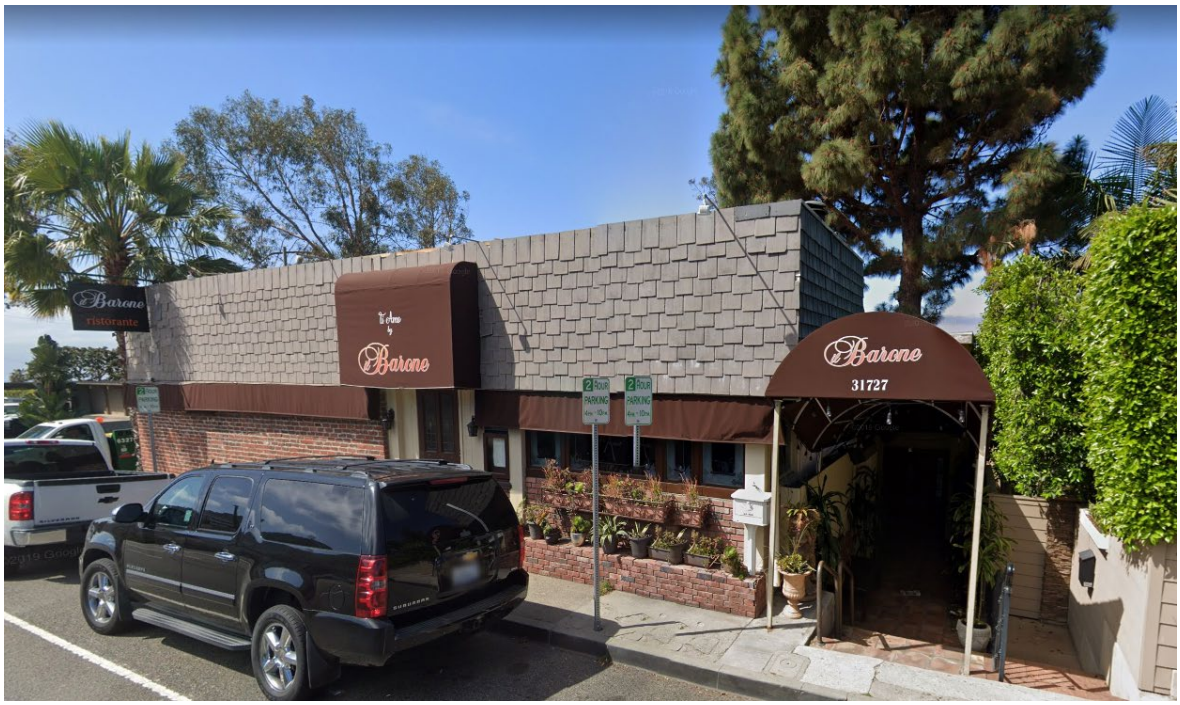

31727 Coast Highway Civic Site Project

Initial Study – Mitigated Negative Declaration

prepared by

City of Laguna Beach
505 Forest Avenue
Laguna Beach, California 92651
Contact: Jeremy Frimond, Senior Management Analyst

prepared with the assistance of

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

July 2021

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
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Initial Study

1. Project Title

31727 Coast Highway Civic Site Project (Ti Amo)

2. Lead Agency Name and Address

City of Laguna Beach
505 Forest Avenue
Laguna Beach, California 92651

3. Contact Person

Jeremy Frimond, Senior Management Analyst
City of Laguna Beach
505 Forest Avenue
Laguna Beach, California 92651
(949) 464-6673
jfrimond@lagunabeachcity.net

4. Project Location

The project site is located at 31727 and 31735 Coast Highway in Laguna Beach, California. The project site encompasses approximately 0.23 acre (9,975 square feet [sf]) and includes two parcels that are identified as Assessor Parcel Numbers (APNs) 658-101-39 and 658-101-40. Figure 1 depicts the project site in relationship to the region and Figure 2 shows the project site in its neighborhood context.

5. General Plan Designation and Zoning

The project site is within the Local Business Professional Zone (LBP) General Plan land use designation, which provides for a mixture of limited commercial development, office-professional uses, and mixed-use residential development to serve the needs of the local population. The site is zoned South Laguna Village Commercial (SLV), which permits retail, office, and restaurant uses. The SLV site development standards are established in Laguna Beach Municipal Code (LBMC) Section 25.25.008, Property Development Standards.

6. Regional Setting

The City of Laguna Beach is a coastal city in southern Orange County. It is located approximately 20 miles southwest of the City of Santa Ana, and 18 miles southwest of John Wayne International Airport. Laguna Beach is surrounded by Crystal Cove State Park and the City of Newport Beach to the north, the Cities of Laguna Woods, Aliso Viejo, and Laguna Niguel to the east, the City of Dana

Figure 1 Regional Location

Imagery provided by Esri and its licensors © 2021.

Project Location

City of Laguna Beach

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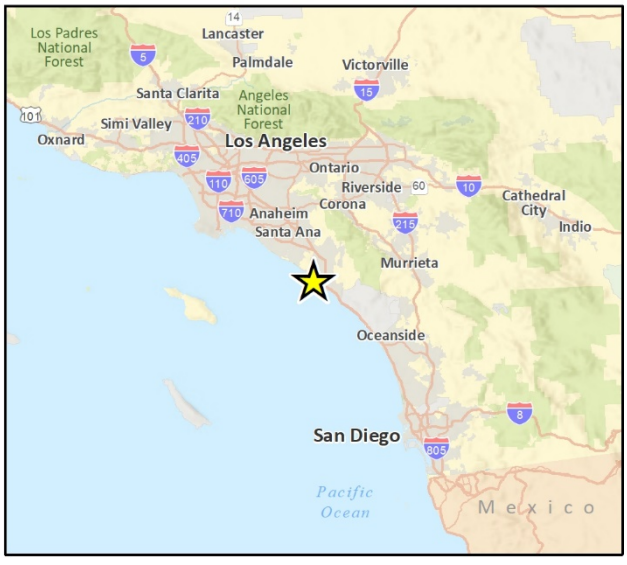


Figure 2 Project Location

Imagery provided by Microsoft Bing and its licensors © 2021.

Point to the south, and the Pacific Ocean to the west. Regional access to the project site is available from Coast Highway, Interstate 405 (I-405), Interstate 5 (I-5) and California State Route 73 (SR-73) via Crown Valley Parkway. Local vehicular access to the project site is available by Coast Highway. The project site is also accessible via Orange County Transportation Authority (OCTA) bus route 1, with the nearest bus stop located approximately 100 feet north of the project site on Coast Highway.

7. Project Site and Surrounding Land Uses

The project site consists of an approximately 3,750-sf, single-story restaurant building and a 4,624-sf paved parking lot. The existing building was constructed in 1928 as a home and later converted to a restaurant. The project site is in an urbanized area, primarily characterized by single-family residential houses with commercial uses along Coast Highway. The project site is bound by a restaurant and commercial businesses to the north, Coast Highway (beyond which are commercial businesses) to the east, multifamily residences and parking to the south, and residential buildings to the west. In addition, the Pacific Ocean is located approximately 450 feet west of the project site.

8. Description of Project

The City of Laguna Beach's Administrative Policy Manual, Chapter Five, General Policy 5-17, which was last revised in 2007, provides procedures for the City to follow in the acquisition of real property for City use/ownership, etc. In part, Section 5, Environmental Review, notes that acquisition of real property by a public agency is a "project" within the meaning of the California Environmental Quality Act (CEQA) and may be subject to certain exemptions. Further, the policy advises the Community Development Department should be consulted to ensure that the appropriate environmental review is conducted and that any necessary environmental documentation is completed prior to a decision to acquire the parcel. Therefore, this Initial Study is being prepared to the support the City's potential acquisition of the real property located at 31727 and 31735 Coast Highway, Laguna Beach, California or the former Ti Amo Ristorante property.

In order to analyze potential impacts for the purposes of CEQA, the City has considered several potential uses that could benefit the residents of the community. The analysis would need to consider the acquisition of the project site and site preparation and construction of a community-serving land use that could be any one of the following: pocket park, public restrooms, public surface parking lot, or a replacement fire station for the nearby Fire Station No. 4. Development of the site with a fire station would represent the most intensive use of the site as it has the greatest potential for environmental impacts. The other proposed uses would require less construction and development and would thus have fewer construction and operational environmental impacts. Therefore, by analyzing the potential development of a fire station, this Initial Study conservatively assesses the potential environmental impacts of developing the site with the most impactful use of the site, as the other civic uses that could potentially be developed having similar or lesser impacts than the fire station. Below, each of the potential development scenarios are discussed further.

Pocket Park

One potential use of the site is the development of a neighborhood pocket that would serve the local residential neighborhood. The park would be open from 5:00 a.m. to 1:00 a.m. The City's Parks and Communities Facilities Division would be responsible for the regular maintenance and upkeep

of the park. Public parks are a conditionally permitted use in the SLV zone and the Planning Commission would have to make the finding that the proposed parking lot is no more obnoxious or, detrimental to the public health, safety and welfare than other permitted uses [LBMC 25.10.06(H)].

Public Restrooms

The project site is located one block from the beach and there is need for public restrooms to serve beach goers in this area. Therefore, one potential use of the site is a public restroom facility of up to 1,000 sf in size, which would include Americans with Disabilities Act (ADA)-compliant restrooms. The restrooms would be open from dawn through dusk and would be regularly maintained by the City's Parks and Community Facilities Division. Service buildings, such as restrooms, for public parks, playgrounds, and beaches are subject to a conditional use permit in the SLV zone and the Planning Commission would have to make the finding that the proposed restrooms would be no more obnoxious or, detrimental to the public health, safety and welfare than other permitted uses [LBMC 25.10.06(H)].

Public Parking

Additional parking is generally desired throughout the city, and another potential use at this site would be to develop a surface parking lot. This would alleviate the parking burden on the residential communities within South Laguna Beach. The lot would be up to 9,000 sf with approximately 15 spaces including ADA spaces and would include ornamental landscaping. The lot would be accessed by a driveway off Coast Highway. The lot would be an automated facility and would provide parking between the hours of 8:00 a.m. to dusk. The development of a public parking lot would require a conditional use permit, the Planning Commission would have to make the finding that the proposed parking lot is no more obnoxious or, detrimental to the public health, safety and welfare than other permitted uses [LBMC 25.10.06(H)].

Fire Station No. 4 Replacement

The existing Fire Station No. 4 is located at 31646 Second Avenue, approximately 400 feet to the northeast of the project site. The existing station has seismic integrity issues and is not adequately sized to meet the modern needs of the fire department and the National Fire Protection Association (NFPA) standards for fire station design, and there is a need to construct a replacement station in order to adequately serve the fire safety needs of the South Laguna Village area. If a replacement fire station is developed on the site, the station could include living quarters, three apparatus bays, and an exterior public restroom within an approximately 14,318 sf, two-story (27 feet including roof) building with a partially subterranean, basement level parking lot. The parking level would provide 12 parking spaces, including one ADA compliant space, for personnel use. Two parking spaces would be equipped with electric vehicle (EV) chargers. There would be three full-time fire fighters and two ambulance operators at the station, and additional sleeping area would be provided for surge staffing in case of emergencies.

The station would include a driveway via Coast Highway for fire engine and paramedic truck ingress and egress and a rear access easement connecting to Sea Cliff Drive for employee access to the parking area. Fire station priority signal lighting would be added on Coast Highway. The proposed fire station would include five-foot side yard and rear yard setbacks consistent with the SLV zoning requirements. Table 1 provides details of the proposed fire station. Figure 3, Figure 4, and Figure 5 provide the conceptual parking plan, building sections, and two potential ground floor and second floor plans under consideration for the project.

Table 1 Fire Station Details

Lot Area (sf)	9,975
Height	2-story (27 ft including roof)
Living Quarters (sf)	4,684
Apparatus Bay (sf)	2,834
Parking level (sf)	6,800
Total Building Size (sf)	14,318
Parking Spaces	12 (including 1 ADA space and 2 EV charging spaces)
Landscaped area (sf)	1,200
Setbacks	
Side Yard (ft)	5
Rear Yard (ft)	5

sf = square feet; ft = feet

Figure 3 Conceptual Basement Level Floor Plan and Building Sections

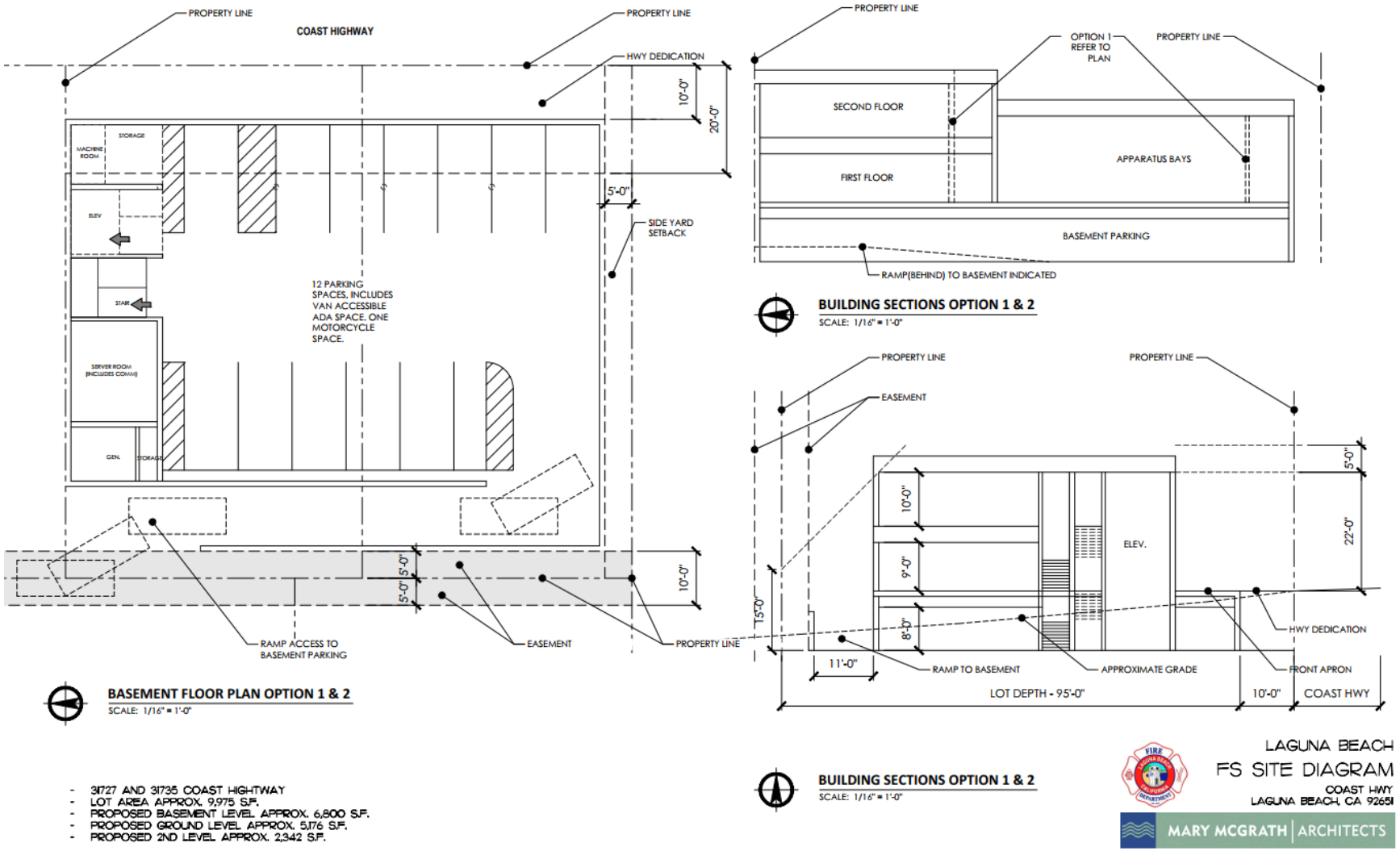
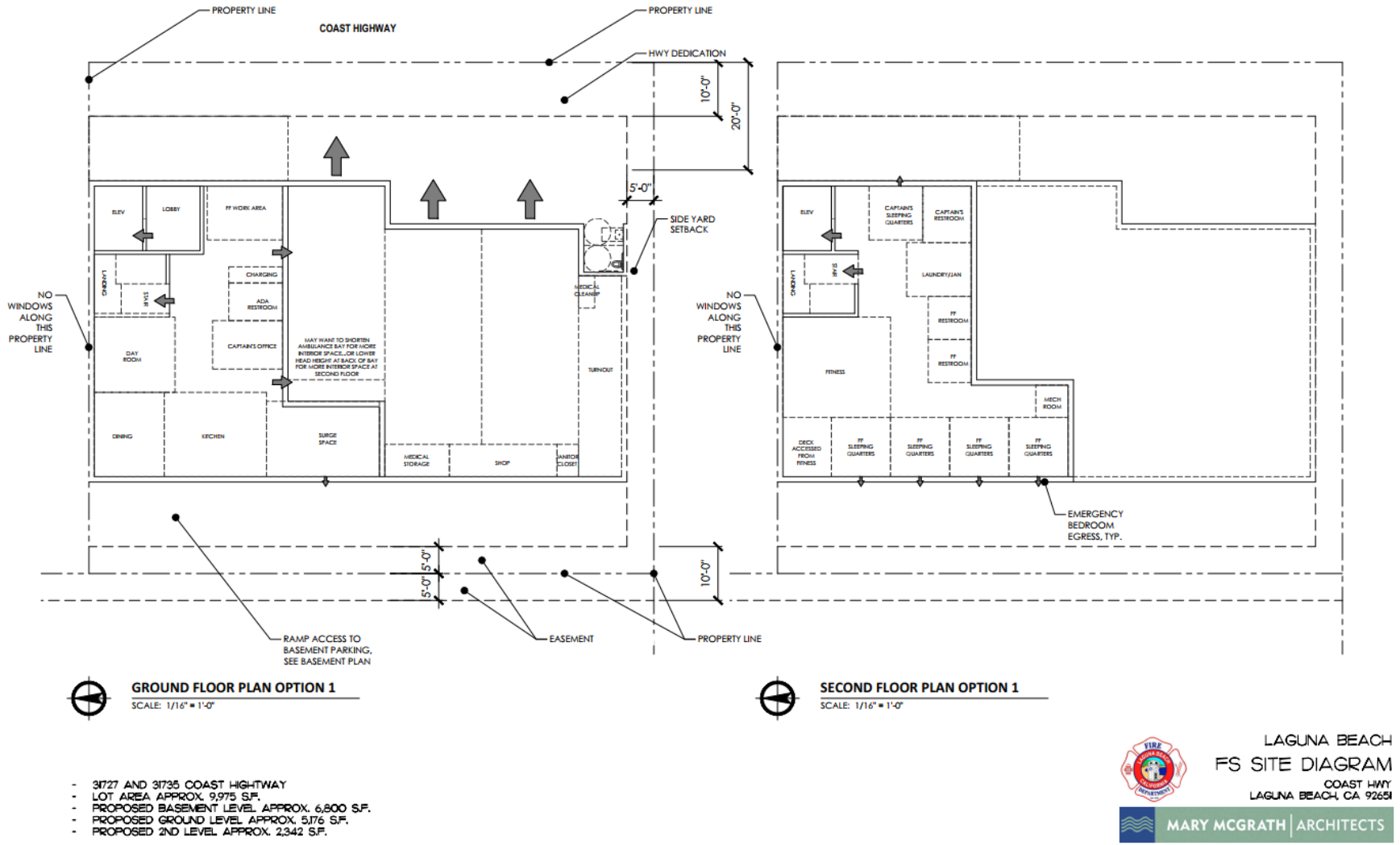


