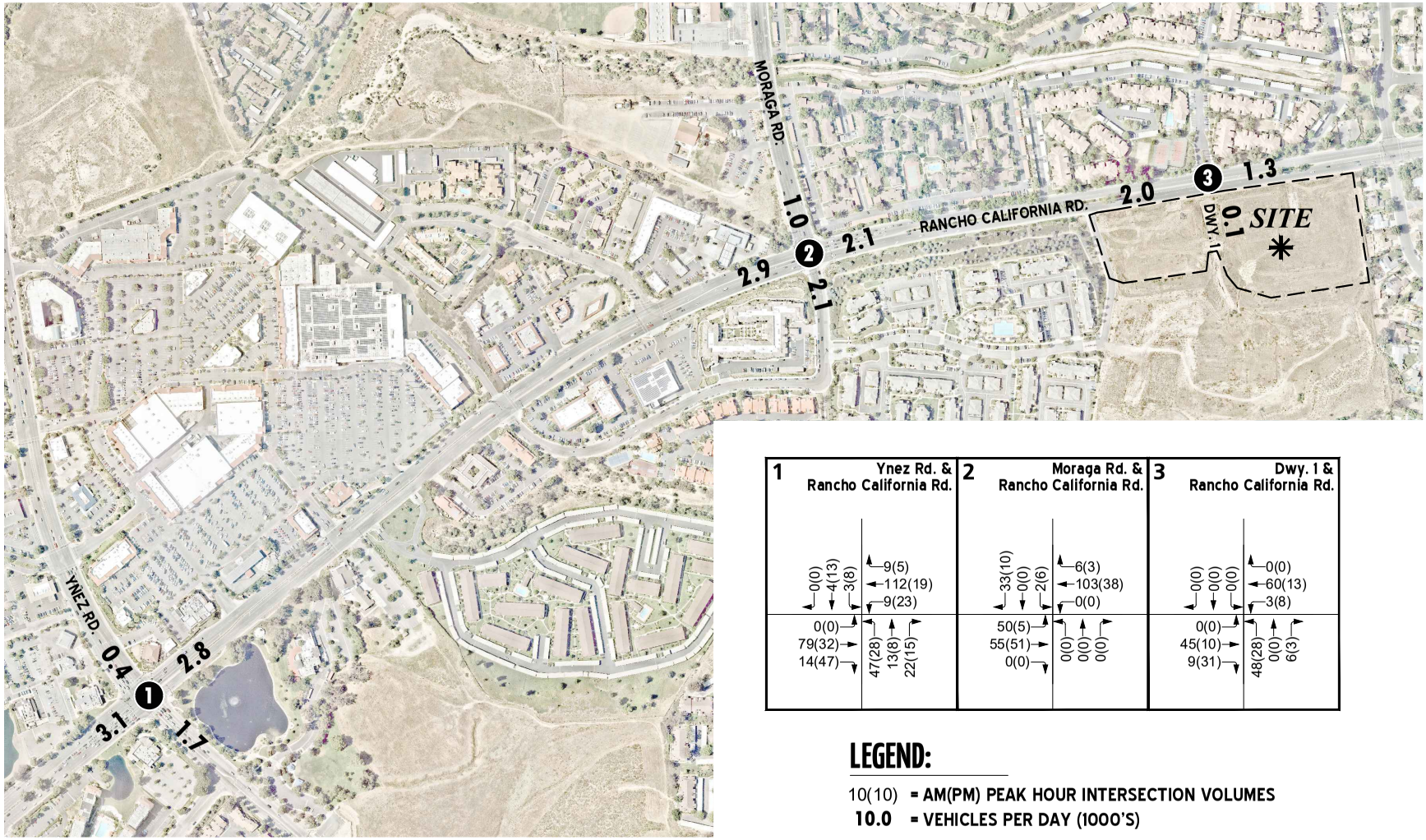


Table 4-4

Cumulative Development Land Use Summary

#	Project/Location	Land Use[1]	Quantity	Units[2]
City of Temecula				
1	Temecula Village Apartments (Phase 1)	Multifamily Housing	160	DU
2	Rancho Highlands	Multifamily Housing	240	DU
3	Uptown Temecula Specific Plan	Commercial Retail	237.000	TSF
		Restaurant	237.000	TSF
		Office	1,210.000	TSF
		Hotel	315	RM
		Multifamily Housing	3,726	DU

[1] SFDR = Single Family Detached Residential

[2] TSF = Thousand Square Feet; DU = Dwelling Unit; RM = Rooms

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5 E+P TRAFFIC CONDITIONS

This section discusses the traffic forecasts for Existing plus Project (E+P) conditions and the resulting intersection operations and traffic signal warrant analyses.

5.1 ROADWAY IMPROVEMENTS

The lane configurations and traffic controls assumed to be in place for E+P conditions are consistent with those shown previously on Exhibit 3-1, with the exception of the following:

- Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for E+P conditions only (e.g., intersection and roadway improvements at the Project's frontage and driveways).

5.2 EXISTING PLUS PROJECT TRAFFIC VOLUME FORECASTS

This scenario includes Existing traffic volumes plus Project traffic. The ADT volumes and weekday AM and PM peak hour intersection turning movement volumes which can be expected for E+P traffic conditions are shown on Exhibit 5-1.

5.3 INTERSECTION OPERATIONS ANALYSIS

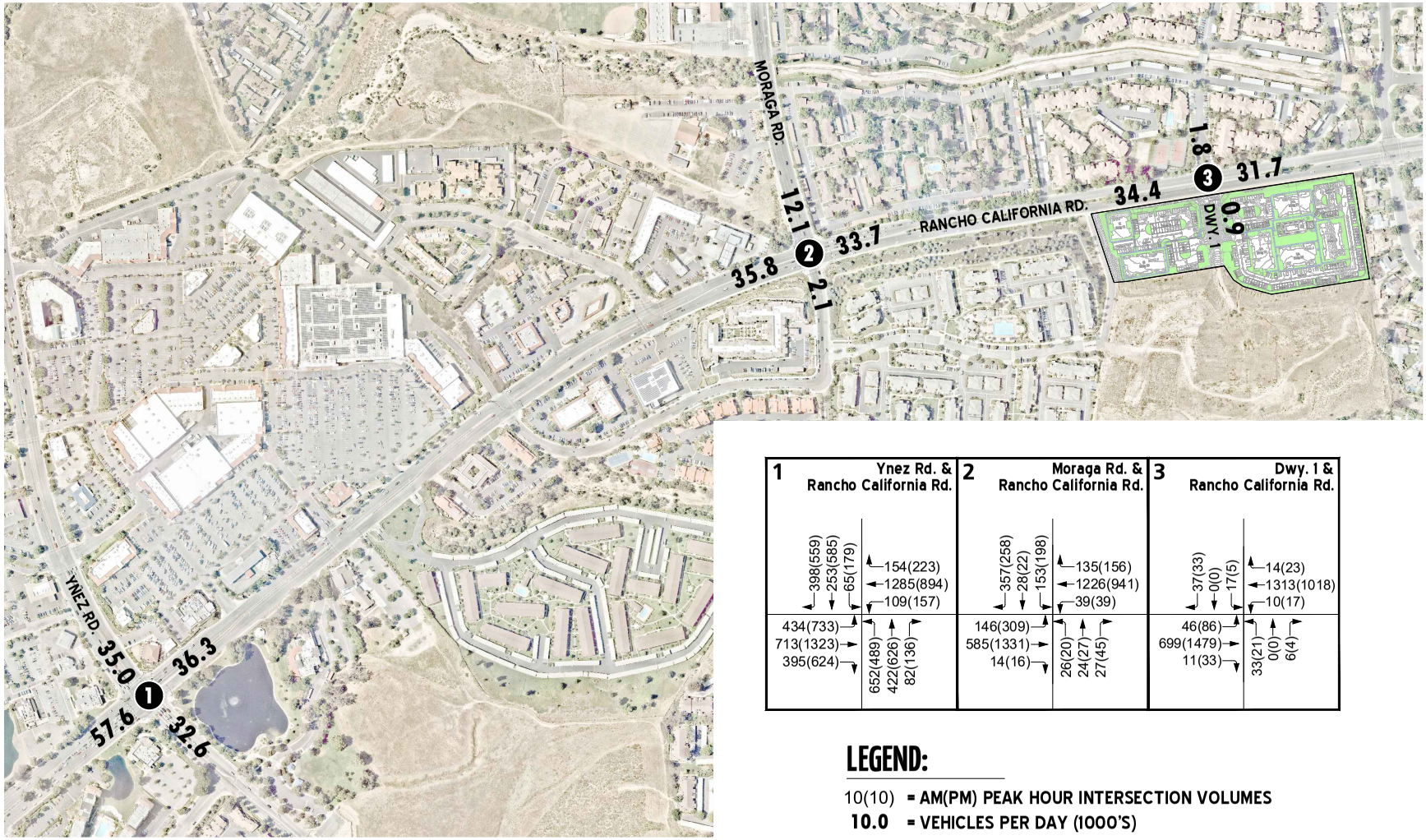
E+P peak hour traffic operations have been evaluated for the study area intersections based on the analysis methodologies presented in Section 2 *Methodologies* of this TA. The intersection analysis results are summarized in Table 5-1, which indicates that there are no additional study area intersections anticipated to operate at an unacceptable LOS with the addition of Project traffic, in addition to the locations identified previously for Existing (2019) traffic conditions. The Project is proposed to install the traffic signal at the intersection of Driveway 1 on Rancho California Road. As such, the traffic signal is assumed to be in place for E+P traffic conditions, which resolves the Existing (2019) deficiency at this location.

Consistent with Table 5-1, a summary of the peak hour intersection LOS for E+P conditions is shown on Exhibit 5-2. The intersection operations analysis worksheets for E+P traffic conditions are included in Appendix 5.1 of this TA.

5.4 TRAFFIC SIGNAL WARRANTS ANALYSIS

With the addition of Project traffic, there are no unsignalized study area intersections that are anticipated to warrant a traffic signal for E+P traffic conditions. E+P conditions traffic signal warrant analysis worksheets are provided in Appendix 5.2.

EXHIBIT 5-1: E+P TRAFFIC VOLUMES



1 Ynez Rd. & Rancho California Rd.	2 Moraga Rd. & Rancho California Rd.	3 Dwy. 1 & Rancho California Rd.
398(559) 253(585) 65(179) → 154(223) ← 1285(894) ← 109(157)	357(258) 28(22) 153(198) → 135(156) ← 1226(941) ← 39(39)	37(33) 0(0) 17(5) → 14(23) ← 1313(1018) ← 10(17)
434(733) → 713(1323) → 395(624) →	146(309) → 585(1331) → 14(16) →	46(86) → 699(1479) → 11(33) →
652(489) 422(626) ← 82(136) ←	26(20) 24(27) ← 27(45) ←	33(21) 0(0) ← 6(4) ←

LEGEND:

10(10) = AM(PM) PEAK HOUR INTERSECTION VOLUMES
10.0 = VEHICLES PER DAY (1000'S)

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EXHIBIT 5-2: E+P SUMMARY OF LOS

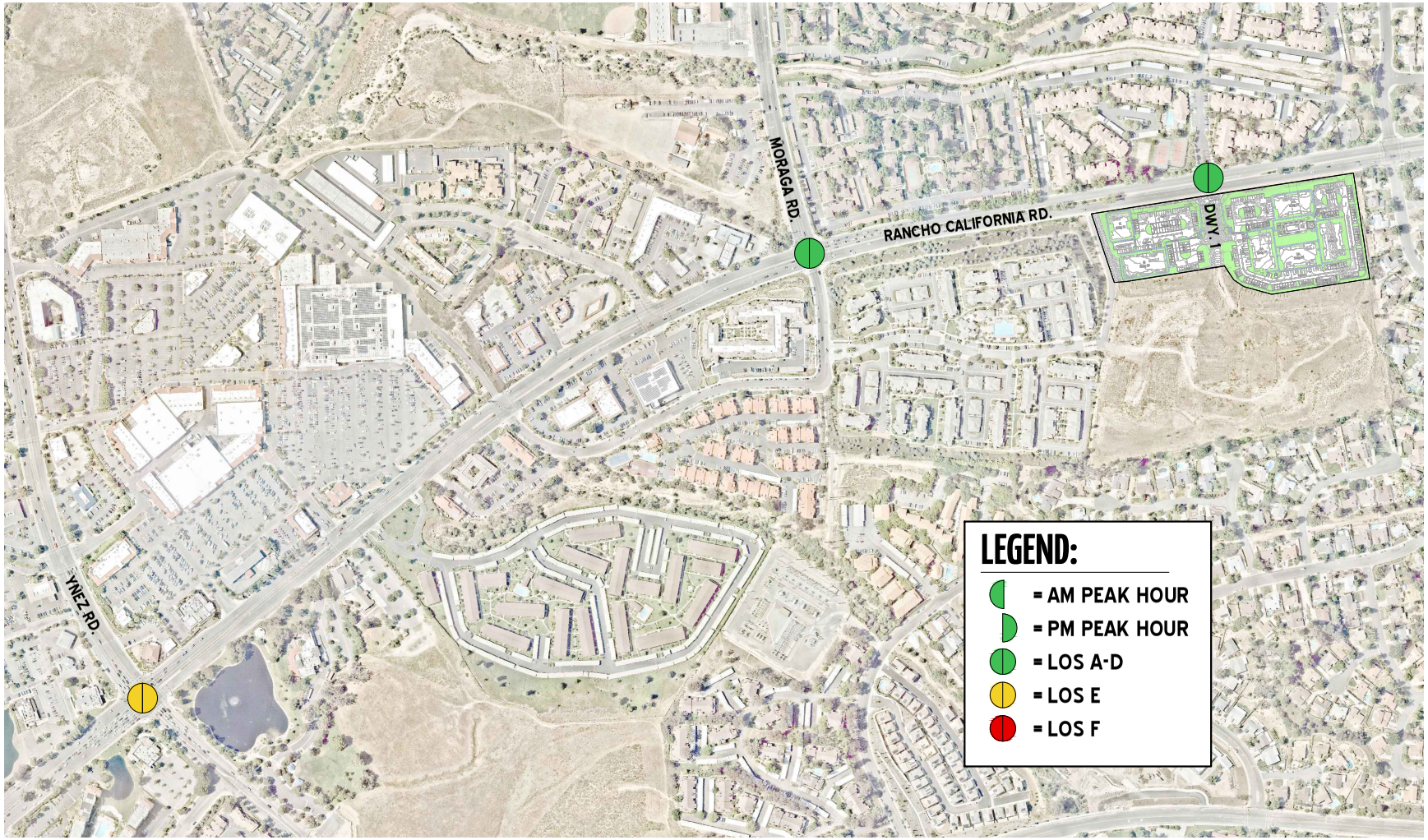

Table 5-1

Intersection Analysis for E+P Conditions

#	Intersection	Traffic Control[2]	Existing (2019)				E+P				Change in Delay (sec.)[3]		Significant Impact?[4]
			HCM Delay[1] (secs.)		Level of Service		HCM Delay[1] (secs.)		Level of Service				
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	
1	Ynez Rd. & Rancho California Rd.	TS	**55.7**	**71.1**	**E**	**E**	**55.8**	**71.6**	**E**	**E**	0.1	0.5	No
2	Moraga Rd. & Rancho California Rd.	TS	33.1	34.6	C	C	33.9	34.7	C	C	--	--	No
3	Driveway 1 & Rancho California Rd.	CSS/**TS**[5]	**46.8**	**39.7**	**E**	**E**	9.7	10.4	A	B	--	--	No

* **BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

[1] Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

[2] CSS = Cross-Street Stop; TS = Traffic Signal; **CSS** = Improvement

[3] The change in delay is calculated between pre-project and With Project scenarios already operating at an unacceptable LOS in the pre-project condition.