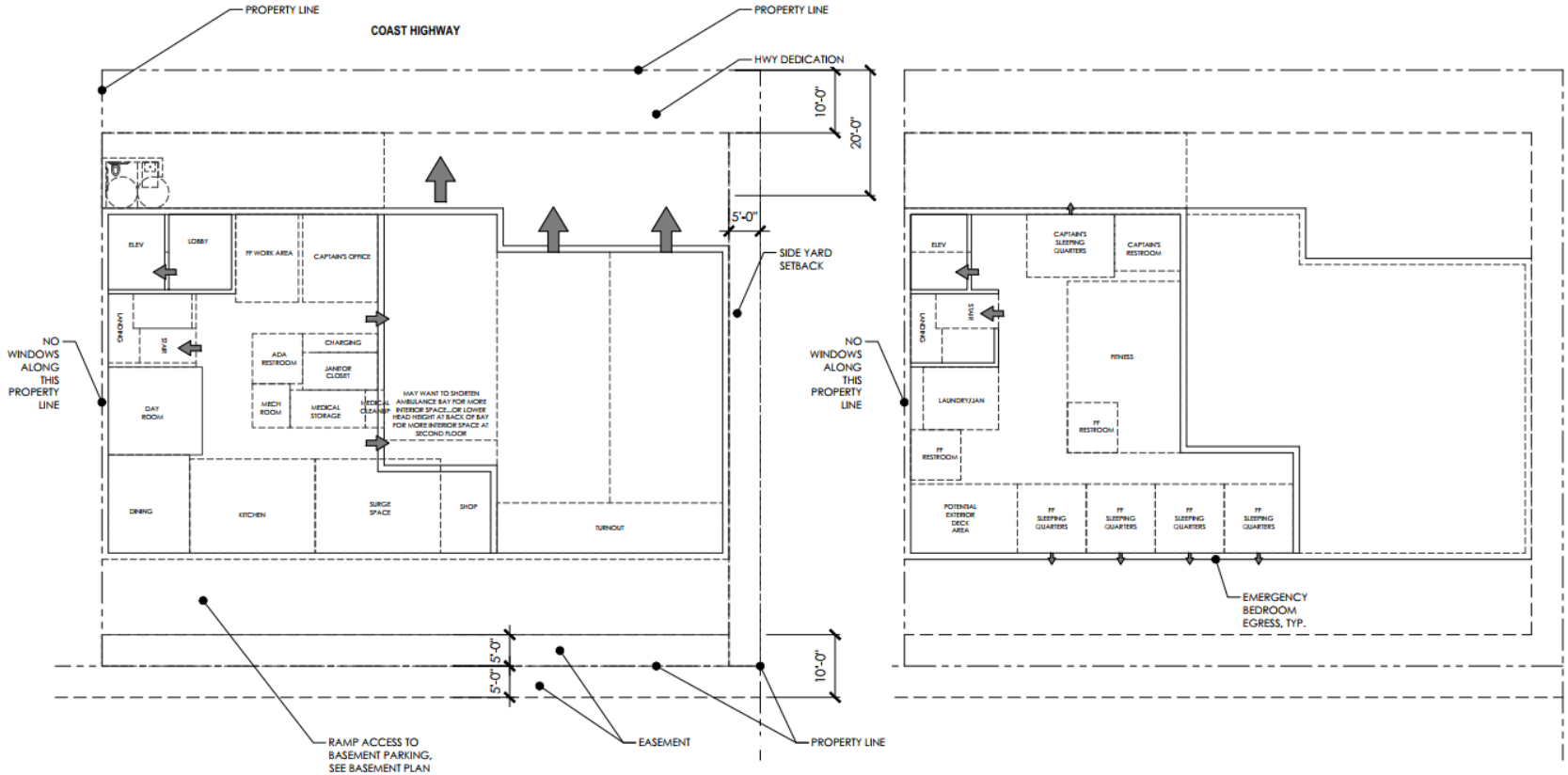
Figure 4 Option 1 Conceptual Ground Floor and Second Floor Plans



- 31727 AND 31735 COAST HIGHTWAY
- LOT AREA APPROX. 9,975 S.F.
- PROPOSED BASEMENT LEVEL APPROX. 6,800 S.F.
- PROPOSED GROUND LEVEL APPROX. 5,176 S.F.
- PROPOSED 2ND LEVEL APPROX. 2,342 S.F.

LAGUNA BEACH
FS SITE DIAGRAM
COAST HWY
LAGUNA BEACH, CA 92651
MARY MCGRATH | ARCHITECTS

Figure 5 Option 2 Conceptual Ground Floor and Second Floor Plans



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LAGUNA BEACH
FS SITE DIAGRAM
COAST HWY
LAGUNA BEACH, CA 92651
MARY MCGRATH | ARCHITECTS

The SLV zone does not specifically designate a fire station as a permitted use; however, uses not listed can be approved by the Planning Commission pursuant to LBMC 25.10.006. Therefore, the development of a replacement Fire Station 4 would require a conditional use permit, Design Review and Coastal Development Permit approval.

As previously stated, the purpose of the City's administrative policy is to delineate those steps that should be followed by the staff to ensure that the acquisition of real property is handled in accordance with applicable laws and regulations, including conformance with CEQA. Although the City is only exploring options to purchase the property, because it is considered a project for the purposes of CEQA, the document includes analysis of the potential development of a civic use on the site. The conservative worst-case development of a City proposed project would be the construction of a fire station. Therefore, this Initial Study focuses on the analysis of potential environmental consequences of the fire station.

Project Construction

Construction of the project is anticipated to occur over an approximately one-year period that would commence in or after November 2022. Construction would include demolition, site preparation, grading, building construction (for the fire station, parking lot, and public restroom potential uses), asphalt paving and architectural coating (for the fire station, public restroom, and parking lot potential uses). The depth of excavation for the fire station use would be approximately 12 feet below ground surface. Approximately 2,495 cubic yards (cy) of soil would be removed and exported offsite during grading. Soil would be disposed of at one of the 16 construction and debris diversion facilities located in Orange County, such as the Waste Management Sunset Environmental Transfer Station located approximately 20 miles (driving distance) from the project site. Construction equipment staging would occur at the existing Fire Station No. 4 parking lot.

9. Required Approvals

Project entitlements include a conditional use permit and Coastal Development Permit. The project would also require Design Review approval by the Planning Commission.

10. Other Public Agencies Whose Approval is Required

No other agency approvals are required.

11. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code (PRC) Section 21080.3.1?

As part of the process of identifying cultural resources issues in or near the project site, the City sent letters inviting tribes to consult with the City on June 9, 2021. The City requested a response within 30 days of receipt as specified by Assembly Bill 52 (AB 52). No responses were received to the mailings. Accordingly, the requirements of AB 52 have been met for the project.

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is "Potentially Significant" or "Potentially Significant Unless Mitigation Incorporated" as indicated by the checklist on the following pages.

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

Determination

Based on this initial evaluation:

☐ I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

■ I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.

Signature	7/15/21 Date
Jeremy Frimond	Senior Management Analyst
Printed Name	Title

Environmental Checklist

1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in PRC Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	■	☐
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	■	☐
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 a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	■	☐	☐
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	☐	☐	■	☐

For purposes of determining significance under CEQA, scenic resources are the visible natural and cultural features of the landscape that contribute to the public's enjoyment of the environment. A scenic vista is defined as a public viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Public views are those that are experienced from a publicly accessible vantage point, such as a roadway or public park. Scenic vistas can be officially designated by public agencies. The California Department of Transportation (Caltrans) manages the California State Scenic Highway Program, which designates state scenic highways. Scenic highways are highways located in areas of natural beauty. A scenic highway becomes officially designated when the local governing body applies to and is approved by Caltrans for scenic highway designation and adopts a Corridor Protection Program that preserves the scenic quality of the land that is visible from the highway right of way (Caltrans 2021a).

Existing Aesthetic Setting

Scenic Resources

According to the City's Landscape and Scenic Highways Element, aesthetic resources in the city predominantly consist of the San Joaquin Hills that surround the city, the Pacific Ocean to the west, and the Aliso and Laguna Creeks. Public views of these resources are primarily available from Coast Highway, Laguna Canyon Road, other local roads, and public areas such as parks, beaches, and trails (Laguna Beach 2018a). The Laguna Beach Landscape and Scenic Highways Resources Document (LSHRD), which was adopted along with the Landscape and Scenic Highways General Plan Element, provides guidelines for the preservation and enhancement of the city's landscape and scenic streets (Laguna Beach 2018b). According to the LSHRD, the project site is within the South Laguna Village neighborhood, which is a low-lying coastal neighborhood characterized by a rustic theme (e.g., informal street edges, wooden houses and fences, and naturalistic landscaping are common). Public scenic vistas in the neighborhood include views of Aliso Peak and surrounding hillsides to the north from Coast Highway, such as the Sheep Hills within the Aliso and Wood Canyons Wilderness Park (Laguna Beach 2018b). The Pacific Ocean is located approximately 450 feet west of the site; however, the LSHRD notes that views of the ocean from this area are limited to occasional glimpses between structures due to residential development in the vicinity (Laguna Beach 2018b).

Scenic Highways

The California Scenic Highway System indicates that no existing or proposed state scenic highways are located in the vicinity of the project site (Caltrans 2021b). However, the stretch of Coast Highway that runs through Laguna Beach is eligible for designation as a state scenic highway (Laguna Beach 2018a). According to the City's Landscape and Scenic Highways Element, the City intends to eventually implement a Corridor Protection Plan for Coast Highway (Laguna Beach 2018a). The LSHRD classifies the Coast Highway into zones and provides landscaping and streetscape improvement recommendations for each zone (Laguna Beach 2018b). The project site is within LSHRD Zone K of the Coast Highway (Laguna Beach 2018b).

Light and Glare

The project site consists of a restaurant and surface parking lot, which include outdoor and safety lighting under current conditions. In addition, the project site is in a built-out, urban environment with adjacent residential and commercial uses with sources light and glare. Primary sources of light are associated with vehicles traveling along Coast Highway, street and parking area lighting, and existing commercial and residential buildings, including building-mounted lighting. Glare is generally a result of reflections off of pavement, vehicle windows and chrome, and building materials that include reflective glass and other shiny materials. Potential impacts from light and glare are directly related to the level of urbanization in the vicinity of the project site and the design of the proposed replacement fire station.

a. Would the project have a substantial adverse effect on a scenic vista?

The project site is located adjacent to Coast Highway in an area of Laguna Beach primarily developed with commercial land uses, single-family residential, and scattered multi-family residential. Views from the project site include one- and two-story residential and commercial uses, Coast Highway, and intermittent glimpses of the ocean to the west. As discussed above, scenic views in the project vicinity are available from Coast Highway and primarily consist of Aliso Peak and

the surrounding San Joaquin Hills. Views of the coastline from the project site are limited due to intervening single-family residences to the west (Laguna Beach 2018b).

The project would result in the construction of a 14,318-sf, two-story fire station on a developed 0.23-acre site. According to LBMC Section 25.10.008, Property Development Standards, the maximum allowable building height in the project area is two-stories and up to 22-feet (excluding the roof). The proposed fire station would be a maximum of 27 feet portion of the site, which is in line with existing residential and commercial development in the vicinity and does not exceed the City's building height standards. The project would not substantially block views of Aliso Peak and the San Joaquin Hills to the north, east, and south due to the relatively low height of the project and existing development surrounding the project site. As discussed above, views of the Pacific Ocean to the west are limited by site topography and existing structures west of the project site. While development of the project could partially obstruct views of the San Joaquin Hills and the Pacific Ocean from properties in the vicinity, views of these scenic vistas would not be significantly impacted. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The California Scenic Highway System indicates that no existing or proposed State scenic highways are located in the vicinity of the project site (Caltrans 2021b). The nearest designated scenic highway is State Route 38, located approximately 67 miles northeast of the project site in San Bernardino County. However, Coast Highway is eligible for listing as a state scenic highway (Laguna Beach 2018a). There are no designated historic buildings located on the project site, as further discussed in Section 5, *Cultural Resources*, and the site does not contain natural vegetation or landscape features that would contribute to the scenic quality of the Coast Highway corridor. In addition, the project would not substantially block views of scenic vistas in the vicinity. The project would require the removal of three ornamental trees on the project site and the existing structure on the site, but would not otherwise affect any rock outcroppings, historic buildings, or other identified scenic resources within a state scenic highway.

The proposed fire station would incorporate rustic elements that align with the surrounding South Laguna Village neighborhood and the landscaping recommendations of the LSHRD for projects in Zone K of the Coast Highway to the extent practicable, such as the planting of vines or shrubs along the edge of the property adjacent to Coast Highway. Therefore, because the project is not located adjacent to a designated state scenic highway and would incorporate the recommendations of the LSHRD to the extent practicable, the project would not result in substantial damage to scenic resources in a state scenic highway. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project, 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 a 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?

A described above, in order to assess the most intense use at the site, the analysis includes the development of a fire station on a commercial property. Implementation would change the visual character of the project site by introducing a new structure; however, the proposed structure would be similar in size and character to the existing structure and land uses surrounding the site and would not substantially change the existing visual character of the vicinity. As shown in Figure 2, the project site is located in an urbanized, commercial and residential area of Laguna Beach. Land uses to the north and east of the project site include one-story commercial development with neighborhood-serving businesses. To the west lie single-family residences one to two stories in height. To the south lies a four-story multi-family residential development.

The project would incorporate the design and landscaping recommendations of the LSHRD for the South Laguna Village neighborhood and Zone K of the Coast Highway to the extent feasible. Project entitlements include a conditional use permit, Coastal Development Permit, and discretionary review and approval of the building by the Design Review Board. Design review by the City would ensure that the project would align with regulations governing scenic quality. Upon approval of the project, the addition of the two-story fire station would not degrade the existing visual character or quality of the site and its immediate surroundings and would be consistent with the City's envisioned visual character and quality of the project site. Additionally, the project would include Mitigation Measure AES-1, which would reduce temporary construction impacts by screening public views of construction equipment, to the extent feasible, during construction of the project. With implementation of mitigation, impacts would be less than significant.

Mitigation Measure

AES-1 Construction Staging Areas

Construction equipment staging areas shall be located, to the greatest extent feasible, away from nearby existing residential uses, and utilize appropriate screening (i.e., temporary fencing with opaque material) to shield public views of construction equipment and material. Prior to issuance of a grading permit, the City Engineer shall verify that staging areas are identified on final grading/development plans and that appropriate perimeter screening is included as a construction specification.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

d. Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

The project site is located in an urbanized area with existing sources of light and glare, including the existing commercial structure and parking lot on the project site. Construction of the project would introduce short-term construction vehicles and equipment during daytime hours that could potentially create glare for surrounding land uses. However, pursuant to LBMC Section 7.25.080, Construction Activity Noise Regulations, construction activities are prohibited between the hours of 7:00 p.m. and 7:30 a.m. on weekdays, and no construction activities are permitted on weekends and Federal holidays. These limits would reduce impacts from vehicle headlamps and any associated

impacts to nighttime views during construction. Since proposed construction would be required to adhere to the timing restrictions laid out in the LBMC, no construction would occur at night when light would potentially be required. In addition, any lighting or generated glare during construction would be temporary.

Operation of the project would not substantially increase lighting and glare in the surrounding area relative to existing levels. The project site lies in an urban area that that includes single- and multi-family residences and commercial buildings. Operation of the project would include the use of nighttime security lighting, indoor lights, and fire station priority signal lighting on Coast Highway to indicate that engines are leaving the station. Lighting fixtures would be aimed downwards, shielded, and generally contained in the project site, and would not create a substantial source of light or glare. Therefore, project impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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2 Agriculture and Forestry Resources

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

Agricultural and Forestry Resources Setting

There are no existing agricultural or forestry operations on the project site or in its vicinity. Additionally, there are no Williamson Act contracted lands. Lastly, the project is not located near a designated forestland or timber production zone.

a. Would the project 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?

The project site is developed with a restaurant and parking lot and is located in an urbanized area. There are no existing agricultural operations on the project site or in its vicinity. The California Department of Conservation's (DOC) Important Farmland Finder map shows that the project site is not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (DOC

2021a). Therefore, the project would not convert farmland to non-agricultural use. There would be no impact Farmland.

NO IMPACT

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

The project site is designated by the City of Laguna Beach's General Plan as Local Business Professional Zone (LBP) and zoned South Laguna Village Commercial (SLV), which permit local-serving commercial uses such as restaurants and retail (Laguna Beach 2012). The project site is not zoned for agricultural use and is not under a Williamson Act contract (DOC 2021a). Therefore, the project would have no impact with respect to agricultural zoning or Williamson Act contracts.

NO IMPACT

c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

The project site is designated by the City of Laguna Beach's General Plan as Local Business Professional Zone (LBP) and zoned South Laguna Village Commercial (SLV), which permit local-serving commercial uses such as restaurants and retail (Laguna Beach 2012). Therefore, the project would not conflict with zoning for forest land, timberland, or Timberland Production as the project site is not zoned for any of these uses. No impact would occur.

NO IMPACT

d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

The project site does not contain forest land or timberland. In addition, neither the project site nor the surrounding area is zoned for forest land or timberland. Accordingly, the project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

NO IMPACT

e. Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

The project would involve the acquisition of a property for the development of a civic use (the greatest development impacts occurring with the installment of a fire station) in an urban area of Laguna Beach. There is no farmland in the vicinity of the project site. Therefore, the project would have no impact with respect to agricultural zoning or other conversion of farmland to non-agricultural use.

NO IMPACT

3 Air Quality

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

Existing Air Quality Setting

Air Quality Standards and Attainment

The project site is in the South Coast Air Basin (Basin), which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. The Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). As the local air quality management agency, the SCAQMD is required to monitor air pollutant levels to ensure that state and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards.

Depending on whether the standards are met or exceeded, the Basin is classified as being in "attainment" or "nonattainment." Under state law, air districts are required to prepare a plan for air quality improvement for pollutants for which the district is in non-compliance. The SCAQMD is in non-attainment for the federal standards for ozone and $PM_{2.5}$ (particulate matter up to 2.5 microns in size) and the state standards for ozone, PM_{10} (particulate matter up to 10 microns in size), and $PM_{2.5}$. The Los Angeles County portion of the Basin is also designated non-attainment for lead (SCAQMD 2016). The Basin is designated unclassifiable or in attainment for all other federal and state standards. The health effects associated with criteria pollutants for which the Basin is in non-attainment are described in Table 2.

Table 2 Health Effects Associated with Non-Attainment Criteria Pollutants

Pollutant	Adverse Effects
Ozone	(1) Short-term exposures: (a) pulmonary function decrements and localized lung edema in humans and animals and (b) risk to public health implied by alterations in pulmonary morphology and host defense in animals; (2) long-term exposures: risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (3) vegetation damage; and (4) property damage.
Suspended particulate matter ($PM_{2.5}$ and PM_{10})	(1) Excess deaths from short-term and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease (including asthma).[1]
Lead	(1) Short-term overexposures: lead poisoning can cause (a) anemia, (b) weakness, (c) kidney damage, and (d) brain damage; and (2) long-term exposures: long-term exposure to lead increases risk for (a) high blood pressure, (b) heart disease, (c) kidney failure, and (d) reduced fertility.

[1] More detailed discussion on the health effects associated with exposure to suspended particulate matter can be found in the following documents: United States Environmental Protection Agency (U.S. EPA), Air Quality Criteria for Particulate Matter, October 2004.