[4] Impact is significant if the pre-project condition is at or better than LOS D and the project-generated traffic causes deterioration below acceptable levels, a deficiency is deemed to occur. However, if the pre-project condition is already below LOS D, and the Project either contributes 50 or more peak hour trips and increases the delay by 2.0 seconds or more from the pre-project condition (City of Temecula threshold), then the Project will be responsible for mitigating its impact to a LOS equal to or better than pr project conditions.

[5] The Project will construct a traffic signal as part of the site access improvements.

5.5 DEFICIENCIES AND RECOMMENDED IMPROVEMENTS

As shown in Table 5-1, the intersection of Ynez Road and Rancho California Road is anticipated to operate at an unacceptable LOS during the peak hours with the addition of Project traffic. However, the Project will increase the delay by less than 2.0 seconds in comparison to Existing traffic conditions and will contribute less than 50 peak hour trips. Consistent with the City of Temecula TA Guidelines, the deficiency is considered less than significant. As such, no improvements have been recommended.

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6 EA AND EAP (2024) TRAFFIC CONDITIONS

This section discusses the methods used to develop EA and EAP (2024) traffic forecasts, and the resulting intersection operations and traffic signal warrant analyses.

6.1 ROADWAY IMPROVEMENTS

The lane configurations and traffic controls assumed to be in place for EA and EAP (2024) conditions are consistent with those shown previously on Exhibit 3-1, with the exception of the following:

- Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for EAP (2024) conditions only (e.g., intersection and roadway improvements along the Project's frontage and driveways).

6.2 EA (2024) TRAFFIC VOLUME FORECASTS

This scenario includes Existing traffic volumes plus an ambient growth factor of 10.41%. The weekday ADT and weekday AM and PM peak hour volumes which can be expected for EA (2024) traffic conditions are shown on Exhibit 6-1.

6.3 EAP (2024) TRAFFIC VOLUME FORECASTS

This scenario includes Existing traffic volumes plus an ambient growth factor of 10.41% plus Project traffic. The weekday ADT and weekday AM and PM peak hour volumes which can be expected for EAP (2024) traffic conditions are shown on Exhibit 6-2.

6.4 INTERSECTION OPERATIONS ANALYSIS

LOS calculations were conducted for the study intersections to evaluate their operations under EA (2024) traffic conditions with the roadway and intersection geometrics consistent with Section 6.1 *Roadway Improvements*. As shown in Table 6-1, the following intersections are anticipated to operate at an unacceptable LOS during the peak hours under EA (2024) traffic conditions:

- Ynez Road & Rancho California Road (#1) – LOS E AM peak hour; LOS F PM peak hour
- Driveway 1 & Rancho California Road (#3) – LOS F AM peak hour; LOS E PM peak hour

With the addition of Project traffic, there are no additional study area intersections anticipated to operate at an unacceptable LOS under EAP (2024) traffic conditions, in addition to the locations identified previously for EA (2024) traffic conditions. The Project is proposed to install the traffic signal at the intersection of Driveway 1 on Rancho California Road. As such, the traffic signal is assumed to be in place for EAP (2024) traffic conditions, which resolves the EA (2024) deficiency at this location.

A summary of the peak hour intersection LOS for EA (2024) and EAP (2024) traffic conditions is shown on Exhibits 6-3 and 6-4, respectively. The intersection operations analysis worksheets for EA (2024) and EAP (2024) traffic conditions are included in Appendices 6.1 and 6.2, respectively.

EXHIBIT 6-1: EA (2024) TRAFFIC VOLUMES

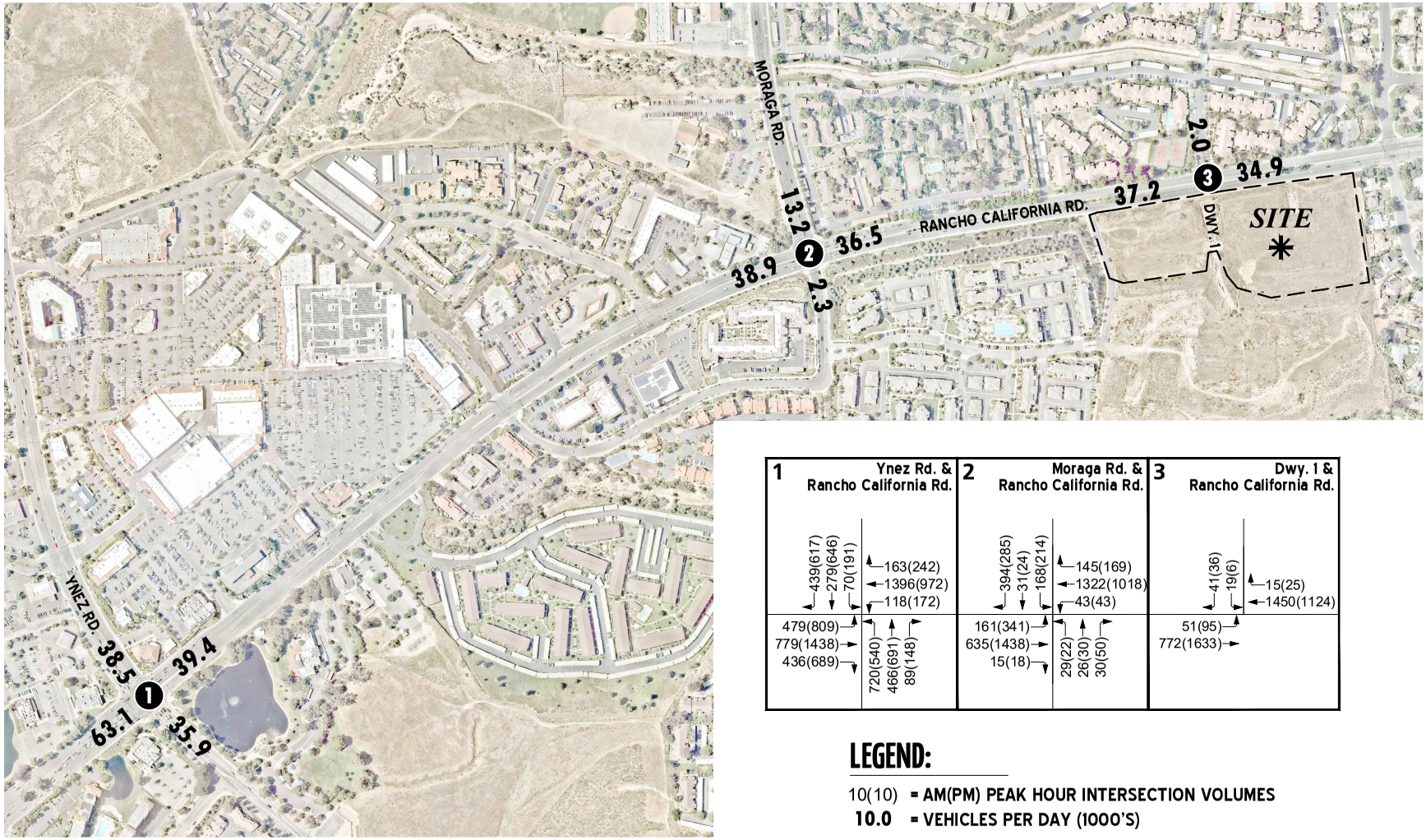

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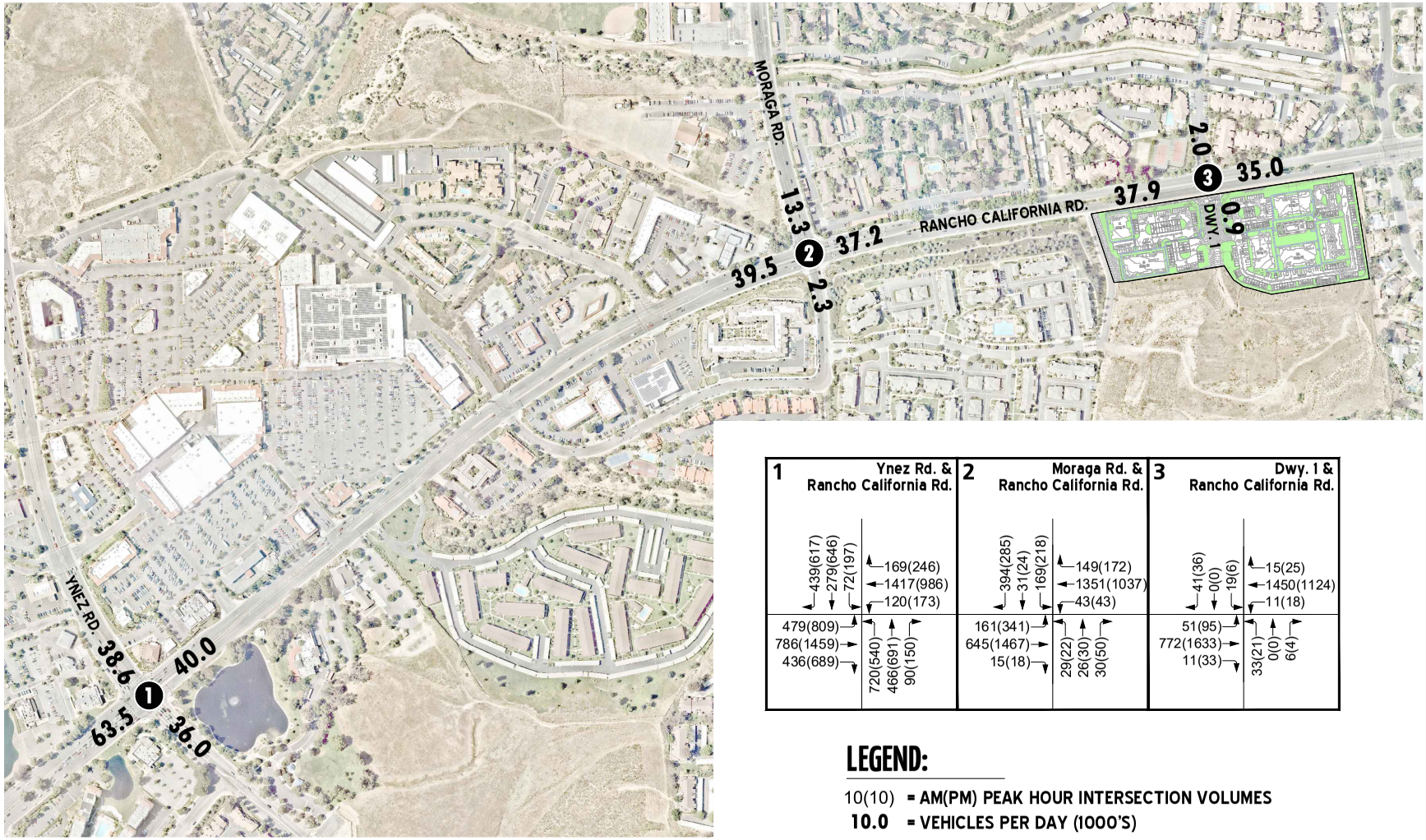
EXHIBIT 6-2: EAP (2024) TRAFFIC VOLUMES



LEGEND:

10(10) = AM(PM) PEAK HOUR INTERSECTION VOLUMES
10.0 = VEHICLES PER DAY (1000'S)

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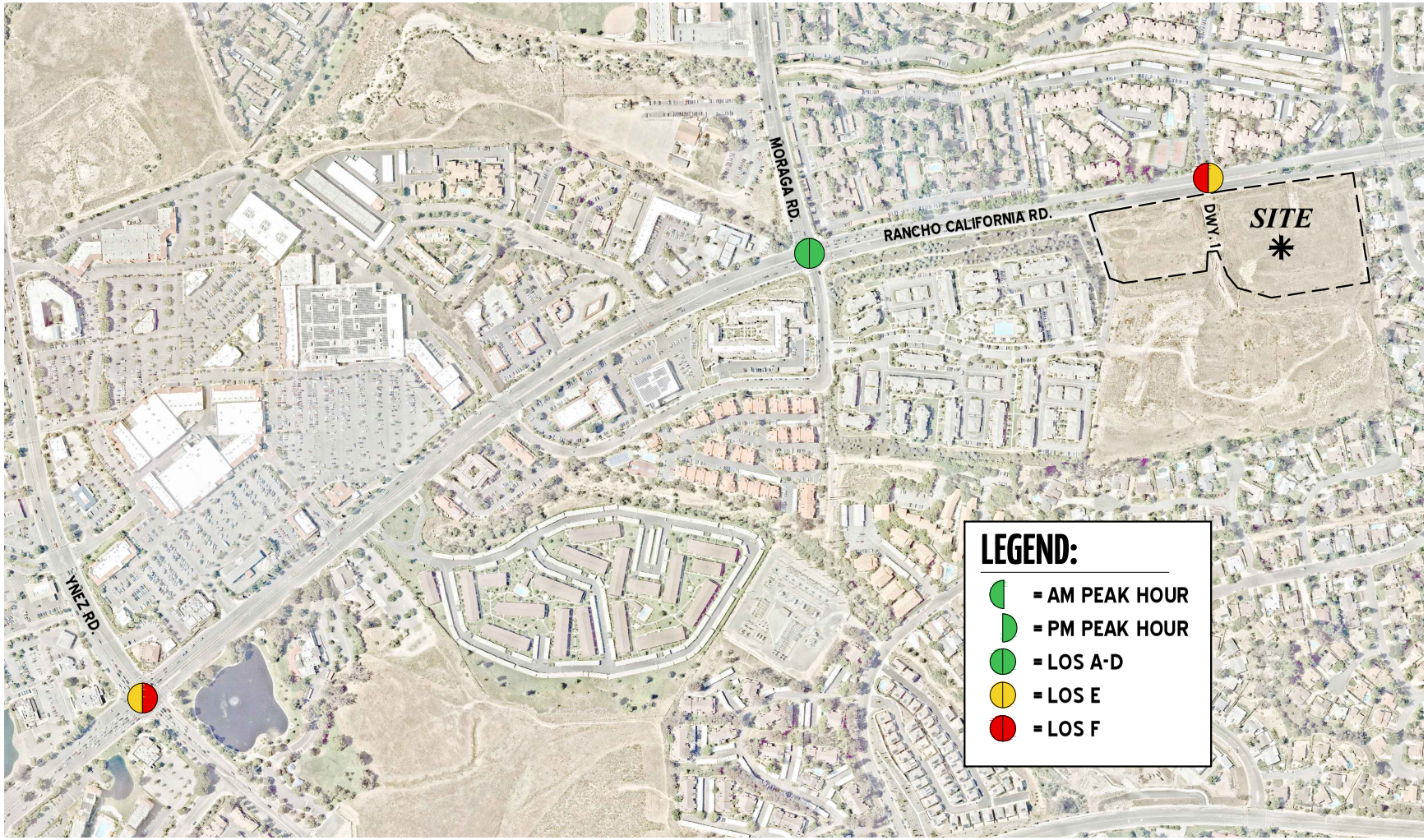
EXHIBIT 6-3: EA (2024) SUMMARY OF LOS