Sources: U.S. EPA 2021a, 2021b, and 2021c

Regulatory Setting

Air Quality Management

Under state law, the SCAQMD is required to prepare a plan for air quality improvement for pollutants for which the District is in non-compliance. The SCAQMD administers the Air Quality Management Plan (AQMP) for the Basin, which is a comprehensive document outlining an air pollution control program for attaining all California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). The most recently adopted AQMP is the 2016 AQMP, which was adopted by the SCAQMD Governing Board on March 3, 2017. The 2016 AQMP represents a new approach, focusing on available, proven, and cost-effective alternatives to traditional strategies while seeking to further multiple goals in partnership with other entities promoting reductions in greenhouse gases (GHGs) and toxic risk as well as achieve efficiencies in energy use, transportation, and goods movement (SCAQMD 2017). The 2016 AQMP incorporates new scientific data and notable regulatory actions that have occurred since adoption of the 2012 AQMP, including the approval of the new federal 8-hour ozone standard of 0.070 parts per million (ppm) that was finalized in 2015.

The Final 2016 AQMP addresses several state and federal planning requirements and incorporates new scientific information, primarily in the form of updated emissions inventories, ambient measurements, and meteorological air quality models. The Southern California Association of Governments' (SCAG) projections for socioeconomic data (e.g., population, housing, employment by industry) and transportation activities from the 2016 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) are integrated into the 2016 AQMP. This Plan builds upon the approaches taken in the 2012 AQMP for the attainment of federal PM and ozone standards and

highlights the significant amount of reductions to be achieved. It emphasizes the need for interagency planning to identify additional strategies to achieve reductions within the timeframes allowed under the federal Clean Air Act, especially in the area of mobile sources. The 2016 AQMP also includes a discussion of emerging issues and opportunities, such as fugitive toxic particulate emissions, zero-emission mobile source control strategies, and the interacting dynamics among climate, energy, and air pollution. The AQMP also demonstrates strategies for attainment of the new federal 8-hour ozone standard and vehicle miles traveled (VMT) emissions offsets, pursuant to recent U.S. EPA requirements (SCAQMD 2017).

Air Emission Thresholds

CEQA Guidelines Section 15064.7 provides that, when available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make determinations of significance. These thresholds are designed such that a project that would not exceed the adopted thresholds would not have an individually or cumulatively significant impact on the Basin's air quality. Therefore, a project that does not exceed these SCAQMD thresholds would result in a less than significant impact. This Initial Study conforms to the methodologies recommended in the SCAQMD's *CEQA Air Quality Handbook* (1993) and supplemental guidance provided by the SCAQMD, including recommended thresholds for emissions associated with both construction and operation of the project (SCAQMD 2019).

Table 3 presents the significance thresholds for construction and operational-related criteria air pollutant and precursor emissions being used for the purposes of this analysis. These represent the levels at which a project's individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the Basin's existing air quality conditions. For the purposes of this analysis, the proposed project would result in a significant impact if construction or operational emissions would exceed any of the thresholds shown in Table 3.

Table 3 SCAQMD Regional Significance Thresholds

Construction Thresholds	Operational Thresholds
75 pounds per day of VOC[1]	55 pounds per day of VOC
100 pounds per day of NO_X	55 pounds per day of NO_X
550 pounds per day of CO	550 pounds per day of CO
150 pounds per day of SO_X	150 pounds per day of SO_X
150 pounds per day of PM_{10}	150 pounds per day of PM_{10}
55 pounds per day of $PM_{2.5}$	55 pounds per day of $PM_{2.5}$

VOC: volatile organic compound; NO_X: nitrogen oxides; CO: carbon monoxide; SO_X: sulfur oxides; PM_{10}: particulate matter measuring 10 microns in diameter or less; $PM_{2.5}$: particulate matter measuring 2.5 microns in diameter or less

[1] The California Air Resources Board (CARB) defines VOC and reactive organic gas (ROG) similarly as, "any compound of carbon excluding carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate," with the exception that VOC are compounds that participate in atmospheric photochemical reactions. For the purposes of this analysis, ROG and VOC are considered comparable in terms of mass emissions, and the term VOC is used in this analysis.

Source: SCAQMD 2019

Localized Significance Thresholds

In addition to the above regional thresholds, the SCAQMD has developed Localized Significance Thresholds (LSTs) in response to the Governing Board's Environmental Justice Enhancement Initiative (1-4), which was prepared to update the *CEQA Air Quality Handbook* (1993). LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local

communities and have been developed for NO_x, CO, PM_{10}, and $PM_{2.5}$. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), distance to the sensitive receptor, and project size. LSTs have been developed for emissions generated in construction areas up to five acres in size. However, LSTs only apply to emissions in a fixed stationary location and are not applicable to mobile sources, such as cars on a roadway (SCAQMD 2008a). As such, LSTs are typically applied only to construction emissions because most operational emissions are associated with project-generated vehicle trips.

LSTs are provided for project sites of one acre, two acres, and five acres and for receptors at distances of 82 to 1,640 feet from the project disturbance boundary (SCAQMD 2009). The project site is less than one acre; accordingly, this analysis uses LSTs for construction on a site that is one acre. Construction activity would occur immediately adjacent to the closest sensitive receptors, which are residential properties to the west and south of the project site. According to SCAQMD's *Final LST Methodology* (2008a) projects with boundaries located closer than 82 feet to the nearest receptor should use the LSTs for receptors located at 82 feet. Therefore, the analysis below uses the LST values for 82 feet.

The project is located in SRA-20 (Central Orange County Coastal). LSTs for construction in SRA-20 on a 1-acre site with a receptor 82 feet away are shown in Table 4.

Table 4 SCAQMD LSTs for Construction Emissions

Pollutant	Allowable Emissions from a 0.23-acre Site in SRA-20 for a Receptor 82 Feet Away
Gradual conversion of NO_X to NO_2	92
CO	647
PM_{10}	4
$PM_{2.5}$	3

SRA: source receptor area; NO_X: nitrogen oxides; NO_2: nitrogen dioxide; CO: carbon monoxide; PM_{10}: particulate matter measuring 10 microns in diameter or less; $PM_{2.5}$: particulate matter measuring 2.5 microns in diameter or less

Source: SCAQMD 2009

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding forecasts used in the development of the AQMP. The 2016 AQMP incorporates local city general plans and the SCAG's 2016 RTP/SCS socioeconomic forecast projections of regional population, housing, and employment growth. As such, projects that propose development that is consistent with the growth anticipated by SCAG's growth projections and/or the General Plan would not conflict with SCAQMD AQMP.

The 2016 RTP/SCS estimates no population increase within the city between 2012 (23,100 people) and 2040 (SCAG 2016). The project would not include housing and, therefore, would not directly contribute to population growth within the city. The project would be a replacement structure for the existing Fire Station No. 4 and would not generate increased employment that could lead to indirect population growth. Therefore, the project would not substantially increase the city's

population either directly or indirectly and would not conflict with or obstruct implementation of the applicable air quality plan. No impacts would occur.

NO IMPACT

b. Would the project 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?

Consistent with CEQA Guidelines Section 15064(h)(3), SCAQMD's approach for assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and state Clean Air Acts. If the project's mass regional emissions do not exceed the applicable SCAQMD thresholds, then the project's criteria pollutant emissions would not be cumulatively considerable.

As discussed under *Air Quality Standards and Attainment*, the Basin has been designated as a federal nonattainment area for O_3 and $PM_{2.5}$ and a state nonattainment area for ozone, PM_{10}, and $PM_{2.5}$. The Los Angeles County portion of the Basin is also designated as a federal and state nonattainment area for lead. However, the proposed project is not located within Los Angeles County and does not include any stationary sources of lead emissions. Therefore, implementation of the project would not result in substantial emissions of lead and this pollutant is not discussed further in this analysis. The Basin is designated unclassifiable or in attainment for all other federal and state standards.

The following analysis evaluates air pollutant emissions generated by project construction and operation compared to the regional significance thresholds established by the SCAQMD in the *CEQA Air Quality Handbook* (1993) as well as the SCAQMD LSTs. Construction and operational air pollutant emissions were modeled using the California Emissions Estimator Model (CalEEMod), version 2020.4.0. CalEEMod modeling results are available in Appendix A of this document.

Construction Emissions

Project construction would primarily generate temporary criteria pollutant emissions from construction equipment operation onsite, construction worker vehicle trips to and from the site, and export of materials offsite. Construction input data for CalEEMod include, but are not limited to: (1) the anticipated start and finish dates of construction activity; (2) inventories of construction equipment to be used; (3) areas to be excavated and graded; and (4) volumes of materials to be exported from and imported to the project site. The analysis assessed maximum daily emissions from individual construction activities, including demolition, site preparation, grading, building construction, paving, and architectural coating. Construction phase length was based on applicant-provided information, and CalEEMod defaults were utilized for the construction equipment list. Emissions modeling accounts for compliance with SCAQMD Rule 403, which regulates fugitive dust emissions during the project's demolition, grading, and construction activities to minimize emissions of PM_{10} and $PM_{2.5}$, and SCAQMD Rule 1113, which regulates VOC content of architectural coatings to minimize emissions of VOCs during construction activities.

Table 5 summarizes the estimated maximum daily emissions of pollutants during construction on the project site. Construction emissions would not exceed SCAQMD regional thresholds or LSTs. Therefore, emissions from project construction would be adequately controlled by existing regulations, and the project would not result in substantial air pollutant emissions. Because air pollutant emissions generated by project construction would not exceed the SCAQMD's regional

significance thresholds or LSTs, project construction would not contribute substantially to an existing or projected air quality violation for which the region is in nonattainment. Impacts from construction emissions would be less than significant.

Table 5 Construction Emissions

	Estimated Maximum Daily Emissions (lbs/day)					
Construction Phase	**VOC**	**NO_x**	**CO**	**SO_x**	**PM_{10}**	**$PM_{2.5}$**
2022	1	11	9	<1	1	1
2023	2	13	17	<1	1	1
SCAQMD Thresholds	75	100	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**
Maximum Onsite Emissions	2	13	16	<1	1	1
Local Significance Thresholds (LSTs) (onsite only)	N/A	92	647	N/A	4	3
Threshold Exceeded?	**N/A**	**No**	**No**	**N/A**	**No**	**No**

lbs: pounds; VOC: volatile organic compounds; NO_x: nitrogen oxides; CO: carbon monoxide; SO_x: sulfur oxides; PM_{10}: particulate matter measuring 10 microns in diameter or less; $PM_{2.5}$: particulate matter measuring 2.5 microns in diameter or less

Notes: See Appendix A for modeling results. Some numbers may not add up precisely due to rounding considerations. Maximum onsite emissions are the highest emissions that would occur on the project site from onsite sources, such as heavy construction equipment and architectural coatings, and excludes offsite emissions from sources such as construction worker vehicle trips and haul truck trips.

Operational Emissions

Long-term emissions associated with project operation, as shown in Table 6, would include emissions from natural gas use (energy sources) and landscape maintenance equipment, consumer products, and architectural coating associated with onsite development (area sources). As discussed above under *Description of Project*, the proposed project would be a replacement structure for the existing Fire Station No. 4 located approximately 400 feet to the northeast of the project site. There would be no change in the number of crewmembers or trucks operating out of the replacement station. Therefore, from a regional pollutant emissions perspective, there would be no net increase in emissions associated with mobile sources. Consequently, operational trips were eliminated from the CalEEMod model.

Table 6 Operational Emissions

Emission Source	Maximum Daily Emissions (lbs/day)					
	VOC	NO_X	CO	SO_x	PM_{10}	$PM_{2.5}$
Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile[1]	<1	<1	<1	<1	<1	<1
Total Project Emissions	<1	<1	<1	<1	<1	<1
SCAQMD Regional Thresholds	55	55	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

lbs: pounds; VOC: volatile organic compounds; NO_x: nitrogen oxides; CO: carbon monoxide; SO_x: sulfur oxides; PM_{10}: particulate matter measuring 10 microns in diameter or less; $PM_{2.5}$: particulate matter measuring 2.5 microns in diameter or less

[1] From a regional pollutant emissions perspective, there would be no net increase in emissions associated with mobile sources due to project implementation.

Notes: See Appendix A for modeling results. Some numbers may not add up precisely due to rounding considerations.

As indicated in Table 6 emissions during operation of the project would not exceed SCAQMD thresholds for any criteria pollutant. Furthermore, the operational emissions estimates provided in Table 6 represent a conservative estimate as the existing emissions associated with Fire Station No. 4, which would cease upon completion of the project, are not considered. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Sensitive Receptors

CARB and the Office of Environmental Health Hazard Assessment (OEHHA) have identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65 years of age, children under 14, infants (including in utero in the third trimester of pregnancy), and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis (CARB 2005; OEHHA 2015). Accordingly, some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved and are referred to as sensitive receptors. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. The closest sensitive receptors include single- and multi-family residences located immediately west and south of the project site.

Local Significance Thresholds (LSTs)

LSTs were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. To address the issue of localized pollutants, the SCAQMD adopted LSTs that demonstrate whether a project would cause or contribute to localized air quality impacts. As shown in Table 5, project construction generated emissions would not exceed the SCAQMD's localized significance thresholds. Therefore, the project

would not expose local sensitive receptors to substantial pollutant concentrations from onsite activities during construction. Impacts would be less than significant.

Local Carbon Monoxide Hot Spots

A carbon monoxide (CO) hotspot is a localized concentration of CO that is above a CO ambient air quality standard. Localized CO hotspots can occur at intersections with heavy peak hour traffic. Specifically, hotspots can be created at intersections where traffic levels are sufficiently high such that the local CO concentration exceeds the federal 1-hour standard of 35.0 ppm or the federal and state 8-hour standard of 9.0 ppm (CARB 2016).

A detailed CO analysis was conducted during the preparation of SCAQMD's 2003 AQMP. The locations selected for microscale modeling in the 2003 AQMP included high average daily traffic (ADT) intersections in the Basin, which were those expected to experience the highest CO concentrations. The highest CO concentration estimated was at the intersection of Wilshire Boulevard and Veteran Avenue on the west side of Los Angeles near I-405. The concentration of CO at this intersection was 4.6 ppm, which is well below the state and federal standards. The Wilshire Boulevard/Veteran Avenue intersection has an annual average daily traffic (AADT) of approximately 100,000 vehicles per day (SCAQMD 2003).

According to the latest Caltrans traffic counts on Coast Highway, the primary roadway by which the project site is accessed, the AADT in the project vicinity is between 37,900 and 38,900 (Caltrans 2019). The project site would not generate a substantial number of new daily vehicle trips on Coast Highway, as it would be a replacement structure for the existing Fire Station No.4 located approximately 400 feet northeast of the project site, which is also primarily accessed by Coast Highway. Daily traffic on Coast Highway in the vicinity of the project site is much less than the 100,000-vehicle count on the Wilshire Boulevard/Veteran Avenue intersection, which experiences CO concentrations well below the NAAQS and CAAQS for CO. Furthermore, due to stricter vehicle emissions standards in newer cars and new technology that increases fuel economy, CO emission factors under future land use conditions would be lower than those under existing conditions. Because the proposed project would not result in increased vehicle trips and associated CO emissions, project-generated local mobile-source CO emissions would not result in or substantially contribute to concentrations that exceed the 1-hour or 8-hour CO standard. Therefore, no impact would occur.

Toxic Air Contaminants

Construction-related activities would result in short-term, project-generated emissions of diesel particulate matter (DPM) exhaust emissions from off-road, heavy-duty diesel equipment for site preparation grading, building construction, and other construction activities. DPM was identified as a toxic air contaminant (TAC) by CARB in 1998. The potential cancer risk from the inhalation of DPM (discussed in the following paragraphs) outweighs the potential non-cancer health impacts and is therefore the focus of this discussion (CARB 2017a).

Generation of DPM from construction projects typically occurs in a single area for a short period. Construction of the proposed project would occur over approximately one year. The dose to which the receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the extent of exposure that person has with the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for the Maximally Exposed Individual. The risks estimated for a Maximally Exposed Individual are higher if a fixed exposure occurs over a

longer period of time. According to the OEHHA, health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-year exposure period (assumed to be the approximate time that a person spends in a household). OEHHA recommends this risk be bracketed with nine-year and 70-year exposure periods. Health risk assessments should be limited to the period/duration of activities associated with the project (OEHHA 2015).

The maximum onsite $PM_{2.5}$ emissions, which are used to represent DPM emissions for this analysis,[1] would occur during grading activities. Maximum daily $PM_{2.5}$ emissions during grading would be approximately one pound per day, respectively, which is well below the SCAQMD LST of three pounds per day that is designed to be protective of human health. While grading emissions represent the worst-case condition, such activities would only occur for less than one month, which would be less than one percent of the typical health risk calculation periods of nine years, 30 years, and 70 years. $PM_{2.5}$ emissions would decrease for the remaining construction period because construction activities such as building construction and paving would require less construction equipment. Therefore, given the aforementioned, DPM generated by project construction is not expected to create conditions where the probability that the Maximally Exposed Individual would contract cancer is greater than ten in one million or to generate ground-level concentrations of non-carcinogenic TACs that exceed a Hazard Index greater than one for the Maximally Exposed Individual. Additionally, with ongoing implementation of U.S. EPA and CARB requirements for cleaner fuels, off-road diesel engine retrofits, and new low-emission diesel engine types, the DPM emissions of individual equipment would be substantially reduced in future years. Therefore, project construction would not expose sensitive receptors to substantial pollutant concentrations.

The fire station would include an emergency backup generator on site which would require monthly testing for a period of 15 minutes, for a total of three hours of use annually. Due to the short period of time the generator would be used, this source would not generate substantial amounts of TACs. In addition, this would be the same generator currently in operation at the existing fire station and would therefore not represent a new source to the region. The land use and activities associated with the project are not considered land uses that generate substantial TAC emissions based on review of the air toxic sources listed in SCAQMD's and CARB's guidelines. It is expected that quantities of hazardous TACs generated onsite (e.g., cleaning solvents, paints, etc.) for the proposed use would be below thresholds warranting further study under the California Accidental Release Program.

The project would not contain substantial TAC sources and would remain consistent with CARB and SCAQMD guidelines. As such, the project would not result in the exposure of offsite sensitive receptors to significant amounts of carcinogenic or toxic air contaminants. Therefore, the project would not expose sensitive receptors to substantial concentrations of TACs and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The occurrence and severity of potential odor impacts depends on numerous factors. The nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of the receiving location, each contribute to the intensity of the impact. Although offensive odors seldom

[1] It can be conservatively assumed that DPM emissions would be equivalent to $PM_{2.5}$ because $PM_{2.5}$ emissions make up 92 percent of total diesel off-road equipment (e.g., construction equipment) PM emissions based on SCAQMD guidance (SCAQMD 2006).

cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

Odors would be potentially generated from vehicles and equipment exhaust emissions during construction of the project. Potential odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and VOC emissions from architectural coatings. Such odors would disperse rapidly from the project site, generally occur at magnitudes that would not affect substantial numbers of people and would be limited to the temporary construction period. Furthermore, construction would be required to comply with SCAQMD Rule 402, which regulates nuisance odors. Impacts associated with odors during construction would be temporary and less than significant.

With respect to operation, the SCAQMD's *CEQA Air Quality Handbook* (1993) identifies land uses associated with odor complaints as agricultural uses, wastewater treatment plants, chemical and food processing plants, composting, refineries, landfills, dairies, and fiberglass molding. Fire stations are not identified on this list. In addition, solid waste generated by the proposed onsite uses would be collected by a contracted waste hauler, ensuring that odors resulting from onsite waste would be managed and collected in a manner to prevent the proliferation of odors. Therefore, the proposed project would not generate objectionable odors affecting a substantial number of people, and no impact would occur.