N

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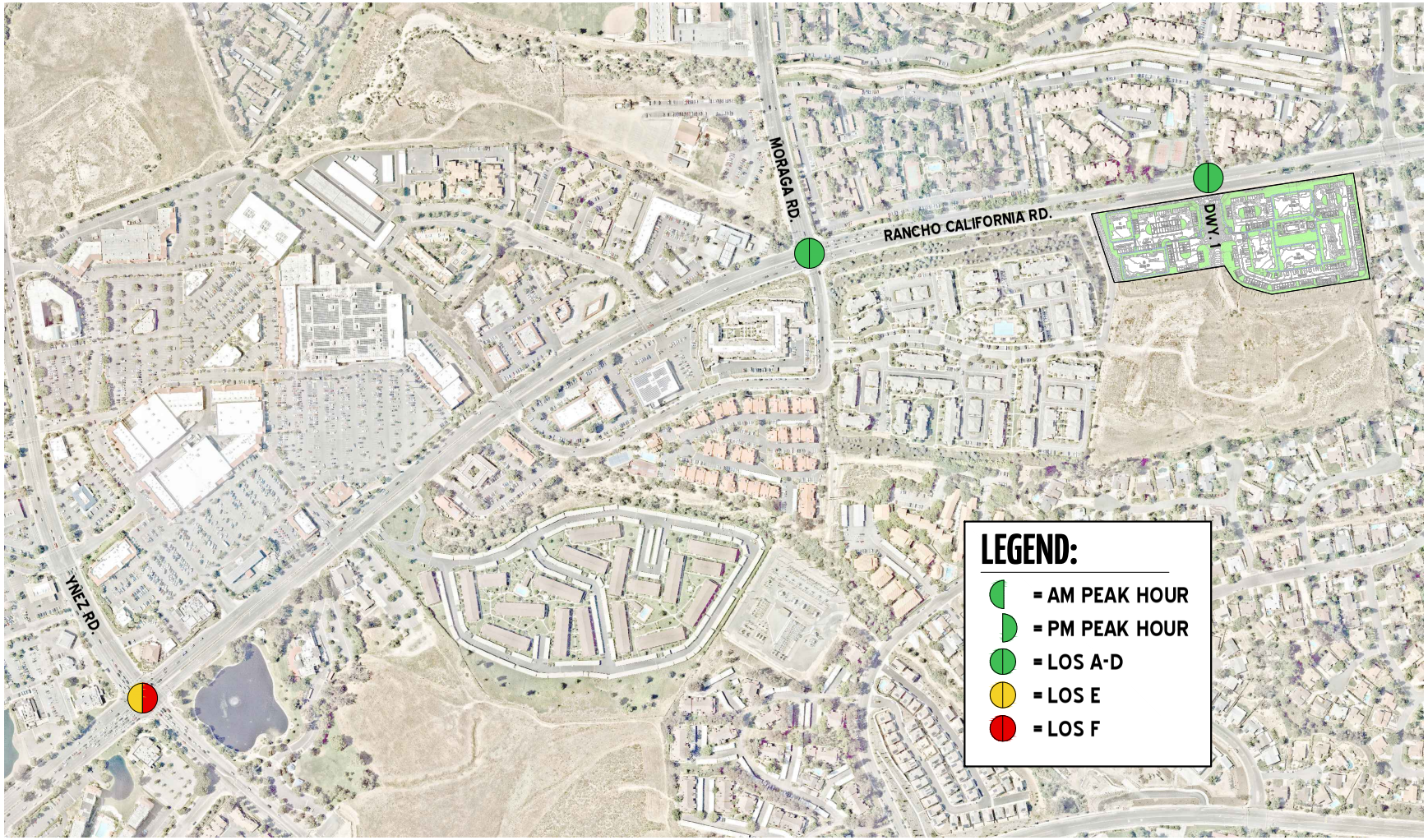
EXHIBIT 6-4: EAP (2024) SUMMARY OF LOS



N

Table 6-1

Intersection Analysis for EA and EAP (2024) Conditions

#	Intersection	Traffic Control[2]	EA (2024) HCM Delay[1] (secs.) AM	EA (2024) HCM Delay[1] (secs.) PM	EA (2024) Level of Service AM	EA (2024) Level of Service PM	EAP (2024) HCM Delay[1] (secs.) AM	EAP (2024) HCM Delay[1] (secs.) PM	EAP (2024) Level of Service AM	EAP (2024) Level of Service PM	Change in Delay (sec.)[3] AM	Change in Delay (sec.)[3] PM	Significant Impact?[4]
1	Ynez Rd. & Rancho California Rd.	TS	**70.7**	**87.1**	**E**	**F**	**71.0**	**87.7**	**E**	**F**	0.3	0.6	No
2	Moraga Rd. & Rancho California Rd.	TS	45.1	42.3	D	D	47.9	42.4	D	D	--	--	No
3	Driveway 1 & Rancho California Rd.	CSS/**TS**[5]	**61.8**	**49.0**	**F**	**E**	10.4	11.5	B	B	--	--	No

* **BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

1 Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

2 CSS = Cross-Street Stop; TS = Traffic Signal; **CSS** = Improvement

3 The change in delay is calculated between pre-project and With Project scenarios already operating at an unacceptable LOS in the pre-project condition.

4 Impact is significant if the pre-project condition is at or better than LOS D and the project-generated traffic causes deterioration below acceptable levels, a deficiency is deemed to occur. However, if the pre-project condition is already below LOS D, and the Project either contributes 50 or more peak hour trips and increases the delay by 2.0 seconds or more from the pre-project condition (City of Temecula threshold), then the Project will be responsible for mitigating its impact to a LOS equal to or better than pre-project conditions.

5 The Project will construct a traffic signal as part of the site access improvements.

6.5 TRAFFIC SIGNAL WARRANTS ANALYSIS

There are no unsignalized study area intersections that are anticipated to warrant a traffic signal for EA and EAP (2024) traffic conditions. EAP (2024) conditions traffic signal warrant analysis worksheets are provided in Appendices 6.3 and 6.4, respectively.

6.6 DEFICIENCIES AND RECOMMENDED IMPROVEMENTS

As shown in Table 6-1, the intersection of Ynez Road and Rancho California Road is anticipated to operate at an unacceptable LOS during the peak hours with the addition of Project traffic. However, the Project will increase the delay by less than 2.0 seconds in comparison to EA (2024) traffic conditions and will contribute less than 50 peak hour trips. Consistent with the City of Temecula TA Guidelines, the deficiency is considered less than significant. As such, no improvements have been recommended.

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7 EAPC (2024) TRAFFIC CONDITIONS

This section discusses the methods used to develop EAPC (2024) traffic forecasts, and the resulting intersection operations and traffic signal warrant analyses.

7.1 ROADWAY IMPROVEMENTS

The lane configurations and traffic controls assumed to be in place for EAPC (2024) conditions are consistent with those shown previously on Exhibit 3-1, with the exception of the following:

- Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for EAPC (2024) conditions only (e.g., intersection and roadway improvements along the Project's frontage and driveways).
- Driveways and those facilities assumed to be constructed by cumulative developments to provide site access are also assumed to be in place for EAPC (2024) conditions only (e.g., intersection and roadway improvements along the cumulative development's frontages and driveways).

7.2 EAPC (2024) TRAFFIC VOLUME FORECASTS

This scenario includes Existing traffic volumes plus an ambient growth factor of 10.41% plus traffic from pending and approved but not yet constructed known development projects in the area, plus Project traffic. The weekday ADT and weekday AM and PM peak hour volumes which can be expected for EAPC (2024) traffic conditions are shown on Exhibit 7-1.

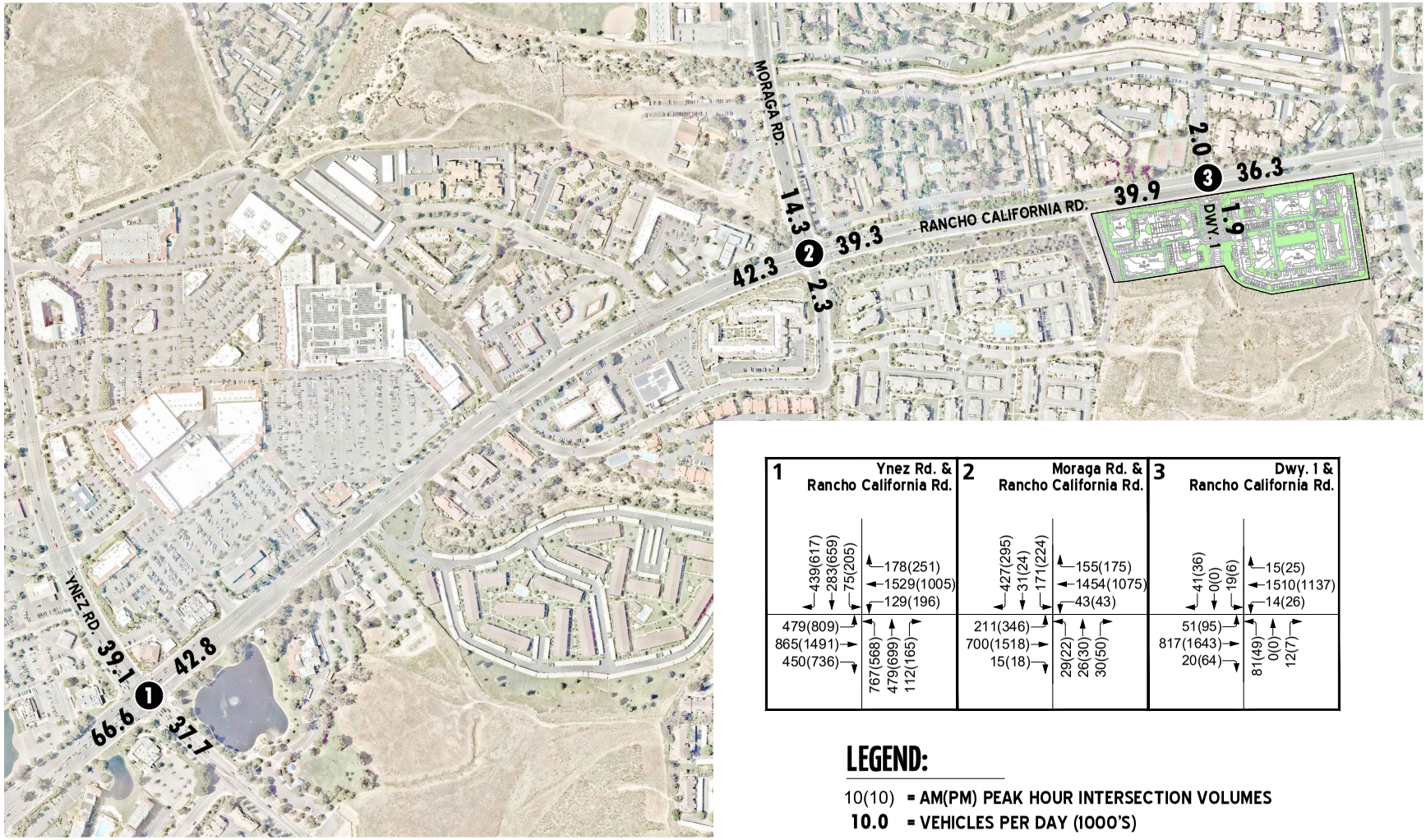
7.3 INTERSECTION OPERATIONS ANALYSIS

LOS calculations were conducted for the study intersections to evaluate their operations under EAPC (2024) traffic conditions with the roadway and intersection geometrics consistent with Section 7.1 *Roadway Improvements*. As shown in Table 7-1, the following intersection is anticipated to operate at an unacceptable LOS during the peak hours under EAPC (2024) traffic conditions:

- Ynez Road & Rancho California Road (#1) – LOS F AM and PM peak hours

The Project is proposed to install the traffic signal at the intersection of Driveway 1 on Rancho California Road. As such, the traffic signal is assumed to be in place for EAPC (2024) traffic conditions. A summary of the peak hour intersection LOS for EAPC (2024) traffic conditions is shown on Exhibit 7-2. The intersection operations analysis worksheets for EAPC (2024) traffic conditions is included in Appendix 7.1.

EXHIBIT 7-1: EAPC (2024) TRAFFIC VOLUMES



1 Ynez Rd. & Rancho California Rd.			2 Moraga Rd. & Rancho California Rd.			3 Dwy. 1 & Rancho California Rd.		
439(617)	283(659)	75(205)	427(295)	31(24)	171(224)	41(36)	0(0)	19(6)
178(251)	1529(1005)	129(196)	155(175)	1454(1075)	43(43)	15(25)	1510(1137)	14(26)
479(809)	865(1491)	450(736)	211(346)	700(1518)	15(18)	51(95)	817(1643)	20(64)
767(568)	479(699)	112(165)	29(22)	26(30)	30(50)	81(49)	0(0)	12(7)

LEGEND:

10(10) = AM(PM) PEAK HOUR INTERSECTION VOLUMES
10.0 = VEHICLES PER DAY (1000'S)

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EXHIBIT 7-2: EAPC (2024) SUMMARY OF LOS

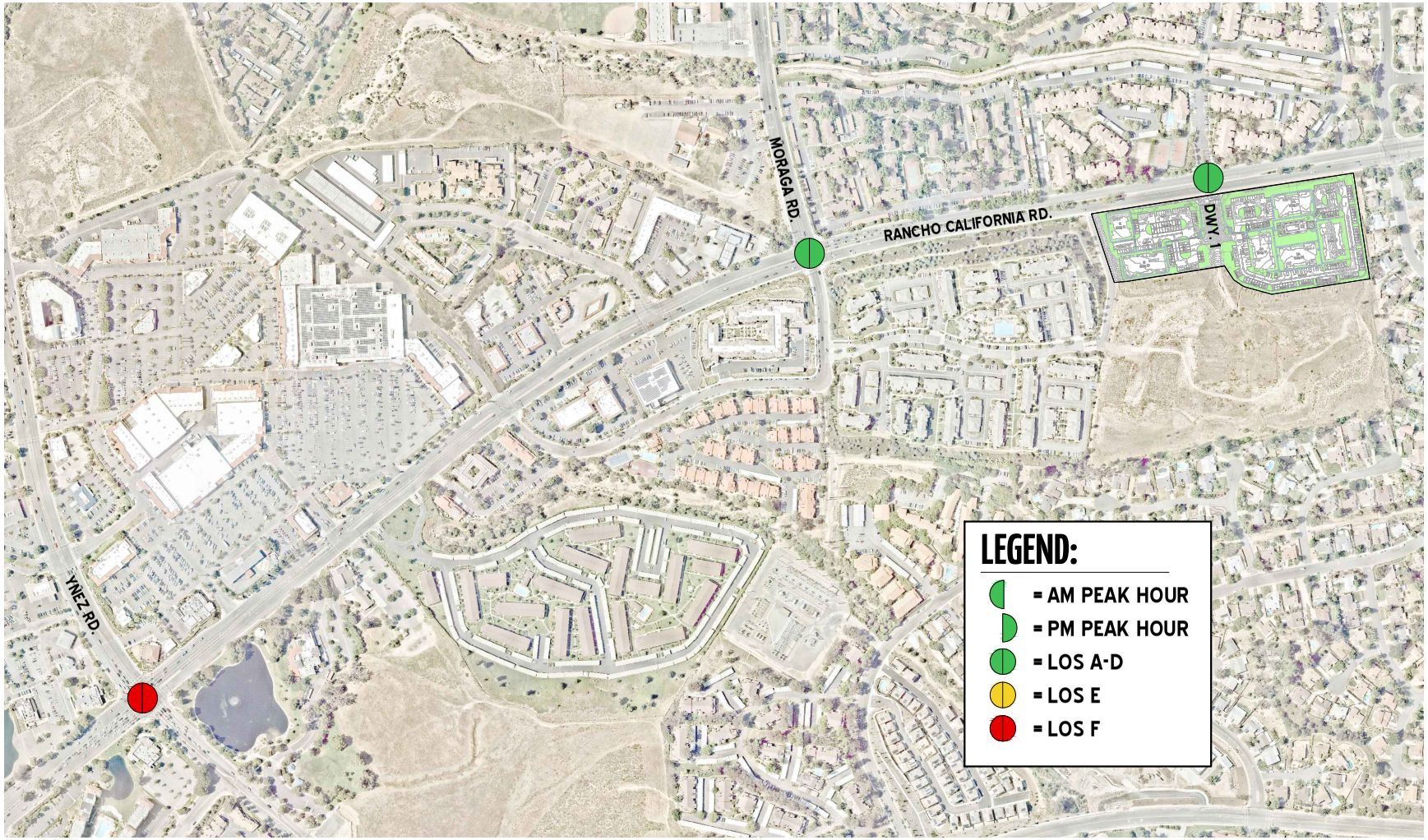

Table 7-1

Intersection Analysis for EAPC (2024) Conditions

#	Intersection	Traffic Control[2]	EAPC (2024) HCM Delay[1] (secs.) AM	EAPC (2024) HCM Delay[1] (secs.) PM	EAPC (2024) Level of Service AM	EAPC (2024) Level of Service PM
1	Ynez Rd. & Rancho California Rd.	TS	**81.5**	**92.4**	**F**	**F**
2	Moraga Rd. & Rancho California Rd.	TS	54.6	52.3	D	D
3	Driveway 1 & Rancho California Rd.	**TS**[3]	12.2	12.9	B	B