LESS THAN SIGNIFICANT IMPACT

4 Biological Resources

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

Existing Biological Resource Setting

The analysis presented in this section is based on a review of available technical information on biological resources in the project vicinity. Existing databases and information for the site (e.g., California Natural Diversity Database [CNDDB]; California Department of Fish and Wildlife [CDFW] special status species list; commercially-available aerial photographs (Google Earth); and United States Geological Survey [USGS] topographic maps were evaluated for the presence or potential presence of special status species, sensitive vegetation communities, and jurisdictional waters and wetlands on the project site.

The project site occurs in a developed, small business commercial neighborhood of Laguna Beach, on the west side of Coast Highway in a primarily urbanized landscape. The project site is approximately 1,850 feet west of the Aliso Wood Canyons Wilderness regional park and the Pacific Ocean is approximately 450 feet west of the project site. Species that have adapted to human-dominated landscapes are able to take greatest advantage of the developed, landscaped, and remaining open areas in Laguna Beach and the region.

Based on review of aerial imagery and available databases, the 0.23-acre project site is entirely developed with structures and a parking lot, with ornamental trees and landscaped vegetation.

Soils

The soils within the project site are mapped as Modjeska gravelly loam, 15 to 30 percent slopes (United States Department of Agriculture [USDA] 2021). However, based on aerial imagery, the site and surrounding area were developed prior to 1985. As a result of past disturbance, total site development, and ornamental vegetation, surficial soils on the project site are assumed to contain artificial fill.

Vegetation

Existing vegetation onsite consists of ornamental trees and shrubs. Tree species on site are limited to Mexican fan palm, red gum, and pine and shrubs include traveller's palm and an unknown ornamental shrub. The remainder of the site is paved or developed with buildings.

Wildlife Habitat

The project site and surrounding area provide habitat for wildlife species that commonly occur in residential areas of the region (e.g., raccoon [*Procyon lotor*], striped skunk [*Mephitis mephitis*] and a variety of common avian species). The site lacks adequate size and connectivity with larger expanses of natural habitat that would allow for it to support occupation by special status species.

Regulatory Setting

Regulatory authority over biological resources is shared by federal, state, and local authorities under a variety of statutes and guidelines. Primary authority for general biological resources lies with the land use control and planning authority of local jurisdictions. The CDFW is a trustee agency for biological resources throughout the state under CEQA and also has direct jurisdiction under the Fish and Game Code of California. Under the California and Federal Endangered Species Acts, the CDFW and the U.S. Fish and Wildlife Service (USFWS) also have direct regulatory authority over species formally listed as Threatened or Endangered. The U.S. Army Corps of Engineers (USACE) has

regulatory authority over specific biological resources, namely wetlands and waters of the United States, under Section 404 of the Federal Clean Water Act.

Plants or animals may be considered "special status" due to declining populations, vulnerability to habitat change, or restricted distributions. Special status species are classified in a variety of ways, both formally (e.g., State or Federally Threatened and Endangered Species) and informally ("Special Animals"). Species may be formally listed and protected as Threatened or Endangered by the CDFW or USFWS or as California Fully Protected (CFP). Informal listings by agencies include California Species of Special Concern (SSC), a broad database category applied to species, roost sites, or nests, or as USFWS Candidate taxa. CDFW and local governmental agencies may also recognize special listings developed by focal groups (i.e., Audubon Society Blue List, California Native Plant Society [CNPS] Rare and Endangered Plants, U.S. Forest Service regional lists).

While common birds are not designated as special status species, destruction of their eggs, nests, and nestlings is prohibited by federal and state law. Section 3503.5 of the Fish and Game Code of California specifically protects birds of prey and their nests and eggs against take, possession, or destruction. Section 3503 of the Fish and Game Code also incorporates restrictions imposed by the federal Migratory Bird Treaty Act (MBTA) with respect to migratory birds (which consists of most native bird species).

a. Would the project 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 Wildlife or U.S. Fish and Wildlife Service?

Special status species are those plants and animals listed, proposed for listing, or candidates for listing as Threatened or Endangered by the USFWS under the Federal Endangered Species Act (FESA); those considered "Species of Concern" by the USFWS; those listed or candidates for listing as Rare, Threatened, or Endangered by the CDFW under the California Endangered Species Act (CESA); animals designated as "Fully Protected" by the California Fish and Game Code; animals listed as SSC by the CDFW; and CDFW Special Plants, specifically those with California Rare Plant Ranks (CRPR) of 1B, 2, 3, and 4 in the CNPS's Inventory of Rare and Endangered Vascular Plants of California (CNPS 2021). A list of special status plant and animal species with potential to occur at the project site was developed based on a review of a one-mile search of the CNDDB (CDFW 2021b). The potential for each special status species to occur on the project site was evaluated according to the following criteria:

- **Not Expected.** Habitat on and adjacent to the project site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).
- **Low Potential.** Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the project site is unsuitable or of very poor quality. The species is not likely to be found on the project site.
- **Moderate Potential.** Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the project site is unsuitable. The species has a moderate probability of being found on the project site.
- **High Potential.** All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the project site is highly suitable. The species has a high probability of being found on the project site.

- **Present.** Species is observed or has been recorded (e.g., CNDDB, other reports) on the project site recently (within the last five years).

Special Status Plants and Wildlife

The CNDDB database one-mile search yielded 22 special status plant species and five special status wildlife species. The project site is located in an urban area and is currently developed with commercial and parking uses, with vegetation limited to ornamental trees and shrubs. Given the developed nature of the site in a predominantly urban area, it does not provide suitable habitat for special status species. Historic occurrences in the CNDDB within the project vicinity occur from before the 1970s and have since been extirpated (CDFW 2021b). As such, the project site is not expected to support any candidate, sensitive, or special status species and none have a moderate or high potential to occur on the site. In addition, no critical habitat is present onsite (USFWS 2021a and 2021b). Therefore, the development of the proposed project would not have a substantial, adverse effect on such species and no impacts to special status plants and wildlife are expected to occur.

Nesting Birds

While common birds are not designated as special status species, destruction of their eggs, nests, and nestlings is prohibited by federal and state law. The vegetation present on the project site could provide nesting habitat for common resident birds. Nesting birds are protected under the MBTA and the California Fish and Game Code, and violation of these provisions would be considered a potentially significant impact. The project could directly (e.g., vegetation removal) and indirectly (e.g., construction noise, movement, dust) affect nesting of these species. Implementation of Mitigation Measure BIO-1 would minimize potential conflicts with the MBTA and California Fish and Game Code, thereby reducing potential impacts to a less than significant level.

Mitigation Measure

BIO-1 Nesting Bird Avoidance

If site preparation/construction activities including vegetation clearing, vegetation trimming, grading or other ground disturbing activities are initiated during the nesting bird season (February 1 - August 31 for passerines, January 1 – August 31 for raptors), a preconstruction nesting bird survey shall be conducted by a qualified biologist to determine the presence/absence, location, and status of any active nests onsite or within 50 feet of the site for nesting birds. In areas where site access is limited or prohibited (e.g., private property) the area will be surveyed using binoculars. Nesting bird surveys shall be completed not more than 14 days before the start of construction activities.

If active nests are discovered on the project site, a qualified biologist shall establish a species-specific avoidance buffer around the nest where no construction activity is allowed until they have determined that the nest is no longer active. Encroachment into the buffer can occur at the discretion of the qualified biologist with the City's consent.

The City shall be provided with a preconstruction nesting bird survey results report within 48 hours of completion of the survey, if required, prior to obtaining the City issued grading permit, or within two weeks if not required for permit issuance. The report shall include date of the survey, date of the report, authors and affiliations, contact information, methods, study location, results, and

discussion/recommendations. If nesting birds are found, a map must be included with locations, buffers, and recommended measures to avoid impacts to the nests.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Plant communities are considered sensitive biological resources if they have limited distributions, have high wildlife value, including sensitive species, or are particularly susceptible to disturbance. CDFW ranks sensitive communities as "threatened" or "very threatened" and keeps records of their occurrences in the CNDDB. According to the City of Laguna Beach's General Plan and confirmed with the desktop analysis, no riparian habitat or other sensitive natural communities are present near the project site (Laguna Beach 1973). The site is comprised of development and ornamental vegetation, which are not considered sensitive communities. Therefore, no impact to sensitive communities would occur.

NO IMPACT

c. Would the project 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?

The project site is comprised of development and ornamental vegetation. No state or federally protected wetlands or other waters that may be considered jurisdictional by the CDFW, USACE, or Regional Water Quality Control Board (RWQCB) are mapped (USFWS 2021c) or occur on or adjacent to the project site. However, the Pacific Ocean is located approximately 450 feet west of the project site and is considered jurisdictional. Compliance with LBMC Chapter 22.17, Construction Project Erosion and Sediment Control Maintenance Requirements, would require the project to implement erosion controls and best management practices (BMPs), monitor and evaluate their performance after each rainstorm event, and revise and repair sediment control systems as needed. In addition, LBMC Chapter 16.01, Water Quality Control, requires project plan and BMP review prior to the issuance of construction permits and may impose additional BMPs or other requirements to ensure that the project would not adversely impact water quality during project operation. Compliance with the LBMC through implementation of BMPs would avoid and/or minimize potential indirect impacts such as site runoff or dust to the Pacific Ocean. The project therefore would not directly or indirectly have adverse effects on state or federally protected wetlands or other jurisdictional waters. No impact would occur.

NO IMPACT

d. Would the project 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?

The project site is located in a developed urban area and surrounded by urbanized uses in each direction, including roads and residential/commercial uses and does not function as a wildlife corridor or linkage, or as a native wildlife nursery site. The nearest potential wildlife corridor occurs in the undeveloped natural areas associated with the Sheep Hills and Aliso Creek approximately

3.5 miles to the north and 4,100 feet to the north, respectively, which would not be affected by project implementation. Therefore, the project would have no impact on wildlife movement.

NO IMPACT

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

While the project site is located in the Coastal Zone, it is not located in or adjacent to any area designated by the Open Space/Conservation Element of the City's General Plan as potentially having high or very high value habitat. Two red gum trees and one Mexican fan palm may be removed once the property has been acquired. Chapter 12.06, Tree Removal Permit Process, of the LBMC regulates the removal of trees on public and private property in the City. In addition, Chapter 12.08, Preservation of Heritage Trees, provides for the protection of original native tree stands and historically and scenically important trees. As discussed above under *Existing Biological Resource Setting* the trees on the project site are ornamental and non-native. Therefore, trees on the project site are not protected under Chapter 12.08 of the LBMC. Removal of trees on the project site would be completed in accordance with LBMC Chapter 12.06. Therefore, no conflict with local policies or ordinances protecting biological resources would occur.

LESS THAN SIGNIFICANT IMPACT

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The project site is located in the Plan area of the Orange County Central/Coastal Natural Community Conservation Plan (NCCP)/Habitat Conservation Plan (HCP) to which the City of Laguna Beach is a signatory. However, the project site is not within a Reserve Area identified in the Plan nor does it contain any target habitats and would not support any target species of the Plan. As a result, the project would not conflict with the Orange County NCCP/HCP and no impact would occur.

NO IMPACT

5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	■
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	■	☐	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	■	☐	☐

Cultural Resources Regulatory Setting

CEQA requires a lead agency to determine whether a project may have a significant effect on historical resources (PRC Section 21084.1). CEQA Guidelines Section 15064.5 states the term "historical resources" shall include the following:

1. A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources PRC Section 5024.1, Title 14 California Code of Regulations [CCR], Section 4850 et. seq.).
2. A resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in an historical resource survey meeting the requirements of PRC Section 5024.1(g), shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the California Register of Historical Resources [CRHR] (PRC Section 5024.1, Title 14 CCR, Section 4852) as follows:
   - Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage
   - Is associated with the lives of persons important in our past
   - Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values

- Has yielded, or may be likely to yield, information important in prehistory or history (State CEQA Guidelines Section 15064.5)

Properties listed on the National Register of Historic Places (NRHP) are automatically listed on the CRHR, along with State Landmarks and Points of Interest. The CRHR can also include properties designated under local ordinances or identified through local historical resource surveys.

Per PRC Section 21084.1, a project that may cause a substantial adverse change in the significance of a historical resource may have a significant impact on the environment. A "substantial adverse change" in the significance of a historical resource is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." CEQA Guidelines Section 15064.5(b) states the significance of an historical resource is "materially impaired" when a project does any of the following:

- Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the CRHR
- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources or its identification in an historical resources survey, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant
- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA

In addition, if it can be demonstrated that a project would cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC Section 21083.2[a], [b]).

PRC Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type
3. Is directly associated with a scientifically recognized, important prehistoric or historic event or person

The significance of cultural resources and impacts to those resources is determined by whether or not they can increase our collective knowledge of the past. The primary determining factors are site content and degree of preservation.

A Cultural Resources Assessment was completed for the project to evaluate project impacts to historical and archaeological resources. The assessment included a cultural resources records search of the California Historical Resources Information System (CHRIS) at the South Central Coastal

Information Center (SCCIC), historical maps and aerial imagery review, Native American consultation including a Sacred Lands File (SLF) search conducted by the Native American Heritage Commission (NAHC), a site visit of the project site, and archival research. The following analysis is based on the results of the Cultural Resources Assessment, which is provided in full as Appendix B.

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section15064.5?

The project site is currently developed with a former residential building constructed circa 1938 and subsequently altered for its conversion to a restaurant. Because the building is over 45 years of age it meets the age threshold for historical resources consideration and was accordingly recorded and evaluated for historical resources eligibility. As a result of the analysis conducted in the Cultural Resources Assessment prepared for the project, the property was found to lack sufficient historical or architectural significance to qualify for inclusion on the NRHP, CRHR, or Laguna Beach Historic Register (LBHR). Therefore, the property is not considered a historical resource for the purposes of CEQA, and the demolition of the building located thereon would not constitute in a significant impact to a historical resource pursuant to Section 15064.5(b) of the CEQA Guidelines.

In support of the Cultural Resources Assessment, a CHRIS records search request submitted to the SCCIC on June 11, 2021. The purpose of the records search was to identify previously conducted cultural resource studies and previously recorded cultural resources in a 0.5-mile radius of the project sites. However, the records search results were not returned to Rincon by the time this draft report was completed. As such, Rincon reviewed the results of a previous records search conducted at the SCCIC in 2020 in support of the 31526 and 31532 Coast Highway Civic Site Project Cultural Resources Assessment which encompassed the current 31727 Coast Highway Civic Site Project and approximately 70 percent of the 0.5-mile radius extending from the current project (Pfeiffer et al. 2020). Rincon also reviewed the NRHP, CRHR, the California Historical Landmarks list, the California Points of Historical Interest list, Built Environment Resources Directory (or BERD) and the Archaeological Determination of Eligibility (ADOE) list. The 2020 records search identified two historic districts and one individual historical resource located adjacent to the project site.

As a result of the 2020 records search and background research conducted for the Cultural Resources Assessment prepared for the project, five known or potential historical resources listed on or eligible for the LBHR were identified near the project area. These include 31691, 31709, 31742, and 31776 Coast Highway and 31696 Seacliff Drive, which include contributors to the locally eligible South Laguna and South Laguna Commercial Buildings historic districts, both of which were developed between the 1920s and 1940. However, this survey documentation is approximately 40 years old and has not been updated since this time. The California OHP recommends surveys be updated every five years and as a result, the current historical resources status of these properties is unclear, and an evaluation of these properties was outside the scope of this study. Regardless, while the project may result in the redevelopment of the project site with a possible parking lot, a public restroom, a community park or a fire station, such development would be consistent with the pattern of gradual redevelopment in the surrounding area since the mid-twentieth century, and none of the proposed uses would introduce a new visual element which has potential to materially impair any known or potential historical resources as defined in Section 15064.5(b) of the CEQA Guidelines. Therefore, there would be no impact to historical resources.

NO IMPACT

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

A site visit was completed in June 2021. The entire project site was completely developed. As such, no exposed soils are present, and an archaeological field survey was not completed for this project. The 2020 SCCIC records search previously conducted for the 31526 and 31532 Cost Highway Civic Site Project Assessment encompassing the entire project site, as described above, identified no previously recorded archaeological resources within or adjacent to the project site; however, multiple previously recorded prehistoric period archaeological sites have been recorded in the project vicinity (Pfeiffer et al. 2020). Each of the prehistoric archaeological resources were recorded as disturbed likely due to infrastructure development and included notes that the sites were likely to extend underneath the developed area. This not only suggests that the general project vicinity is sensitive for archaeological resources but that archaeological resources may extend beneath the current building on the project site. This section will be updated upon Rincon's receipt of the updated records search results from the June 11, 2021 SCCIC request.

On June 17, 2021 Rincon requested a SLF search from the NAHC to identify the potential for cultural resources in the project vicinity that may be impacted by project development. On July 8, 2021, the NAHC returned the SLF request with "negative" results, indicating that the NAHC does not have any records of tribal cultural resources on the project site.

Although an archaeological survey was not able to be conducted, and no surficial evidence of archaeological resources within the project site was observed during the site visit, record search data indicate the project site is sensitive for archaeological resources. Therefore, there is the potential to encounter archaeological resources during project-related development and ground-disturbing activities. Impacts would be significant if construction activities result in the destruction, damage, or loss of an archaeological resource. These activities may include but are not limited to grading, excavation, or any other activity that disturbs the surface of the project site. Therefore, in order to reduce or avoid potential impacts associated with unanticipated discovery of archeological resources, Mitigation Measures CR-1 and CR-2 would be required. Implementation of Mitigation Measures CR-1 and CR-2 would provide methods to reduce the potential for destruction, damage, or loss of an archaeological resource to less than significant levels.

Mitigation Measure

CR-1 Archaeological Monitoring

Subsequent to the removal of the existing facilities and hardscaping, a qualified archaeologist shall monitor initial ground disturbance activities. If, during initial ground disturbance, the qualified archaeologist determines that the construction activities have little or no potential to impact cultural resources (e.g., excavations are within previously disturbed, non-native soils, or within soil formation not expected to yield cultural resources deposits), the qualified archaeologist may recommend that monitoring be reduced or eliminated.

CR-2 Unanticipated Discovery of Archaeological Resources

In the event that archaeological resources are encountered during ground-disturbing activities, work in the immediate area shall halt, and an archaeologist meeting the Secretary of Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the find. Evaluation of significance for the find may include the determination of whether or not the find qualifies as an archaeological site. If necessary, the

evaluation may require preparation of a treatment plan and archaeological testing for California Register of Historical Resources or National Register of Historic Places eligibility. If the discovery proves to be significant and cannot be avoided by the project, additional work, such as data recovery excavation, may be warranted to mitigate any significant impacts to archaeological resources. Mitigation of significant impacts to the find may include a damage assessment of the find, archival research, and/or data recovery to remove any identified archaeological deposits, as determined by the qualified archaeologist. After effects to the find have been appropriately mitigated, work in the area may resume.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

c. Would the project disturb any human remains, including those interred outside of formal cemeteries?

No known human remains have been documented within the project site or the immediate vicinity. While the project site is unlikely to contain human remains, the potential for the recovery of human remains during ground-disturbing activities is always a possibility. If human remains are found, existing regulations outlined in the California Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. Mitigation Measure CR-3 would require that the project comply with California Health and Safety Code Section 7050.5. With implementation of mitigation, impacts to human remains would be less than significant.