* **BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

[1] Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are a traffic signal or all way stop control. For intersections with cross street stop control, the delay and leve individual movement (or movements sharing a single lane) are shown.

[2] TS = Traffic Signal; **TS** = Improvement

[3] The Project will construct a traffic signal as part of the site access improvements.

7.4 TRAFFIC SIGNAL WARRANTS ANALYSIS

The following unsignalized study area intersection is anticipated to warrant a traffic signal for EAPC (2024) traffic conditions:

- Driveway 1 & Rancho California Road (#3)

EAPC (2024) conditions traffic signal warrant analysis worksheets are provided in Appendix 7.2.

7.5 DEFICIENCIES AND RECOMMENDED IMPROVEMENTS

As shown in Table 7-1, the intersection of Ynez Road and Rancho California Road is anticipated to operate at an unacceptable LOS during the peak hours. However, the Project will contribute less than 50 peak hour trips. As such, the deficiency is considered less than significant, and no improvements have been recommended.

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8 LOCAL AND REGIONAL FUNDING MECHANISMS

Transportation improvements within the City of Temecula are funded through a combination of improvements constructed by the Project, development impact fee programs or fair share contributions. Identification and timing of needed improvements is generally determined through local jurisdictions based upon a variety of factors.

8.1 CITY OF TEMECULA DEVELOPMENT IMPACT FEE PROGRAM

The City's current Development Impact Fee (DIF) program is based on the Development Impact Fees report prepared in 2019. The most current fee schedule is available for the 2019-2024 fiscal year. Fees from new residential, commercial and industrial development are collected to fund local facilities. Under the City's DIF program, the City may grant to developers a credit against specific components of fees when those developers construct certain facilities and landscaped medians identified in the list of improvements funded by the DIF program.

After the City's DIF fees are collected, they are placed in a separate restricted use account pursuant to the requirements of Government Code sections 66000 et seq. The timing to use the DIF fees is established through periodic capital improvement programs which are overseen by the City's Engineering Department. Periodic traffic counts, review of traffic accidents, and a review of traffic trends throughout the City are also periodically performed by City staff and consultants. The City uses this data to determine the timing of the improvements listed in its facilities list. The City also uses this data to ensure that the improvements listed on the facilities list are constructed before the LOS falls below the LOS performance standards adopted by the City. In this way, the improvements are constructed before the LOS falls below the City's LOS performance thresholds. The City's DIF program establishes a timeline to fund, design, and build the improvements.

8.2 TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

The TUMF program is administered by the Western Riverside Council of Governments (WRCOG) based upon a regional Nexus Study most recently updated in 2016 to address major changes in right of way acquisition and improvement cost factors. (7) This regional program was put into place to ensure that development pays its fair share and that funding is in place for construction of facilities needed to maintain the requisite level of service and critical to mobility in the region. TUMF is a truly regional mitigation fee program and is imposed and implemented in every jurisdiction in Western Riverside County.

TUMF guidelines empower a local zone committee to prioritize and arbitrate certain projects. The Project is located in the Southwest Zone. The zone has developed a 5-year capital improvement program to prioritize public construction of certain roads. TUMF is focused on improvements necessitated by regional growth.

8.3 FAIR SHARE CONTRIBUTION

Project improvement may include a combination of fee payments to established programs, construction of specific improvements, payment of a fair share contribution toward future improvements or a combination of these approaches. Improvements constructed by development may be eligible for a fee credit or reimbursement through the program where appropriate (to be determined at the City's discretion).

When off-site improvements are identified with a minor share of responsibility assigned to proposed development, the approving jurisdiction may elect to collect a fair share contribution or require the development to construct improvements. These fees are collected with the proceeds solely used as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected population increases.

9 REFERENCES

1. **City of Temecula Public Works.** *Traffic Impact Analysis Guidelines.* Temecula : s.n., May 2011.

2. **California Department of Transportation.** *Guide for the Preparation of Traffic Impact Studies.* December 2002.

3. **Institute of Transportation Engineers.** *Trip Generation Manual.* 10th Edition. 2017.

4. **Riverside County Transportation Commission.** *2011 Riverside County Congestion Management Program.* County of Riverside : RCTC, December 14, 2011.

5. **Transportation Research Board.** *Highway Capacity Manual (HCM).* 6th Edition. s.l. : National Academy of Sciences, 2016.

6. **Caltrans.** Manual on Uniform Traffic Control Devices (MUTCD). [book auth.] California Department of Transportation. *California Manual on Uniform Traffic Control Devices (CAMUTCD).* 2014.

7. **Western Riverside Council of Governments.** *TUMF Nexus Study, 2016 Program Update.* July 2017.

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November 6, 2020

Mr. Tom Dodson
Tom Dodson & Associates
P.O. Box 2307
San Bernardino, CA 92406

SUBJECT: RENDEZVOUS – PHASE II VEHICLE MILES TRAVELLED (VMT) SCREENING ANALYSIS

Dear Mr. Tom Dodson:

The following Vehicle Miles Travelled (VMT) Screening Analysis has been prepared for the proposed Rendezvous – Phase II development (**Project**), which is located south of Rancho California Road and west of Cosmic Drive in City of Temecula.

PROJECT OVERVIEW

At the time the Rendezvous-Phase II Focused Traffic Analysis (Urban Crossroads, November 2020) (formerly known as Temecula Village Apartments – Phase II) was prepared, the Project included the development of 142 multifamily (mid-rise) residential dwelling units. However, the current site plan for the Project reflects 134 multifamily (mid-rise) residential dwelling units (a reduction of 8 dwelling units). The higher dwelling unit count was evaluated for the purposes of the traffic analysis in an effort to conduct a conservative analysis and provides flexibility in the event any minor changes occur as part of the final design.

Trips generated by the Project's proposed land uses have been estimated based on trip generation rates collected by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, 2017. (1) The proposed Project is anticipated to generate a total of 792 vehicle trip-ends per day (in actual vehicles). (See Attachment A)

BACKGROUND

Changes to California Environmental Quality Act (CEQA) Guidelines were adopted in December 2018, which requires all lead agencies to adopt VMT as a replacement for automobile delay-based level of service (LOS) as the new measure for identifying transportation impacts for land use projects. This statewide mandate went into effect July 1, 2020. To aid in this transition, the Governor's Office of Planning and Research (OPR) released a Technical Advisory on Evaluating Transportation Impacts in CEQA (December of 2018) (**Technical Advisory**). (2) The City of Temecula has adopted project level screening thresholds consistent with those recommended in the Technical Advisory (**City Guidelines**). (3)

PROJECT SCREENING

Consistent with City Guidelines, projects should evaluate available screening criteria based on their location and project type to determine if a presumption of a less than significant transportation impact can be made. The following project screening thresholds were selected for review base on their applicability to the proposed Project:

- Small Residential and Employment Projects Screening
- Projects Located Near a Major Transit Stop/ High Quality Transit Corridor Screening
- Projects Located in a VMT Efficient Area Screening

A land use project need only meet one of the above screening criteria to result in a less than significant impact.