Mitigation Measure

CR-3 Unanticipated Discovery of Human Remains

The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner would notify the Native American Heritage Commission, which would determine and notify a most likely descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from subsequent disturbance.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	■	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	■

Energy Setting

Electricity and Natural Gas

Electricity and natural gas are primarily consumed by the built environment for lighting, appliances, heating and cooling systems, fireplaces, and other uses such as industrial processes in addition to being consumed by alternative fuel vehicles. In 2019, California used 277,704 gigawatt-hours (GWh) of electricity, of which 32 percent was from renewable resources (California Energy Commission [CEC] 2021a). California also consumed approximately 13,158 million U.S. therms (MMthm) of natural gas in 2019 (CEC 2021b). The project site would be provided electricity by San Diego Gas and Electric (SDG&E) and natural gas by Southern California Gas Company (SCG). Table 7 and Table 8 show the electricity and natural gas consumption by sector and total for SDG&E and SCG.

Table 7 Electricity Consumption in the SDG&E Service Area in 2019

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Streetlight	Total Usage
325	8,023	1,793	1,236	395	5,860	90	17,721

Notes: Usage expressed in GWh

Source: CEC 2021c

Table 8 Natural Gas Consumption in SCG Service Area in 2019

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Total Usage
73	948	82	1,684	219	2,419	5,425

Notes: All usage expressed in MMThm

Source: CEC 2021b

Petroleum

Petroleum fuels are primarily consumed by on-road and off-road equipment in addition to some industrial processes. In 2019, approximately 39 percent of the state's energy consumption was used for transportation activities (U.S. Energy Information Agency [EIA] 2021). Californians presently consume over 19 billion gallons of motor vehicle fuels per year (CEC 2018a). Though California's population and economy are expected to grow, gasoline demand is projected to decline from roughly 15.8 billion gallons in 2017 to between 12.3 billion and 12.7 billion gallons in 2030, a 20 percent to 22 percent reduction. This decline comes in response to both increasing vehicle electrification and higher fuel economy for new gasoline vehicles (CEC 2018a).

California is one of the top producers of petroleum in the nation with drilling operations occurring throughout the state but concentrated primarily in Kern and Los Angeles counties. A network of crude oil pipelines connects production areas to oil refineries in the Los Angeles area, the San Francisco Bay area, and the Central Valley. California oil refineries also process Alaskan and foreign crude oil received at ports in Los Angeles, Long Beach, and the San Francisco Bay area (CEC 2021d). California requires all motorists use California Reformulated Gasoline, which is sourced almost exclusively from in-state refineries. Gasoline, which is used by light-duty cars, pickup trucks, and sport utility vehicles, is the most used transportation fuel in California with 15.4 billion gallons sold in 2019 (CEC 2021e). Diesel, which is used primarily by heavy duty-trucks, delivery vehicles, buses, trains, ships, boats and barges, farm equipment, and heavy-duty construction and military vehicles, is the second most used fuel in California with 1.8 billion gallons sold in 2019 (CEC 2021e).

a. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

During project construction, energy would be consumed in the form of petroleum-based fuels used to power off-road construction vehicles and equipment on the project site, construction worker travel to and from the project site, and vehicles used to deliver materials to the site and export soil and demolition material from the site. Project construction would require demolition, site preparation, grading, pavement and asphalt installation, building construction, architectural coating, and landscaping and hardscaping. As shown in Table 9, project construction would require approximately 1,351 gallons of gasoline and approximately 20,074 gallons of diesel fuel. These construction energy estimates are conservative because they assume that the construction equipment used in each phase of construction is operating every day of construction.

Table 9 Estimated Fuel Consumption during Construction

	Fuel Consumption (gallons)	
Source	**Gasoline**	**Diesel**
Construction Equipment & Hauling Trips	–	20,074
Construction Worker Vehicle Trips	1,351	–
See Appendix C for energy calculation sheets		

Energy use during construction would be temporary in nature, and construction equipment used would be typical of similar-sized construction projects in the region. In addition, construction contractors would be required to comply with the provisions of California Code of Regulations Title 13 Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-

road diesel vehicles from idling for more than five minutes and would minimize unnecessary fuel consumption. Construction equipment would be subject to the U.S. EPA Construction Equipment Fuel Efficiency Standard, which would also minimize inefficient, wasteful, or unnecessary fuel consumption. Furthermore, per applicable regulatory requirements such as California's Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11), the project would comply with construction waste management practices to divert a minimum of 65 percent of construction and demolition debris. These practices would result in efficient use of energy necessary to construct the project. In the interest of cost-efficiency, construction contractors also would not utilize fuel in a manner that is wasteful or unnecessary. Therefore, the project would not involve the inefficient, wasteful, and unnecessary use of energy during construction, and the construction-phase impact related to energy consumption would be less than significant.

Operational Energy Demand

Operation of the project would use natural gas and electricity for heating and cooling systems, lighting, and appliances. The proposed project would replace the existing Fire Station No.4 and no new employees would be added to the station as a result of the project; therefore, operation of the project would not result in a substantial change in gasoline or diesel consumption due to vehicle trips. Gasoline consumption for other, non-vehicle uses would be limited to emergency use of the backup generator that already exists at Fire Station No.4 and would not represent a net change in gasoline consumption.

Operation of the project would consume approximately 20,842 kWh of electricity and 23,898 kilo British thermal units (kBTU) natural gas per year (Appendix A). These estimates are conservative as they do not account for energy use associated with the existing Fire Station No. 4, which would be replaced by the proposed project and would cease operation upon completion of the proposed project.

The project would be required to comply with all standards set in California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. California's Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11) requires implementation of energy efficient light fixtures and building materials into the design of new construction projects. Furthermore, the 2019 Building Energy Efficiency Standards (CBC Title 24, Part 6) requires newly constructed buildings to meet energy performance standards set by the CEC. These standards are specifically crafted for new buildings to result in energy efficient performance so that the buildings do not result in wasteful, inefficient, or unnecessary consumption of energy. To help achieve Title 24 reduction targets, the project would incorporate several energy efficient features into overall project design. Energy efficient design features include the installation of rooftop solar panels, energy-efficient appliances and lighting, water-efficient indoor fixtures throughout the project site, and drought tolerant landscaping.

Furthermore, the project would continue to reduce its use of nonrenewable energy resources as the electricity generated by renewable resources provided by SDG&E continues to increase to comply with State requirements through Senate Bill 100 (SB 100), which requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045. Therefore, the proposed project would not lead to wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

As discussed above, SB 100 mandates 100 percent clean electricity for California by 2045. Because the project would be powered by the existing electricity grid, the project would eventually be powered by renewable energy mandated by SB 100 and would not conflict with this statewide plan. Additionally, as discussed above, the project would be subject to more stringent energy efficiency standards pursuant to updated CALGreen requirements.

The City of Laguna Beach adopted the Laguna Beach Climate Protection Action Plan (CPAP) in 2009 (Laguna Beach 2009). The goal of the plan was to reduce GHG emissions seven percent below 1990 levels by 2012. The plan provides recommendations for achieving the GHG emissions reduction, including increasing energy efficiency, increasing the use of public transit and active transportation, and providing public outreach and education. The CPAP also contains a chapter on reducing GHG emissions from government operations, which includes energy-use reduction measures like providing natural and day lighting, increased reliance on natural ventilation, and installation of solar panels in government buildings where feasible. The project would include rooftop solar panels and would comply with CALGreen standards, which include a number of measures, such as energy efficient lighting fixtures, fans, and HVAC systems, to increase energy efficiency within buildings that align with the CPAP goals and recommendations. Furthermore, as demonstrated in Section 8, *Greenhouse Gas Emissions*, the project is consistent with and would not conflict with or obstruct the state plan for renewable energy; therefore, no impact would occur.

NO IMPACT

7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. 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?	☐	☐	■	☐
2. Strong seismic ground shaking?	☐	☐	■	☐
3. Seismic-related ground failure, including liquefaction?	☐	☐	■	☐
4. Landslides?	☐	☐	■	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	■	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	■
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	■
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?	☐	☐	☐	■
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	■	☐	☐

Geologic Setting

The project site is located in seismically active Southern California, approximately 17 miles southeast of the closest active fault, the Newport-Inglewood Fault Zone (DOC 2021b). According to the Safety Element of the City's General Plan, the city is characterized by four geomorphic subareas; the project site lies within the Coastal Fringe geomorphic subarea (Laguna Beach 1995). The Coastal Fringe is characterized by relatively level land comprised of young sands and clays (Laguna Beach 1995). Soils on the project site are mapped as Modjeska gravelly loam, 15 to 30 percent slopes (USDA 2021).

a.1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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?

The project site is located in a seismically active region of Southern California; however, there are no known faults on the project site and the nearest Alquist-Priolo earthquake fault zone, the Newport-Inglewood Fault Zone, is approximately 17 miles northwest of the project site (DOC 2021b). Furthermore, ground breakage has not been observed along the faults of the Newport-Inglewood Zone in historic times (Southern California Earthquake Data Center 2021). The project would comply with State of California standards for building design through the California Building Standards Code (California Code of Regulations, Title 24; CBC) which requires various measures of all construction in California to account for hazards from seismic shaking. The impact to people, buildings, or structures on the project site from fault rupture would be reduced by the required conformance with applicable building codes, and accepted engineering practices. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

As described above, the project is located 17 miles southeast of the Newport-Inglewood fault zone which has the potential to create substantial ground shaking if a seismic event occurred along that fault. Similarly, a strong seismic event on any other fault system in Southern California has the potential to create considerable levels of ground shaking throughout the city. However, the project site is not subject to unusual levels of ground shaking and the project does not involve uses, such as mining or fracking, that are known to cause or exacerbate ground shaking.

To reduce geologic and seismic impacts, the City regulates development through the requirements of the CBC. The purpose of the CBC is to establish minimum standards to safeguard the public health, safety, and general welfare through structural strength, means of egress, and general stability by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all building and structures within its jurisdiction. The earthquake design requirements of the CBC consider the occupancy category of the structure, site class, soil classifications, and various seismic coefficients. The CBC provides standards for various aspects of construction, including but not limited to excavation, grading, earthwork, construction, preparation of the site prior to fill placement, specification of fill materials, fill compaction and field testing, retaining wall design and construction, foundation design and construction, and seismic requirements. It includes provisions to address issues such as (but not limited to) construction on expansive soils and soil strength loss. In accordance with California law, project design and

construction would be required to comply with provisions of the CBC. Because the project would comply with the CBC, impacts related to seismically induced ground shaking would be less than significant.

LESS THAN SIGNIFICANT IMPACT

a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Liquefaction is a process whereby soil is temporarily transformed to fluid form during intense and prolonged ground shaking or because of a sudden shock or strain. Liquefaction typically occurs in areas where the groundwater is less than 30 feet from the surface and where the soils are composed of poorly consolidated fine to medium sand. According to the DOC Earthquake Zones of Required Investigation map, the project site is not located on soils that are subject to liquefaction (DOC 2021b). In addition, compliance with the CBC would reduce impacts associated with seismic-related ground failure, including liquefaction. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

According to the DOC Earthquake Zones of Required Investigation map, the project site is not located in an area subject to landslides caused by earthquakes (DOC 2021b). The project site is relatively flat, with elevations ranging from 34 to 39 meters amsl. The project site is located approximately 0.1 mile east and upslope of the closest landslide risk area as mapped by the DOC (DOC 2021b). Therefore, the risk of earthquake-induced landslides at the project site is low and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project result in substantial soil erosion or the loss of topsoil?

The proposed project involves demolition of the existing building on the project site and construction of a new fire station in an urban area. Soil erosion caused by strong wind and/or earth-moving operations during construction would be minimized through compliance with SCAQMD Rule 403, which prohibits visible particulate matter from crossing property lines. Standard practices to control fugitive dust emissions include watering of active grading sites, covering soil stockpiles with plastic sheeting, and covering soils in haul trucks with secured tarps.

The potential for project construction activities involving soil disturbance, such as excavation, stockpiling, and grading to result in increased erosion and sediment transport by stormwater to surface waters would be minimized because the project would be required to comply with LBMC Section 22.17.010, Construction Project Erosion and Sediment Control Maintenance Requirements. The LBMC requires standard construction BMPs and, as discussed further in Section 10, *Hydrology and Water Quality*, implementation of these erosion control measures would avoid or minimize potential impacts related to soil erosion during project construction. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project 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 offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?

As discussed above under Checklist Items *a.3* and *a.4*, the project site is not subject to liquefaction or landslides and is not located on an unstable soil or geologic unit (DOC 2021b). The project would not cause on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse and would be required to comply with the provisions of the CBC related to soil hazards. No impact would occur.

NO IMPACT

d. Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Expansive soils are clay-based soils that tend to expand as they absorb water and shrink as water is drawn away. The project site consists of Modjeska gravelly loam, 15 to 30 percent slopes (USDA 2021). Modjeska gravelly loam are well-draining soils with low clay content used for agriculture and urban development and are not considered expansive. Therefore, risks related to expansive soils on the site would be minimal and the project would have no impact.

NO IMPACT

e. Would the project 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?

The project would connect to the City's existing wastewater conveyance and treatment system and would not include the installation of new septic tanks or alternative wastewater disposal systems. No impact would be associated with wastewater conveyance.

NO IMPACT

f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The paleontological sensitivities of the geologic units underlying the project site were evaluated to determine if activity conducted under the proposed project could result in significant impacts to paleontological resources. The analysis was based on the results of an online paleontological locality search and review of existing information in the scientific literature concerning known fossils within geologic units mapped at the project site. Fossil collections records from the Paleobiology Database and University of California Museum of Paleontology (UCMP) online database were reviewed for known fossil localities in Orange County (Paleobiology Database 2021; UCMP 2021). In addition, a request for a list of known fossil localities from the project site and immediate vicinity (i.e., localities recorded on the United States Geological Survey *San Juan Capistrano*, 7.5-minute topographic quadrangle) was submitted to the Natural History Museum of Los Angeles County (NHMLAC). Based on the NHMLAC records search and available information contained within existing scientific literature and the UCMP database, paleontological sensitivities were assigned to the geologic units underlying the project site. The potential for impacts to scientifically important paleontological resources is based on the potential for ground disturbance to directly impact paleontologically sensitive geologic units. The Society of Vertebrate Paleontology (SVP) has developed a system for assessing paleontological sensitivity and describes sedimentary rock units as having high, low, undetermined, or no potential for containing scientifically significant nonrenewable paleontological

resources (SVP 2010). This system is based on rock units within which vertebrate or significant invertebrate fossils have been determined by previous studies to be present or likely to be present.

The project site is situated within the Coastal Fringe subarea of the northern Peninsular Ranges geomorphic province, one of 11 major provinces in the state (California Geological Survey [CGS] 2002). These provinces are "naturally defined geologic regions that display a distinct landscape or landform" (CGS 2002). The Peninsular Ranges trend northwest-southeast and extend 900 miles from the Los Angeles Basin to the tip of Baja California in Mexico. The province varies from 30 to 100 miles wide and is bounded on the east by the Colorado Desert and on the west by the coastal plain and the Gulf of California (Norris and Webb 1990). The Coastal Fringe geomorphic subarea encompasses a broad coastal shelf traversed by Coast Highway, which consists of headlands, cliffs and associated sea arches, beaches, offshore islands, and rock prominences. The coastal shelf is generally smooth and is composed of young, poorly consolidated sands and clays (Laguna Beach 1995).

The project site is underlain by a single mapped geologic unit: Quaternary old (late to middle Pleistocene) paralic deposits, Units 2-6 (Qop_{2-6}) (Morton and Miller 2006). Late to middle Pleistocene paralic deposits consist of interfingered strandline, beach, estuarine and colluvial deposits composed of dark reddish brown to brown, dense to very dense, fine- to medium-grained, silty to clayey sandstone with interbedded siltstone, sandstone, and conglomerate. Locally, paralic deposits may also be interbedded with old alluvial deposits of Pleistocene-age.

A search of the paleontological locality records at the NHMLAC resulted in no previously recorded fossil localities in the project site; however, the NHMLAC reports two vertebrate localities near the project site from Quaternary old alluvial deposits. LACM VP 1115 yielded a fossil specimen of mammoth (*Mammuthus*) less than two miles east of the project site in the Salt Creek drainage. In addition, LACM IP 10034-10036 produced fossil specimens of decapods (Decapoda), barnacles (*Sessila*), gastropods (*Borsonella*, *Fissurella*, *Hipponix*, *Lottia*), and bivalves (*Tivela*, *Tresus*, *Yoldia*) approximately two miles southeast of the project site near the intersection of Niguel Road and Camino del Avion. The depth of recovery for these fossil localities was unreported (Bell 2021).

A supplemental review of museum records maintained in the UCMP online collections database did not yield records of any vertebrate fossil localities in the immediate vicinity of the project site. However, locality V7005, which yielded a horse (*Equus*) tooth, was reported from early Holocene to late Pleistocene alluvial deposits in an unspecified location in Orange County (UCMP 2021).

Quaternary old (early Holocene to Pleistocene) alluvial sediments have a well-documented record of abundant and diverse vertebrate fauna throughout California. Localities have produced fossil specimens of mammoth (*Mammuthus columbi*), horse (*Equus*), camel (*Camelops*), and bison (*Bison*), as well as various birds, rodents, and reptiles (Agenbroad 2003; Jefferson 1985, 2010; Merriam 1911; Paleobiology Database 2021; Savage 1954; UCMP 2021). Quaternary old (late to middle Pleistocene) paralic deposits, Units 2-6 (Qop2-6) are assigned a high paleontological sensitivity.

The project site is in an urban area and has been previously developed. However, extensive excavations associated with the proposed subterranean parking, reaching depths of up to 12 feet below ground surface (bgs), would likely extend below the boundary between artificial fill (i.e., previously disturbed sediments) and native (i.e., previously undisturbed) alluvial deposits of late to middle Pleistocene age (i.e., Qop_{2-6}). If native/intact sediments or geologic units with a high paleontological sensitivity at the shallow subsurface are disturbed, impacts to paleontological resources could occur. Construction activities may result in the destruction, damage, or loss of undiscovered paleontological resources. Implementation of Mitigation Measure GEO-1 during

project construction would reduce potential impacts related to paleontological resources to a less than significant level by providing for the recovery, identification, and curation of previously unrecovered fossils. Impacts would be less than significant with mitigation.

Mitigation Measure

GEO-1 Paleontological Resources Mitigation and Monitoring Program

Prior to the commencement of project construction, a qualified paleontological monitor (i.e., a paleontologist who meets the SVP [2010] standards as a Paleontological Resource Monitor) shall be retained to conduct paleontological monitoring during ground-disturbing activities (including, but not limited to site preparation, grading, excavation, and trenching) of native (i.e., previously undisturbed) Quaternary old paralic deposits, Units 2-6 (Qop_{2-6}). Monitoring shall be supervised by a Qualified Paleontologist (i.e., a paleontologist who meets the SVP [2010] standards as a Qualified Professional Paleontologist).

Full-time monitoring shall be conducted for all ground-disturbing activities associated with excavations for the proposed subterranean parking. These project activities have a high potential of disturbing native (previously undisturbed) paleontologically sensitive deposits (i.e., Quaternary old paralic deposits, Units 2-6 [Qop_{2-6}]). If Quaternary old paralic deposits, Units 2-6 (Qop_{2-6}) are not observed at the full depth of excavations associated with the proposed fire station (i.e., 12 feet below ground surface), monitoring can be discontinued. Ground-disturbing activities that impact previously disturbed sediments (i.e., artificial fill) only do not require paleontological monitoring.

The duration and timing of the monitoring shall be determined by the Qualified Paleontologist. If the Qualified Paleontologist determines that full-time or part-time monitoring is no longer warranted based on observed geology, he or she may recommend reducing monitoring to periodic spot-checking or may recommend that monitoring cease entirely. Monitoring shall be reinstated if any new ground disturbances of previously undisturbed areas are required, and reduction or suspension shall be reconsidered by the Qualified Paleontologist at that time.

If a paleontological resource is discovered, the monitor shall have the authority to temporarily divert construction equipment around the find until it is assessed for scientific significance and collected. Once salvaged, significant fossils shall be prepared to a curation-ready condition and curated in a scientific institution with a permanent paleontological collection (such as the NHMLAC or UCMP). Curation fees are the responsibility of the City.

A final report shall be prepared describing the results of the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to City. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	■	☐
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	■	☐

Overview of Climate Change and Greenhouse Gases

Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), fluorinated gases such as hydrofluorocarbons and perfluorocarbons, and sulfur hexafluoride. Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

GHGs are emitted by both natural processes and human activities. Of these gases, CO_2 and CH_4 are emitted in the greatest quantities from human activities. Emissions of CO_2 are largely by-products of fossil fuel combustion, and CH_4 results from off-gassing associated with agricultural practices and landfills. Different types of GHGs have varying global warming potentials (GWPs), which are the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO_2) is used to relate the amount of heat absorbed to the amount of the GHG emissions, referred to as carbon dioxide equivalent (CO_2e), and is the amount of a GHG emitted multiplied by its GWP. CO_2 has a 100-year GWP of one. By contrast, CH_4 has a GWP of 28, meaning its global warming effect is 28 times greater than that of CO_2 on a molecule per molecule basis (IPCC 2014a).[2]

The accumulation of GHGs in the atmosphere regulates Earth's temperature. Without the natural heat-trapping effect of GHGs, the Earth's surface would be about 33 degrees Celsius (°C) cooler (World Meteorological Organization 2021). However, emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of GHGs in the atmosphere beyond the level of naturally occurring concentrations.

[2] The IPCC's (2014a) *Fifth Assessment Report* determined that methane has a GWP of 28. However, modeling of GHG emissions was completed using the California Emissions Estimator Model version 2016.3.2, which uses a GWP of 25 for methane, consistent with the IPCC's (2007) *Fourth Assessment Report*.

Greenhouse Gas Emissions Inventory

Worldwide anthropogenic emissions of GHGs were approximately 46,000 million metric tons (MT) of CO_2e in 2010. CO_2 emissions from fossil fuel combustion and industrial processes contributed about 65 percent of total emissions in 2010 (IPCC 2014b).

Total United States (U.S.) GHG emissions were 6,558 MMT of CO_2e in 2019. Emissions decreased by 1.7 percent from 2018 to 2019; since 1990, total U.S. emissions have increased by an average annual rate of 0.06 percent for a total increase of 1.8 percent between 1990 and 2019. The decrease from 2018 to 2019 reflects the combined influences of several long-term trends, including population changes, economic growth, energy market shifts, technological changes such as improvements in energy efficiency, and decrease carbon intensity of energy fuel choices. In 2019, the industrial and transportation end-use sectors accounted for 30 percent and 29 percent, respectively, of nationwide GHG emissions while the commercial and residential end-use sectors accounted for 16 percent and 15 percent of nationwide GHG emissions, respectively, with electricity emissions distributed among the various sectors (U.S. EPA 2021d).

Based on the CARB's California Greenhouse Gas Inventory for 2000-2018, California produced 425 MMT of CO_2e in 2018. The major source of GHG emissions in California is the transportation sector, which comprises 39.9 percent of the state's total GHG emissions. The industrial sector is the second largest source, comprising 21 percent of the state's GHG emissions, while electric power accounts for 14.8 percent (CARB 2020b).

Regulatory Setting

California Regulations

The State of California considers GHG emissions and the impacts of climate change to be a serious threat to the public health, environment, economic well-being, and natural resources of California, and has taken an aggressive stance to mitigate its impact on climate change through the adoption of policies and legislation. CARB is responsible for the coordination and oversight of state and local air pollution control programs in the state. California has numerous regulations aimed at reducing the state's GHG emissions; some of the major initiatives are summarized below.

CALIFORNIA GLOBAL WARMING SOLUTIONS ACT OF 2006 (ASSEMBLY BILL 32 AND SENATE BILL 32)

The "California Global Warming Solutions Act of 2006," (AB 32), outlines California's major legislative initiative for reducing GHG emissions. AB 32 codifies the statewide goal of reducing GHG emissions to 1990 levels by 2020 and requires CARB to prepare a Scoping Plan that outlines the main state strategies for reducing GHG emissions to meet the 2020 deadline. In addition, AB 32 requires CARB to adopt regulations to require reporting and verification of statewide GHG emissions. Based on this guidance, CARB approved a 1990 statewide GHG level and 2020 target of 431 MMT of CO_2e, which was achieved in 2016. CARB approved the Scoping Plan on December 11, 2008, which included GHG emission reduction strategies related to energy efficiency, water use, and recycling and solid waste, among others (CARB 2008). Many of the GHG reduction measures included in the Scoping Plan (e.g., Low Carbon Fuel Standard, Advanced Clean Car standards, and Cap-and-Trade) have been adopted since the Scoping Plan's approval.

The CARB approved the 2013 Scoping Plan update in May 2014. The update defined the CARB's climate change priorities for the next five years, set the groundwork to reach post-2020 statewide goals, and highlighted California's progress toward meeting the "near-term" 2020 GHG emission

reduction goals defined in the original Scoping Plan. It also evaluated how to align the state's longer term GHG reduction strategies with other state policy priorities, including those for water, waste, natural resources, clean energy, transportation, and land use (CARB 2014).

On September 8, 2016, the governor signed Senate Bill (SB) 32 into law, extending the California Global Warming Solutions Act of 2006 by requiring the state to further reduce GHG emissions to 40 percent below 1990 levels by 2030 (the other provisions of AB 32 remain unchanged). On December 14, 2017, the CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. The 2017 Scoping Plan relies on the continuation and expansion of existing policies and regulations, such as the Cap-and-Trade Program, and implementation of recently adopted policies and legislation, such as SB 1383. The 2017 Scoping Plan also puts an increased emphasis on innovation, adoption of existing technology, and strategic investment to support its strategies. As with the 2013 Scoping Plan update, the 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally appropriate quantitative thresholds consistent with statewide per capita goals of six metric tons (MT) of CO_2e by 2030 and two MT of CO_2e by 2050 (CARB 2017b). As stated in the 2017 Scoping Plan, these goals may be appropriate for plan-level analyses (city, county, sub-regional, or regional level), but not for specific individual projects because they include all emissions sectors in the state (CARB 2017b).

SENATE BILL 375

SB 375, signed in August 2008, enhances the State's ability to reach AB 32 goals by directing CARB to develop regional GHG emission reduction targets to be achieved from passenger vehicles for 2020 and 2035. In addition, SB 375 directs each of the state's 18 major Metropolitan Planning Organizations (MPO) to prepare a "sustainable communities strategy" (SCS) that contains a growth strategy to meet these emission targets for inclusion in the Regional Transportation Plan (RTP). On March 22, 2018, CARB adopted updated regional targets for reducing GHG emissions from 2005 levels by 2020 and 2035. SCAG was assigned targets of an 8 percent reduction in per capita passenger vehicle GHG emissions by 2020 and a 19 percent reduction in per capita passenger vehicle GHG emissions by 2035. In the SCAG region, SB 375 also provides the option for the coordinated development of subregional plans by the subregional councils of governments and the county transportation commissions to meet SB 375 requirements.

Regional Regulations

2020-2045 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development and the environment. On September 3, 2020, SCAG's Regional Council formally adopted the 2020-2045 RTP/SCS (titled Connect SoCal). The 2020-2045 RTP/SCS builds upon the progress made through implementation of the 2016-2040 RTP/SCS and includes ten goals focused on promoting economic prosperity, improving mobility, protecting the environment, and supporting healthy/complete communities. The SCS implementation strategies include focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, and supporting implementation of sustainability policies. The SCS establishes a land use vision of center focused placemaking, concentrating growth in and near Priority Growth Areas, transferring of development rights, urban greening, creating greenbelts and community separators, and implementing regional advance mitigation (SCAG 2020).

Local Regulations

CITY OF LAGUNA BEACH CLIMATE PROTECTION ACTION PLAN

The City of Laguna Beach adopted the Laguna Beach CPAP in 2009 (Laguna Beach 2009). The goal of the plan was to reduce GHG emissions seven percent below 1990 levels by 2012. The plan provides recommendations for achieving the GHG emissions reduction, including increasing energy efficiency, increasing the use of public transit and active transportation, and providing public outreach and education. The CPAP is geared towards City government action, such as City outreach to local businesses and residents to encourage sustainable practices, the adoption of local guidance and policies to reduce energy and water use, and the adoption of practices to reduce GHG emissions in government operations. The CPAP contains a chapter on reducing GHG emissions from government operations, which includes GHG emissions reduction measures like providing natural and day lighting, increased reliance on natural ventilation, installation of solar panels in government buildings, use of fuel-efficient vehicles, installation of water-efficient appliances, and planting drought-tolerant landscaping.

GENERAL PLAN

The Land Use Element of the General Plan includes the goal to “Create a community that is sustainable, resilient, and regenerative,” which intends to guide the City towards a more sustainable future through a reduction in GHG emissions and conservation of natural resources (Laguna Beach 2012). To achieve this goal, the Land Use Element includes the following policies and actions related to GHG emissions:

Policy 1.1 Reduce greenhouse gas (GHG) emissions 80% below 1990 levels by 2050.

Action 1.1.1 Protect natural assets and open-space areas to maintain their role as "carbon sinks."

Action 1.1.2 Revise and update the Transportation, Circulation, and Growth Management Element and continue to encourage and promote the use of mass transit and other high-occupancy vehicles, bicycling walking, and telecommuting as a means to reduce the City's greatest local contributor to global warming.

Action 1.1.3 Create a Sustainability/Conservation Element with policies that promote energy and resource efficiency, water efficiency, conservation, recycling, and the protection of ground and surface waters.

Action 1.1.4 Support technology and business practices that enable people to reduce vehicle miles traveled from home to work. These include the use of home office and technology such as wireless communication and video conferencing.

Action 1.1.5 Support State and/or Federal action to implement vehicle emission standards that would reduce greenhouse gas emissions.

Action 1.1.6 Evaluate and consider eliminating or significantly reducing the cost of parking permits for fuel-efficient or alternative-fuel vehicles.

Action 1.1.7 Make fuel efficiency and clean air important criteria in the acquisition of all city vehicles, including fire engines, buses, trucks, etc., and for non-specialty uses consider instituting a policy of purchasing only highly fuel-efficient or alternative-fuel vehicles.

Action 1.1.8 Continue to offer incentives to businesses that encourage employees to use buses, bikes, and carpools (or vanpools) to commute to work. Facilitate telecommuting and/or allow employees to work extended hours for fewer days per week.

Action 1.1.9 Maintain the existing free trolley/bus service and pursue extension throughout the year.

Action 1.1.10 Coordinate with surrounding cities and governmental agencies to maximize the use of public transportation including buses and metro line.

Action 1.1.11 Work with the Laguna Beach Unified School District and private schools to promote the use of clean bus or trolley transportation and discourage the use of private vehicles for trips to and from school.

Action 1.1.12 Provide public education and information about options for reducing greenhouse gas emissions.

Action 1.1.13 Encourage preservation of historic structures and adaptive reuse of buildings.

Action 1.1.14 Establish a City climate-friendly purchasing procedure.

Action 1.1.15 Evaluate establishing lighting and "dark sky" ordinances.

Policy 1.2 Support design strategies and construction standards that maximize use of alternative energy sources and passive solar architecture in buildings.

Action 1.2.1 Modify building codes and design guidelines to permit, encourage, and/or require integration of passive solar design, green roofs, active solar, and other renewable energy sources and/or provide incentives for development projects that meet or exceed silver LEED certification or better (or equivalent standards, if developed by the State).

Action 1.2.2 Revise or eliminate zoning and development standards that act as a barrier to use of renewable energy systems (except for standards required to assure protection of coastal resources.

Action 1.2.3 Construct and renovate public facilities to demonstrate green building practices and renewable energy systems.

Action 1.2.4 Establish incentives to encourage installation of renewable energy systems by homeowners and businesses including, but not limited to, the installation of energy-rated appliances, programmable thermostats, solar-electric and solar-thermal systems, cool roofs and roofing materials, and sustainable landscaping.

Action 1.2.5 Require, where feasible, all new buildings to be designed and oriented to take maximum advantage of the sun and wind for natural heating and cooling.

Action 1.2.6 Require developers and contractors to take action to minimize greenhouse gas emissions by using low-emission vehicles and equipment.

Action 1.2.7 Ensure that all development projects and major remodels implement sustainable landscaping strategies such as use of low or ultra-low water use plants and non-invasive plants.

Action 1.2.8 Evaluate establishing an air conditioning "carbon offset" fee for all permits.

Policy 1.3 Support planning and design solutions that reduce water consumption and implement water conservation practices.

Action 1.3.1 Continue to equip all city restrooms with low-flow toilets.

Action 1.3.2 Encourage or require the use of xeriscape in new construction and major remodels.

Action 1.3.3 Review existing ordinances to allow/encourage water reuse in public and private construction and remodels.

Methodology

GHG emissions associated with the proposed project were calculated using CalEEMod version 2020.4.0 (see Appendix A for CalEEMod worksheets). Construction emissions were modeled based on schedule information provided by the City and CalEEMod defaults for construction equipment inventories. It is assumed that all construction equipment used would be diesel-powered. In accordance with SCAQMD guidance, construction emissions were amortized over a period of 30 years (the assumed life of the project), and amortized construction emissions were added to operational emissions so that the GHG emissions analysis addresses construction GHG emissions as part of the operational GHG emissions (SCAQMD 2008b).

CalEEMod calculates operational emissions of CO_2, CH_4, and N_2O associated with energy use, area sources, waste generation, and water use and conveyance as well as CO_2 and CH_4 emissions associated with mobile sources. Emissions were calculated for year 2023, the earliest potential opening year for the project.

Mobile source emissions are generated by vehicle trips to and from the project site associated with operation of onsite development. The project is a replacement structure for the existing Fire Station No. 4 located 400 feet northeast of the project site. The number of crewmembers reporting to the station and general station operations would not change as a result of the project. While there may be slight changes in trip length the current employees, the changes would be negligible and would not change regional/global emissions; therefore, vehicle trips were removed from the model.

Significance Thresholds

The majority of individual projects do not generate sufficient GHG emissions to create significant project-specific environmental effects. However, the environmental effects of a project's GHG emissions can contribute incrementally to cumulative environmental effects that are significant, contributing to climate change, even if an individual project's environmental effects are limited (CEQA Guidelines Section 15064[h][1]). The issue of a project's environmental effects and contribution towards climate change typically involves an analysis of whether or not a project's contribution towards climate change is cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines Section 15064[h][1]).

In late 2015, the California Supreme Court's Newhall Ranch decision confirmed that there are multiple potential pathways for evaluating GHG emissions consistent with CEQA, depending on the circumstances of a given project (*Center for Biological Diversity v. Department of Fish and Wildlife* (2015) 62 Cal. 4th 204). Given the legislative attention and judicial action regarding post-2020 goals and the scientific evidence that additional GHG reductions are needed through the year 2050, the Association of Environmental Professionals' (AEP) Climate Change Committee published a white

paper in October 2016 to provide guidance on defensible GHG thresholds for use in CEQA analyses and GHG reduction targets in climate action plans in light of the change in focus on the 2030 reduction target and questions raised in the Newhall Ranch case (AEP 2016).

The AEP Climate Change Committee white paper identified seven thresholds for operational emissions. The following four methods described are the most widely used evaluation criteria:

(1) **Consistency with a Qualified GHG Reduction Plan.** For a project located within a jurisdiction that has adopted a qualified GHG reduction plan (as defined by CEQA Guidelines Section 15183.5), GHG emissions would be less than significant if the project is anticipated by the plan and fully consistent with the plan. However, projects with a horizon year beyond 2020 should not tier from a plan that is qualified up to 2020.

(2) **Bright Line Thresholds.** There are two types of bright line thresholds:
   a. **Standalone Threshold.** Emissions exceeding standalone thresholds would be considered significant.
   b. **Screening Thresholds.** Emissions exceeding screening thresholds would require evaluation using a second-tier threshold, such as an efficiency threshold or other threshold concept, to determine whether project emissions would be considered significant.

      However, projects with a horizon year beyond 2020 should take into account the type and amount of land use projects and their expected emissions out to year 2030.

(3) **Efficiency Thresholds.** Most land use sector efficiency thresholds are currently based on AB 32 targets and should not be used for projects with a horizon year beyond 2020. Projects with a horizon year beyond 2020 should use efficiency metrics that are adjusted for 2030 and include applicable land uses.

(4) **Percent Below "Business as Usual" (BAU).** GHG emissions would be less than significant if the project reduces BAU emissions by the same amount as the statewide 2020 reductions. However, this method is no longer recommended following the Newhall Ranch ruling (AEP 2016).

The City does not have a climate action plan that can be used for project tiering for threshold method (1). Efficiency thresholds (threshold method [3]) are quantitative thresholds based on a measurement of GHG efficiency for a given project, regardless of the amount of mass emissions. These thresholds identify the emission level below which new development would not interfere with attainment of statewide GHG reduction targets. A project that attains such an efficiency target, with or without mitigation, would result in less than significant GHG emissions. This option cannot be utilized, however, because the City does not have an existing community-wide baseline inventory that can be used to calculate a project-specific efficiency threshold. Comparison of project emissions with BAU emissions (threshold method [4]) are no longer recommended following the Newhall Ranch ruling. Therefore, threshold methods (1), (3), and (4) are not appropriate for the proposed project. As such, consistent with recent CEQA analyses published by the City, the most appropriate threshold for the project is the bright line threshold of 3,000 MT of CO_2e established by SCAQMD (Laguna Beach 2019 and 2021a). As such, the project would result in a significant impact if project-generated emissions exceed the bright line threshold provided by the SCAQMD's GHG CEQA Significance Threshold Working Group in September 2010 (SCAQMD 2010).

a. Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

Project construction is assumed to occur over a period of approximately one year, and the project is assumed to become operational in 2023. Based on CalEEMod modeling results, construction activities for the project would generate approximately 183 MT of CO_2e (Table 10). Amortized over a 30-year period (the assumed life of the project per SCAQMD guidance), project construction would generate about 6 MT of CO_2e per year.

Table 10 Estimated Construction GHG Emissions

Project Emissions (MT/yr of CO_2e)	
2022	34
2023	149
Total	**183**
Total Amortized over 30 Years	**6**

MT/yr: metric tons per year; CO_2e: carbon dioxide equivalent
See Appendix A for CalEEMod worksheets.

Table 11 summarizes the project's combined construction and operational GHG emissions. Once construction activities are complete, the main sources of GHG emissions associated with the project would be energy consumption. A breakdown of emissions by source type is available in the CalEEMod modeling worksheets in Appendix A of this Initial Study.

Table 11 Combined Annual Emissions of Greenhouse Gases

Emission Source	Annual Emissions (MT of CO_2e)
Construction	6
Operation	
Area	<1
Energy	6
Solid Waste	1
Water	<1
Mobile[1]	0
Project Annual Emissions	**13**
SCAQMD Brightline Threshold	3,000
Exceeds Threshold?	**No**

MT of CO_2e: metric tons of carbon dioxide equivalent
[1] From a regional GHG emissions perspective, there would be no net increase in emissions associated with mobile sources.
See Appendix A for CalEEMod worksheets.