SMALL RESIDENTIAL AND EMPLOYMENT PROJECTS SCREENING

The City Guidelines identify that projects that generate fewer than 110 daily vehicle trips are presumed to have a less than significant impact absent substantial evidence to the contrary. The Project is estimated to generate vehicle trips in excess of the 110 daily trip threshold.

The Small Residential and Employment Projects screening threshold is not met.

MAJOR TRANSIT STOP/ HIGH QUALITY TRANSIT CORRIDOR SCREENING

Consistent with guidance identified in the Technical Advisory, projects located within a Transit Priority Area (TPA) (i.e., within ½ mile of an existing "major transit stop"[1] or an existing stop along a "high-quality transit corridor"[2]) may be presumed to have a less than significant impact absent substantial evidence to the contrary. However, the presumption may not be appropriate if a project:

- Has a Floor Area Ratio (FAR) of less than 0.75;
- Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking);
- Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

The Project is not located within ½ mile of an existing major transit stop, or along a high-quality transit corridor.

The Major Transit Stop High Quality Transit Corridor screening threshold is not met.

[1] Pub. Resources Code, § 21064.3 ("'Major transit stop' means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.").
[2] Pub. Resources Code, § 21155 ("For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.").

VMT EFFICIENT AREA SCREENING

The Technical Advisory notes that "residential and office projects that locate in areas with low VMT, and that incorporate similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT."[3] City Guidelines also note that the use of map-based screening for VMT efficient areas is applicable for uses such as the Project's residential development. Urban Crossroads has obtained a map from the City Guidelines that identifies VMT efficient areas. The map utilizes the sub-regional Riverside Transportation Analysis Model (RIVTAM) to measure current VMT performance and compares them to the applicable impact threshold. As shown in Attachment B, the Project is located within an area that is 15% below the Western Riverside Council of Governments (WRCOG) Regional Average.

The VMT Efficient Area screening threshold is met.

CONCLUSION

Based on our review of applicable VMT screening thresholds, the Project is meets the VMT Efficient Area screening. Therefore, the Project would be presumed to result in a less than significant VMT impact. The Project was not found to meet the Small Residential and Employment Projects or Major Transit Stop High Quality Transit Corridor screening, however meeting the VMT Efficient Area screening is sufficient to determine a less than significant impact; no additional VMT analysis is required.

If you have any questions, please contact me directly at aevatt@urbanxroads.com.

Respectfully submitted,

URBAN CROSSROADS, INC.

Aric Evatt, PTP
President

Robert Vu, PE
Transportation Engineer

[3] Technical Advisory; Page 12

REFERENCES

1. **Institute of Transportation Engineers.** *Trip Generation Manual.* 10th Edition. 2017.
2. **Office of Planning and Research.** *Technical Advisory on Evaluating Transportation Impacts in CEQA.* State of California : s.n., December 2018.

ATTACHMENT A:
PROJECT TRIP GENERATION

Trip Generation Summary: Proposed Project

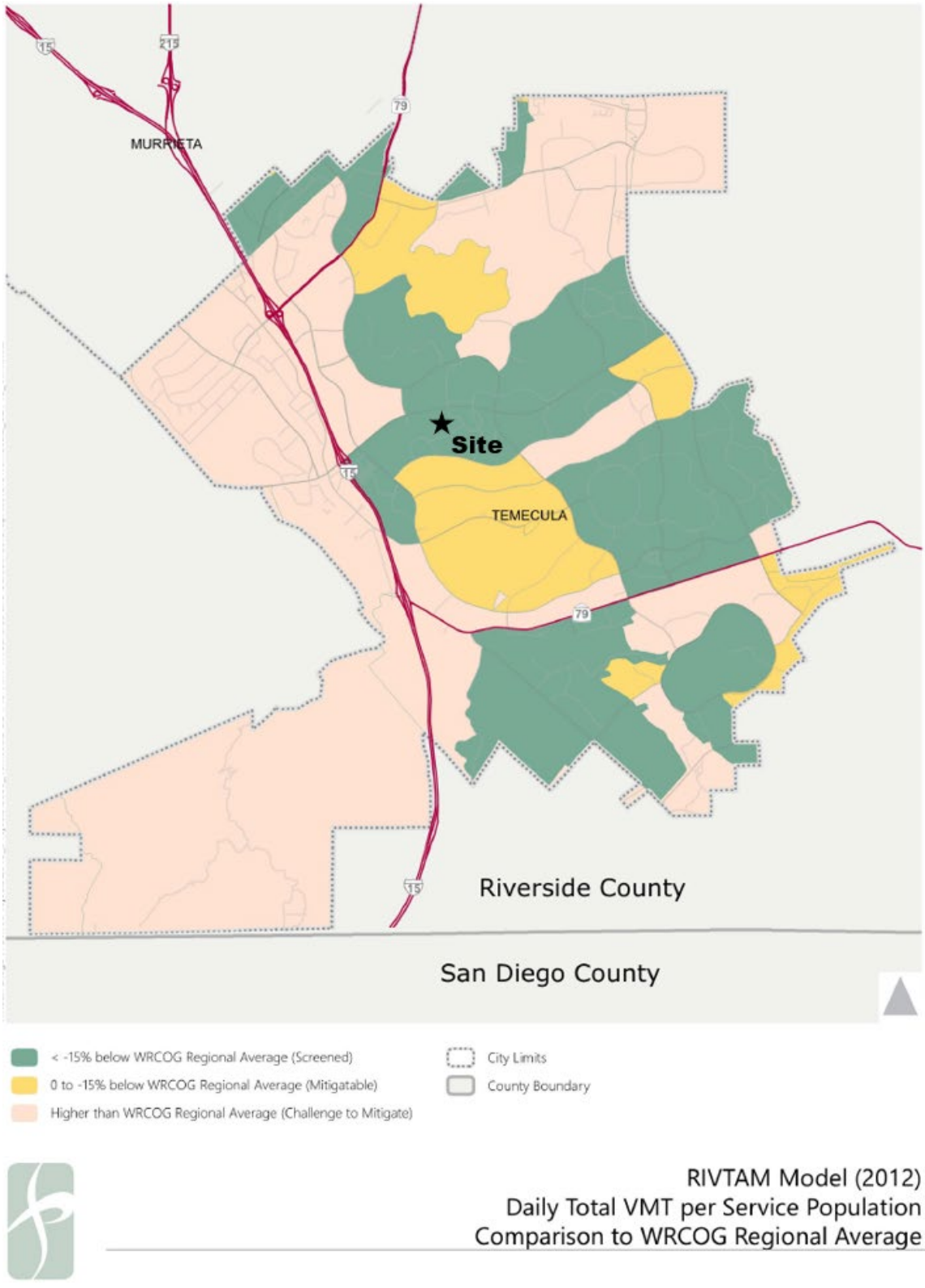
Land Use	Units[2]	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Rates[1]									
Multifamily Housing (Low-Rise) (1-2 Floors)	DU	220	0.11	0.35	0.46	0.35	0.21	0.56	7.32
Multifamily Housing (Mid-Rise) (3-10 Floors)	DU	221	0.09	0.27	0.36	0.27	0.17	0.44	5.44

Temecula Village Apartments	Quantity	Units[2]	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation Summary									
Multifamily Housing (Mid-Rise)	DU	132	12	35	47	35	23	58	718
Multifamily Housing (Low-Rise)	DU	10	1	4	5	4	2	6	74
TOTAL	**DU**	**142**	**13**	**39**	**52**	**39**	**25**	**64**	**792**

[1] Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

[2] DU = Dwelling Units

ATTACHMENT B:
VMT SCREENING MAP



RIVTAM Model (2012)
Daily Total VMT per Service Population
Comparison to WRCOG Regional Average