As shown in Table 11, the proposed project would result in GHG emissions of approximately 13 MT of CO_2e per year, which would not exceed the SCAQMD threshold of 3,000 MT of CO_2e per year. This is a conservative estimate, as it does not account for operational area, energy, water, and solid waste emissions from the existing Fire Station No.4 building, which would cease upon completion of the proposed project. Therefore, the proposed project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

As discussed under *Regulatory Setting*, several plans and policies have been adopted to reduce GHG emissions in the Southern California region, including the state's 2017 Scoping Plan, SCAG's 2020-2045 RTP/SCS, and local policies contained in the City's General Plan and CPAP. The proposed project's consistency with these plans is discussed in the following subsections. As discussed therein, the proposed project would not conflict with plans and policies aimed at reducing GHG emissions. No impact would occur.

2017 Scoping Plan

The principal state plan and policy is AB 32, the California Global Warming Solutions Act of 2006, and the follow up, Senate Bill 32 (SB 32). The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020 and the goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030. Pursuant to the SB 32 goal, the 2017 Scoping Plan was created to outline goals and measures for the state to achieve the reductions. The 2017 Scoping Plan's goals include reducing fossil fuel use and energy demand and maximizing recycling and diversion from landfills. The project would be consistent with these goals through project design, which includes complying with the latest Title 24 Green Building Code and Building Efficiency Energy Standards and installing energy-efficient LED lighting, water-efficient faucets and toilets, water efficient landscaping and irrigation, solar panels, and EV charging stations. Therefore, the project would be consistent with the 2017 Scoping Plan.

SCAG 2020-2045 RTP/SCS

The SCAG's 2020-2045 RTP/SCS is forecast to help California reach its GHG reduction goals by reducing GHG emissions from passenger cars by 8 percent below 2005 levels by 2020 and 19 percent by 2035 in accordance with the most recent CARB targets adopted in March 2018. The 2020-2045 RTP/SCS includes ten goals with corresponding implementation strategies for focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, and supporting implementation of sustainability policies. The project's consistency with the 2020-2045 RTP/SCS is discussed in Table 12. As shown therein, the proposed project would be consistent with the GHG emission reduction strategies contained in the 2020-2045 RTP/SCS.

Table 12 Project Consistency with Applicable SCAG 2020-2045 RTP/SCS Strategies

Reduction Strategy	Project Consistency
Focus Growth Near Destinations & Mobility Options. ▪ Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations ▪ Focus on a regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets ▪ Plan for growth near transit investments and support implementation of first/last mile strategies. ▪ Promote the redevelopment of underperforming retail developments and other outmoded nonresidential uses ▪ Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods ▪ Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations) ▪ Identify ways to "right size" parking requirements and promote alternative parking strategies (e.g., shared parking or smart parking)	**Consistent.** The proposed project is an infill development that would replace an underperforming commercial development with a necessary community service. The project site is within 100 feet of bus stops serving OCTA bus route 1.
Leverage Technology Innovations. ▪ Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedicated lanes, charging and parking/drop-off space ▪ Improve access to services through technology—such as telework and telemedicine as well as other incentives such as a "mobility wallet," an app-based system for storing transit and other multi-modal payments ▪ Identify ways to incorporate "micro-power grids" in communities, for example solar energy, hydrogen fuel cell power storage and power generation	**Consistent.** The project would include two EV charging stations and rooftop solar panels to incorporate micro-power grids in the community.
Support Implementation of Sustainability Policies. ▪ Pursue funding opportunities to support local sustainable development implementation projects that reduce GHG emissions ▪ Support statewide legislation that reduces barriers to new construction and that incentivizes development near transit corridors and stations ▪ Support local jurisdictions in the establishment of Enhanced Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities (CRIAs), or other tax increment or value capture tools to finance sustainable infrastructure and development projects, including parks and open space ▪ Work with local jurisdictions/communities to identify opportunities and assess barriers to implement sustainability strategies ▪ Enhance partnerships with other planning organizations to promote resources and best practices in the SCAG region ▪ Continue to support long range planning efforts by local jurisdictions	**Consistent.** As discussed in Table 13 below, the project would be consistent with the sustainability policies contained in the City's General Plan and CPAP. The project would also comply with the latest Title 24 and CALGreen requirements. Therefore, the project would support implementation of applicable sustainability policies.

Reduction Strategy	Project Consistency
▪ Provide educational opportunities to local decision makers and staff on new tools, best practices and policies related to implementing the Sustainable Communities Strategy	
Promote a Green Region. ▪ Support development of local climate adaptation and hazard mitigation plans, as well as project implementation that improves community resiliency to climate change and natural hazards ▪ Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration ▪ Integrate local food production into the regional landscape ▪ Promote more resource efficient development focused on conservation, recycling and reclamation ▪ Preserve, enhance and restore regional wildlife connectivity ▪ Reduce consumption of resource areas, including agricultural land ▪ Identify ways to improve access to public park space	**Consistent.** The project is an infill development that would involve construction of a community-serving civic use in an urbanized area and would therefore not interfere with regional wildlife connectivity or convert agricultural land (see Section 2, *Agriculture and Forestry Resources*, and Section 4, *Biological Resources*). The project would comply with applicable conservation policies such as the City's General Plan, CPAP, Title 24, and CALGreen. Therefore, the project would support development of a green region.

Source: SCAG 2020

Laguna Beach Climate Protection Action Plan

The City of Laguna Beach adopted the CPAP in 2009 (Laguna Beach 2009). The goal of the plan was to reduce GHG emissions seven percent below 1990 levels by 2012. The plan provides recommendations for achieving the GHG emissions reduction, including increasing energy efficiency, increasing the use of public transit and active transportation, and providing public outreach and education. The CPAP also contains a chapter on reducing GHG emissions from government operations, which includes energy-use reduction measures like providing natural and day lighting, increased reliance on natural ventilation, and installation of solar panels in government buildings where feasible. The project would include solar panels, two EV charging spaces, and would comply with CALGreen standards, which include a number of measures to increase energy efficiency within buildings that align with the CPAP goals and recommendations for government operations.

Consistency with City General Plan

Relevant GHG policies and action items discussed in the City General Plan Land Use Element are addressed in Table 13, below. As shown in the table, the project would be consistent with the applicable strategies and policies in the City General Plan.

Table 13 Laguna Beach General Plan Consistency Analysis

General Plan GHG Policies and Action Items	Project Consistency
Reduce greenhouse gas (GHG) emissions 80% below 1990 levels by 2050.	**Consistent.** The project would include sustainability features such as EnergyStar appliances, LED fixtures, energy efficiency HVAC system, solar panels, and low-flow fixtures that would reduce resource consumption and GHG emissions.
Support design strategies and construction standards that maximize use of alternative energy sources and passive solar architecture in buildings.	**Consistent.** The proposed project would include rooftop solar panels and would include windows equipped with Low-E glass to allow for passive solar.
Make fuel efficiency and clean air important criteria in the acquisition of all city vehicles, including fire engines, buses, trucks, etc., and for non-specialty uses consider instituting a policy of purchasing only highly fuel-efficient or alternative-fuel vehicles.	**Consistent.** The proposed project would include two EV charging spaces, enabling the use of fuel-efficient vehicles on the site.
Support planning and design solutions that reduce water consumption and implement water conservation practices.	**Consistent.** Project landscaping would include drought tolerant plants and would be irrigated through a low-flow system.
Establish incentives to encourage installation of renewable energy systems by homeowners and businesses including, but not limited to, the installation of energy-rated appliances, programmable thermostats, solar-electric and solar-thermal systems, cool roofs and roofing materials, and sustainable landscaping.	**Consistent.** The project would include EnergyStar appliances and sustainable landscaping and irrigation.
Ensure that all development projects and major remodels implement sustainable landscaping strategies such as use of low or ultra-low water use plants and non-invasive plants.	**Consistent.** Project landscaping would include drought tolerant plants and would be irrigated through a low-flow irrigation system including an automatic timer. In addition, landscaping and irrigation plans would be prepared in accordance with the California Model Water Efficient Landscape Ordinance.
Encourage or require the use of xeriscape in new construction and major remodels.	**Consistent.** Project landscaping would include drought tolerant plants and would utilize a water-saving irrigation system.
Continue to offer incentives to businesses that encourage employees to use buses, bikes, and carpools (or vanpools) to commute to work. Facilitate telecommuting and/or allow employees to work extended hours for fewer days per week.	**Consistent**. The project site is located within 100 feet of bus stops serving OCTA bus route 1 and the project would include secured bicycle parking spaces and employee showers and locker rooms, enabling employees to utilize bicycles and public transit to access the project site. The fire station would also include a work schedule that facilitates employees working extended hours for fewer days per week.
Construct and renovate public facilities to demonstrate green building practices and renewable energy systems.	**Consistent.** The proposed project would include green building practices such as energy efficient lighting and appliances and would be equipped with solar rooftop panels and two EV chargers.
Continue to equip all city restrooms with low-flow toilets.	**Consistent.** The proposed fire station and adjoining public restrooms would be equipped with low-flow toilets and sink fixtures.

Source: Laguna Beach 2012

LESS THAN SIGNIFICANT IMPACT

9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	■	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	■	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	☐	☐	■	☐
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	■	☐
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	■
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	■	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	■	☐

Hazards and Hazardous Materials Setting

Federal, state, and local government laws define hazardous materials as substances that are toxic, flammable/ignitable, reactive, or corrosive. Extremely hazardous materials are substances that show high acute or chronic toxicity, carcinogenicity, bioaccumulative properties, persistence in the environment, or that are water reactive.

The area evaluated for hazards and hazardous materials impacts includes the project site and nearby properties with the potential to affect or be affected by the project. The project site is located approximately 1.2 miles from the nearest schools and 18 miles from the John Wayne Airport. The information presented in the analysis below is based in part on the Phase I Environmental Site Assessment (ESA) prepared by Weis Environmental in July 2021 (Appendix D) and field reconnaissance completed by Rincon in June 2021.

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Project construction would involve the temporary use of potentially hazardous materials such as vehicle fuels and fluids that could be released should an accidental leak or spill occur. However, standard construction BMPs for the use and handling of such materials would avoid or reduce the potential for such conditions to occur. Any use of potentially hazardous materials during construction of the project would comply with all local, state, and federal regulations regarding the handling of potentially hazardous materials, including Title 49 of the Code of Federal Regulations and Title 22, Division 4.5 of the California Code of Regulations. Risk of spills would cease after construction is completed.

Operation of the fire station would include common hazardous materials such as cleaning products and fuels used for landscaping equipment, as well as small amounts of fire retardant stored in a protective cabinet. These and other materials used in the regular maintenance of buildings and landscaping would also be utilized in the secondary activities associated with the fire station. Use of these materials would be subject to compliance with existing regulations, standards, and guidelines established by the federal, state, and local agencies related to storage, use, and disposal of hazardous materials. The transport, use, and storage of hazardous materials during construction of the project would be subject to all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Other than small quantities of materials used in the maintenance of buildings, the proposed project would not involve the use or storage of substantial quantities of hazardous materials, nor would the project generate large quantities of hazardous waste. Therefore, the project would not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project 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?

As described above, construction of the project would involve the use of potentially hazardous materials such as vehicle fuels and fluids that could be released should an accidental leak or spill occur. However, as further discussed in Section 10, *Hydrology and Water Quality*, the proposed

project would include standard construction BMPs for the use and handling of such materials to avoid or reduce the potential for such conditions to occur, as required by the LBMC. Typical construction BMPs include secondary containment and special storage for hazardous materials used onsite, the use of drip pans under vehicles and equipment, and provisioning of spill kits and cleanup plans in the event of an accidental spill. The transport, use, and storage of hazardous materials during the construction of the project would be conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, California Hazardous Material Management Act, and CCR Title 22.

In addition, the project site contains an approximately 3,750-sf building constructed in 1928 that would be demolished. Based on the age of the structure, there is the possibility for asbestos-containing materials (ACMs) and lead-based paint (LBP) to occur within the building. Therefore, mitigation would be required to ensure that demolition activities would be conducted in accordance with applicable regulations regarding potentially hazardous building materials to avoid impacts to construction workers and the accidental release of ACMs and LBPs. Adherence to regulatory requirements and mitigation measures would reduce potential impacts related to construction activities to a less than significant level.

Operation of the fire station would not involve the use or storage of significant quantities of hazardous materials and any fire retardant stored onsite would be kept in protective cabinet. The project would include a backup generator for emergency power; diesel fuel stored onsite for the generator would be limited to the base of the generator, and no aboveground or underground storage tanks would be included in the project. The generator would be stored such that any potential leaks would be contained and immediately cleaned. Project operations are not anticipated to create a significant hazard to the public or environment through the accidental release of hazardous materials. Impacts from project operation would be less than significant.

Mitigation Measures

With implementation of Mitigation Measures HAZ-1, project construction and operation would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials.

HAZ-1 Hazardous Building Materials

ASBESTOS

In the event that any suspect ACMs are discovered during demolition activities, the materials shall be sampled and analyzed for asbestos content prior to any disturbance. Prior to the issuance of the demolition permit, the applicant shall provide a letter from a qualified asbestos abatement consultant that no ACMs are present in the building. If ACMs are found to be present, all asbestos removal operations shall be performed by a California Occupational Safety and Health Administration (Cal/OSHA) Division of Occupational Safety and Health (DOSH)-registered and California-licensed asbestos contractor. All disturbances of ACMs, and/or abatement operations, shall be performed under the surveillance of a third-party Cal/OSHA Certified Asbestos Consultant. All disturbances of ACMs, and/or abatement operations, shall be performed in accordance with the Cal/OSHA requirements set forth in 8 CCR 1529. Asbestos abatement must also be performed in accordance with SCAQMD requirements set forth in Rule 1403 as well as all other applicable state and federal rules and regulations.

LEAD

Any suspect LBP shall be sampled prior to any renovations or demolition activities. Prior to the issuance of the demolition permit, the applicant shall provide a letter from a licensed LBP abatement contractor that no LBP is present in the building. If identified, LBP located within building scheduled for renovation or demolition, or noted to be damaged, shall be abated by a licensed LBP abatement contractor, and disposed of according to all state and local regulations.

All construction work shall be subject to 29 Code of Federal Regulations Part 1926.62 "Lead Exposure in Construction Interim Final Rule," which was adopted and incorporated into California's own standard Title 8 CCR Section 1532.1.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

The project site is not located within a quarter mile of any schools. The closest schools are the Anneliese Schools- Aliso Campus and Casalero Middle School, located approximately 1.2 miles north and east of the project site, respectively. During construction of the project, hazardous and potentially hazardous materials would be utilized for the transport and operation of vehicles and machinery. As discussed above, the transport, use, and storage of hazardous materials during the construction of the project would be conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Additionally, operation of the proposed residential project would not involve the use or transport of large quantities of hazardous materials. Therefore, impacts related to hazardous emissions or materials affecting local schools would be less than significant.

LESS THAN SIGNIFICANT IMPACT

d. Would the project be located on a site that is included on a list of hazardous material 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?

The project site is not listed as a hazardous materials site compiled pursuant to Government Code Section 65962.5. However, hazards materials may still be present at the project site and in the vicinity. Therefore, a site reconnaissance was performed, and the following resources were reviewed to determine if hazardous materials may be present at the project site:

- Phase I Environmental Site Assessment (ESA), 31727 Coast Highway, Laguna Beach, California 92651, prepared by Weis Environmental, dated July 1, 2021
- U.S. EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)/Superfund Enterprise Management System (SEMS)/Envirofacts database search
  (U.S. EPA 2021d)
- Department of Toxic Substances Control (DTSC) EnviroStor database for hazardous waste facilities or known contamination sites (DTSC 2021a) and Cortese List of Hazardous Waste and Substances Sites (DTSC 2021b)
- California State Water Resources Control Board (SWRCB) GeoTracker database search for leaking underground storage tanks (LUST) and other cleanup sites (SWRCB 2021a),

polyfluoroalkyl substances (PFAS) Investigation online Public Map Viewer (SWRCB 2021b), and 2019 Statewide Drinking Water System Quarterly Testing Results online Public Map Viewer/GeoTracker PFAS Map (SWRCB 2021c)

- Nationwide Environmental Title Research (NETR) historical aerial photographs dating back to 1938 through 2016 (NETR 2021)
- California Department of Conservation Geologic Energy Management Division (CalGEM) Online Mapping System
- U.S. Department of Transportation (U.S. DOT) National Pipeline Mapping System (NPMS) online Public Map Viewer (U.S. DOT 2021)
- CEQA documents regarding nearby South Coast Water District (SCWD) tunnel and sewer pipeline project (SCWD 2010)

The information obtained from these resources is described below.

Phase I Environmental Site Assessment, 31727 Coast Highway, Laguna Beach, California 92651, prepared by Weis Environmental, dated July 1, 2021

Rincon completed a review of the Phase I ESA for the project site. Based on our review of the report, Weis Environmental (Weis) indicated that

> No features and/or conditions indicating the presence or likely presence of hazardous substances and/or petroleum products at the Site that are considered to have the potential to adversely impact the Site were identified during the completion of this assessment.

Weis did not report evidence of recognized environmental conditions, controlled recognized environmental conditions, or historical recognized environmental conditions associated with the project site. Weis concluded that additional assessment is not warranted.

Online Database Reviews

SEMS Database Review

The U.S. EPA SEMS database search did not produce any results associated with the project site.

DTSC EnviroStor and SWRCB GeoTracker Database Review

A review of the DTSC EnviroStor and SWRCB GeoTracker databases found that the project site is not listed as a hazardous materials site or an unauthorized release site. Four unauthorized release sites were identified within 1,000 feet of the project site as follows:

- **7 Eleven Store at 31702 Coast Highway.** This site is located roughly 200 feet to the north-northeast of the project site on the opposite (northbound) side of Coast Highway. According to the SWRCB GeoTracker database, the site is a LUST Cleanup Site with a "Completed – Case Closed" status as of April 3, 1997. In 1996, SECOR International, Inc. "observed the removal of one 15,000-gallon underground storage tank (UST), dispenser islands and associated product piping at the site." Initial assessment activities were conducted in 1996 to determine the extent of fuel hydrocarbon soil contamination resulting from the removed UST and two existing USTs. However, during initial site assessment activities, the southern, southwestern, western, and northwestern extents of soil contamination were not determined.

Additional site assessment activities were conducted in 1996 to determine the full vertical and lateral extent of soil contamination. Soil borings were drilled to depths ranging from 48-70 feet bgs, and soil contamination was determined to extend to a maximum depth of 50 feet bgs. Groundwater was not encountered in the soil borings (estimated depth to groundwater of approximately 120 feet bgs) and is not expected to be impacted by soil contamination resulting from the LUST case. Lateral soil contamination was determined not to extend past Third Avenue to the southeast of the property (northeast of the project site) or across Coast Highway, based on low concentrations of fuel hydrocarbons detected in soil borings at these locations (SECOR International 1997).

Although it appears that a soil vapor assessment has not been conducted at the 7 Eleven Store, based on the soil-only nature of the hydrocarbon release, the locally reported groundwater flow direction to the west (crossgradient to the project site), and the closed case status, residual impacts present beneath the 7 Eleven Store are not expected to have adversely impacted the project site (Orange County Health Care Agency [OCHCA] 1997).

- **Southland Corp. at 31696 Coast Highway.** This site is located roughly 240 feet to the north-northeast of the project site on the opposite (northbound) side of Coast Highway (per the location plotted on GeoTracker). According to the GeoTracker database, this site is a LUST Cleanup Site with a "Completed – Case Closed" status as of May 2, 1985. The contaminant of concern was reported as gasoline and the potential media of concern is reported as "under investigation." No other information is available online through GeoTracker. However, based on the locally reported groundwater flow direction to the west (crossgradient to the project site), the distance from the project site, and the closed case status, residual impacts present beneath the property are not expected to have adversely impacted the project site (OCHCA 1997).
- **Laguna Beach Fire Station # 4 at 31646 Second Avenue.** This site is located roughly 400 feet to the north-northeast of the project site on the southeast corner of the intersection of Second Avenue and Virginia Way. According to the GeoTracker database, this site is a LUST Cleanup Site with a "Completed – Case Closed" status as of May 8, 1993, following the confirmed completion of site investigation and remedial action activities at the site (OCHCA 1993). No other information is available online through GeoTracker. However, based on the locally reported groundwater flow direction to the west (crossgradient to the project site), the distance from the project site, and the closed case status, residual impacts present beneath the fire station property are not expected to have adversely impacted the project site (OCHCA 1997).
- **South Coast Medical Facility at 31872 Coast Highway.** This site is located approximately 900 feet to the south-southeast of the project site. According to the GeoTracker database, this site is a LUST Cleanup Site with a "Completed – Case Closed" status as of January 15, 1997. One 1,000-gallon, one 600-gallon, and two 10,000-gallon USTs containing diesel were removed from the site in November 1996. Following soil sampling, 89 tons of soil contaminated with hydrocarbons were removed from the site. Verification sampling indicated that the remedial excavation was successful at one of the two UST locations. At the second UST location, further soil sampling indicated that soil contamination was "limited to a small area below the former generator tanks" (OCHCA 1997). Groundwater was encountered at 37 feet bgs, and results of monitoring well sampling indicates that groundwater was not impacted by petroleum contamination (OCHCA 1997). Based on distance from this property to the project site and the closed case status, this property is not expected to have adversely impacted the project site.

PFAS Database Review

Beginning in 2019, the California SWRCB sent assessment requirements to property owners of sites that may be potential sources of PFAS. These sites currently include select landfills, airports, chrome plating facilities, publicly owned treatment works facilities, Department of Defense (DoD) sites, and bulk fuel storage terminals and refineries. According to the SWRCB, "PFAS are a large group of human-made substances that do not occur naturally in the environment and are resistant to heat, water, and oil" (SWRCB 2021). Our June 8, 2021 review of the California Statewide PFAS Investigation online Public Map Viewer indicates that there are no current chrome plating, airport, landfill, publicly owned treatment works, DoD, or bulk fuel storage terminal or refinery PFAS orders at any facilities listed as located within one-half mile of the project site.

Our June 16, 2021 review of the California 2019 Statewide Drinking Water System Quarterly Testing Results online Public Map Viewer indicates that perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were detected in drinking water wells located within five miles southeast of the project site and tested quarterly as part of a PFAS investigative order (SWRCB 2021). Several of these wells contain PFOA at concentrations greater than their respective SWRCB notification and response levels and PFOS at concentrations in between their respective SWRCB notification and response levels. Because groundwater beneath the project site is not planned for onsite use, no further assessment of PFAS in groundwater is warranted at this time.

Historical Document Review

According to available online historical aerial photographs, the project site has been developed for commercial/residential land uses since 1938. Additionally, a road (present day Coast Highway) has been present adjacent to the east of the project site since at least 1938. Weis reported that the existing one-story building was reportedly constructed in 1928. Based on the age of the onsite structure, lead-based paint (LBP), asbestos-containing materials (ACMs), and/or other hazardous building materials may be present onsite.

Well Finder Database Review

A review of the CalGEM Online Mapping System indicates that no oil wells are located on the project site, adjacent properties, or within 0.25-mile of the project site.

Pipeline Database Review

The NPMS online Public Map Viewer indicates that a natural gas transmission pipeline with an active status is located along the Coast Highway, which is adjacent to the east of the project site. The NPMS Viewer does not depict an accident or incident along the pipeline.

Tunnel Stabilization and Sewer Pipeline Replacement Project

According to the SCWD, the "Tunnel Stabilization and Sewer Pipeline Replacement Project" began in 2017 regarding the Beach Interceptor Sewer and Tunnel located to the south and west of the current project site (SCWD 2021a). The stabilization and replacement project is intended to enlarge and repair the tunnel to address ongoing deterioration in several of its sections and allow for "safer and more efficient inspection and maintenance" (SCWD 2010). According to the Draft Environmental Impact Report, the tunnel and sewer pipeline is not located underneath the current project's footprint, and therefore, no impact would occur due to the construction or operation of the current project (SCWD 2010).

Site Reconnaissance

Rincon performed a reconnaissance of the project site on June 22, 2021. The purpose of the reconnaissance was to observe existing project site conditions and to obtain information indicating the presence of hazards and hazardous materials in connection with the project site.

The project site is currently occupied by the Ti Amo Restaurant and a paved parking lot. Adjacent properties and businesses include Coast Highway, private offices, retail stores, a restaurant, a driveway, and residences. Based on our site reconnaissance, past uses at the project site and adjacent properties are not readily apparent. A 7-Eleven gasoline service station is located north-northeast of the project site across Coast Highway on the northeast corner of the intersection of 3rd Avenue and Coast Highway.

During the site reconnaissance, one offsite pad-mounted transformer was observed on the on the southeast edge of the project site, across an adjacent driveway (Photograph 3). There was no indication of a release in the vicinity of the transformer. Additionally, one gas pipeline marker was observed on the eastern corner of the project site, between the onsite parking lot and Coast Highway (Photograph 4).

Summary

Based on the above analysis, the project site is not contained within a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, nor is the project site anticipated to be affected by any nearby sites with historical contamination. Therefore, project construction and operation would not create a significant hazard to the public or the environment. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

Figure 6 Site Reconnaissance Photos

Photograph 1. View of the project site from the northbound side of Coast Highway, facing southwest.

Photograph 2. View of the onsite parking lot, facing southwest.

Photograph 3. View of the pad mounted transformer located on the southeastern boundary of the project site, facing southwest.

Photograph 4. View of the gas pipeline marker located on the eastern corner of the project site along Coast Highway, facing northwest.

e. For a project located in 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?

The airport or airstrip nearest to the project site is the John Wayne Airport, located approximately 14 miles northwest of the project site. The project is not within the airport land use plan for the John Wayne Airport (Orange County Airport Land Use Commission [ALUC] 2008). Therefore, the project would not introduce associated hazards or excessive noise to future employees on the project site due to airport noise. No impact would occur.

NO IMPACT

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The project would not involve the development of structures that could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Construction activities have the potential to temporarily impact traffic and vehicle speeds on Coast Highway and Sea Cliff Drive; however, these impacts would be temporary and access to these roadways would not be blocked by project construction.

Operation of the project would not require the development of additional streets or introduce new features that would interfere with or obstruct an adopted emergency response plan. Additionally, as discussed further in Section 17, *Transportation*, operation of the project would not result in a significant increase in daily trips to the site and the project site is surrounded by major roadways, including Coast Highway, which has sufficient capacity to provide access to and from the project site. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

As further discussed in Section 20, *Wildfire*, the project site and surrounding uses are not classified as being in a very high fire hazard severity zone (California Department of Forestry and Fire Protection [CALFIRE] 2021). Therefore, there is minimal risk of damage at the project site due to wildfires. Furthermore, risks would be mitigated through conformance with LBMC Chapter 15.01, *California Fire Code*, which adopts the 2019 California Fire Code and establishes provisions for fire safety related to construction, maintenance and design of buildings and land uses. As further described in Section 20, *Wildfire,* the project would not result in increased wildfire risks at the site or lead to risk of loss injury or death involving wildland fires. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	■	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	■	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation onsite or offsite;	☐	☐	■	☐
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite;	☐	☐	■	☐
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	■	☐
(iv) Impede or redirect flood flows?	☐	☐	■	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	■
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	■

Hydrologic Setting

The nearest receiving water body is the Pacific Ocean located approximately 450 feet west of the project site. Water supply in the area is provided by South Coast Water District (SCWD), which sources the majority of its potable water from imported water purchased from Metropolitan Water District (MWD) and recycled water, with only a small portion coming from the San Juan Groundwater Basin (SCWD 2021b and 2021b), which is approximately three miles southeast of the project site.

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Implementation of the project would require disturbing the entire site, including excavation, grading, and other construction activities. As stormwater flows over a construction site, it can pick up sediment, debris, and chemicals, and transport them to receiving water bodies. The nearest receiving water body is the Pacific Ocean located approximately 450 feet west of the project site. Due to the small size of the project (less than one acre) and the limited soil disturbance, the project would not be required to obtain a Construction General Permit for stormwater (SWRCB 2021c). However, the project would be required to comply with LBMC Chapter 22.17, Construction Project Erosion and Sediment Control Maintenance Requirements. The LBMC requires that all construction projects implement erosion controls and BMPs, monitor and evaluate their performance after each rainstorm event, and revise and repair sediment control systems as needed. In addition, LBMC Chapter 16.01, Water Quality Control, requires project plan and BMP review prior to the issuance of construction permits and may impose additional BMPs or other requirements to ensure that the project would not adversely impact water quality. Typical construction BMPs that the project would be required to implement include the use of fiber rolls and silt fencing along the project perimeter, covering of stockpiled soil, and storm drain protection such as filter fabric and gravel bags. Compliance with these requirements would reduce potential impacts to local storm water drainage facilities to a less than significant level.

LESS THAN SIGNIFICANT IMPACT

b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The project would involve construction of a fire station or other lower impact redevelopment on a currently developed site. The project would not result in an increase of impervious surface on the project site, as the site is already entirely developed with a commercial structure and asphalt parking lot. Therefore, the project would not be anticipated to interfere with groundwater recharge. Additionally, water requirements associated with the project would be minimal due to its small size. The proposed project would replace the existing Fire Station No. 4, as well as the existing restaurant on the site, and would be designed in conformance with the water conservation requirements of the latest CALGreen. As such, the proposed project would be anticipated to result in reduce water consumption compared to existing conditions. Furthermore, only a small portion of the potable water consumed by the project would be sourced from the groundwater basin, as SCWD primarily relies on imported and recycled water for its supplies (SCWD 2021b and 2021b). Therefore, the project would not substantially deplete local groundwater supplies and impacts to groundwater would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c.(i) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or offsite?

c.(ii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?

c.(iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

c.(iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

The closest watershed to the project site is Aliso Creek, located approximately 3,800 feet north. Construction and operation of the project would not result in the alteration of the course of Aliso Creek or any other bodies of water. However, the project may alter the existing drainage patterns on the project site by introducing new grades and structures that could alter flow direction and concentration from the present configuration. The project would comply with Title 22 of the LBMC, Excavating, Grading and Filling, which establishes requirements for construction. LBMC Chapter 22.06, Design Standards, and Chapter 22.17, Construction Project Erosion and Sediment Control Maintenance Requirements, require implementation of standard construction BMPs to avoid or minimize temporary adverse effects such as erosion and siltation and provide design standards for site drainage including the preservation of natural hydrological features. The LBMC requires that all construction projects implement erosion controls and BMPs, monitor and evaluate their performance after each rainstorm event, and revise and repair sediment control systems as needed.

In addition, the project would comply with LBMC Chapter 16.01, Water Quality Control, which requires project plan and BMP review prior to the issuance of construction permits to ensure that the project, once constructed, would not adversely impact water quality. Though the project would alter existing land uses on the project site, it would not substantially increase impervious surfaces on the site and would include a site-specific drainage plan to guide surface water runoff to the existing municipal drainage system and minimize impacts. As discussed above, the project would comply with the City's BMP and drainage requirements. Compliance with these requirements would reduce potential impacts to a less than significant level.

LESS THAN SIGNIFICANT IMPACT

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is classified as Zone X (Area of Minimal Flood Hazard) and is not located in a 100-year flood zone (Map # 06059C0438K) (FEMA 2019). The dam nearest to the project site is the Sepulveda Dam approximately 62 miles to the northwest; therefore, the project site is not at risk of

flooding due to dam failure. The project site is located approximately 450 feet west of the Pacific Ocean; however, the project site is not located in an inundation or tsunami zone according to the DOC (DOC 2021c). Additionally, the project site is not located near a body of water that would be subject to seiche. The project would not result risk release of pollutants due to project inundation. No impact would occur.

NO IMPACT

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potential water quality impacts associated with the project are discussed above under Checklist Items *a.* and *b.* The project would not otherwise substantially degrade water quality. No impact would occur.

NO IMPACT

11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	■
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	■	☐

Land Use and Planning Setting

The project site is within the Local Business Professional Zone (LBP) General Plan land use designation, which provides for a mixture of limited commercial development, office-professional uses, and mixed-use residential development to serve the needs of the local population. The site is zoned South Laguna Village Commercial (SLV), which permits retail, office, and restaurant uses.

a. Would the project physically divide an established community?

The project would occur on an infill site, surrounded by an established community. The project does not propose any new roads or infrastructure that have the potential to divide any communities. No impact would occur.

NO IMPACT

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The project involves development of an approximate 14,318-sf fire station. The project site is within the LBP General Plan land use designation, which primarily provides for local-serving business uses. The site is zoned SLV, which allows local-serving commercial uses. The project site is also within the Coastal Zone, and upon determination of final project plans, the project would undergo a consistency analysis for conformity with the Local Coastal Plan. The project would be required to comply with all provisions of the Coastal Development Permit and would be directly appealable to the Coastal Commission. As discussed further under Required Approvals, the project would require a conditional use permit, Design Review, and Coastal Development Permit approvals.

An analysis of the applicable General Plan policies and the project's consistency is presented in Table 14.

Table 14 Project Consistency with the General Plan

General Plan Goals, Policies, and Action Items	Project Consistency
Land Use Element	
Goal 1. Create a community that is sustainable, resilient, and regenerative.	**Consistent.** The project would include sustainability features such as energy efficient lighting, HVAC, and appliances and would include rooftop solar panels and two EV charging parking spaces. As described in Section 6, *Energy*, and Section 8, *Greenhouse Gas Emissions*, the proposed project would not result in the wasteful use of energy resources, nor would it result in GHG emissions that would exceed the applicable impact thresholds.
Policy 1.1. Reduce greenhouse gas (GHG) emissions 80% below 1990 levels by 2050.	**Consistent.** The project would include sustainability features such as EnergyStar appliances, LED fixtures, EV charging spaces, solar panels, and low-flow fixtures that would reduce resource consumption and GHG emissions.
Policy 1.2. Support design strategies and construction standards that maximize use of alternative energy sources and passive solar architecture in buildings.	**Consistent**. The proposed project would include rooftop solar panels to maximize the use of alternative energy sources and would include windows made with dual pane, Low E glass to provide for passive solar.
Action 1.2.1. Modify building codes and design guidelines to permit, encourage, and/or require integration of passive solar design, green roofs, active solar, and other renewable energy sources and/or provide incentives for development projects that meet or exceed silver LEED certification or better (or equivalent standards, if developed by the State).	**Consistent.** The proposed project would include rooftop solar panels to maximize the use of alternative energy sources and would include windows made with dual pane, Low E glass to provide for passive solar.
Action 1.2.4. Establish incentives to encourage installation of renewable energy systems by homeowners and businesses including, but not limited to, the installation of energy-rated appliances, programmable thermostats, solar-electric and solar-thermal systems, cool roofs and roofing materials, and sustainable landscaping.	**Consistent.** The project would include EnergyStar appliances, programmable thermostats, and sustainable landscaping and irrigation.
Action 1.2.6. Require developers and contractors to take action to minimize greenhouse gas emissions by using low-emission vehicles and equipment.	**Consistent.** The proposed project would include two EV charging spaces to enable low-emissions vehicles on the project site. During construction, GHG emissions would be minimized through the Construction Waste Reduction, Disposal, and Recycling Plan and the limiting of construction equipment idling.
Action 1.2.7. Ensure that all development projects and major remodels implement sustainable landscaping strategies such as use of low or ultra-low water use plants and non-invasive plants.	**Consistent.** Project landscaping would include drought-tolerant plants and a low-flow irrigation system in compliance with the CALGreen requirements. In addition, landscaping and irrigation plans would be prepared in accordance with the California Model Water Efficient Landscape Ordinance.
Policy 1.3. Support planning and design solutions that reduce water consumption and implement water conservation practices.	**Consistent.** Project landscaping would include drought-tolerant plants and would be irrigated through a low-flow system with an automatic timer with seasonal adjustment capacity to apply less water during the rainy season.
Action 1.3.2. Encourage or require the use of xeriscape in new construction and major remodels.	**Consistent.** Project landscaping would include drought tolerant plants and would utilize a water-saving irrigation system.

General Plan Goals, Policies, and Action Items	Project Consistency
Action 2.3.1. Continue to evaluate construction-related impacts upon residential neighborhoods through the Design Review process and mitigate such impacts using methods such as, but not necessarily limited to, the adoption of staging plans and noise and dust mitigation.	**Consistent.** As described in Section 17, *Transportation*, construction staging would be limited to the existing Fire Station No. 4 site and would not impact nearby residential buildings. In addition, as discussed in Section 3, *Air Quality*, the project would comply with the requirements of SCAQMD Rule 403 and would reduce construction dust through standard BMPs such as daily site watering, covering of inactive stockpiles, and reducing vehicle speeds in unpaved areas. Furthermore, construction related dust (PM) emissions would not exceed the SCAQMD thresholds. Construction would take place during the hours permitted in the LBMC and would not result in significant noise impacts, as described in Section 13, *Noise*.
Goal 3. Preserve, enhance, and respect the unique, small-scale village character and individual identity of Laguna Beach's commercial areas.	**Consistent.** The proposed fire station would be limited to two-stories in height and would be constructed in a similar architectural style and massing to the surrounding commercial and residential uses. The project would incorporate the design and landscaping recommendations of the LSHRD for the South Laguna Village neighborhood and Zone K of the Coast Highway to the extent feasible to ensure that the project would be compatible with the surrounding neighborhood identity.
Policy 3.3. Encourage the preservation of historically significant buildings and protect the character-defining components of Laguna Beach's commercial neighborhoods.	**Consistent.** As described in Section 5, *Cultural Resources*, the proposed project would not have any significant impacts to historic resources. The project would also be constructed in a similar architectural style and massing to the surrounding commercial and residential uses.
Policy 3.4. Ensure that development standards and design review guidelines result in commercial development that is compatible in scale and design with the surrounding and immediate area, including commercial and residential structures and neighborhoods.	**Consistent.** The proposed two-story fire station would be constructed in a similar architectural style and massing to the surrounding commercial and residential uses. In addition, the proposed project would broadly comply with the development standards, such as density and height, applicable to the project site.
Policy 3.9. Maintain the landscape guidelines set forth in the City's Landscape and Scenic Highways Resource Document (LSHRD).	**Consistent.** The proposed project would incorporate the landscaping recommendations of the LSHRD for projects in Zone K of Coast Highway to the extent practicable, such as the planting of vines or shrubs along the edge of the property adjacent to Coast Highway.
Action 5.1.2. Develop policies to mitigate short-term construction impacts.	**Consistent.** The City has adopted the FTA thresholds for determining if noise levels from construction would result in a substantial temporary increase in noise levels at local sensitive receivers. Construction of the proposed project would be subject to the City's noise ordinance and, as described in Section 13, *Noise*, project construction noise would not exceed the City's thresholds for noise impacts. Furthermore, as described in Section 3, *Air Quality*, project construction would not result in criteria pollutant emissions that would exceed the applicable thresholds or result in significant impacts to sensitive receivers including adjacent residences. Additionally, project construction activities would comply with the BMP requirements of LBMC, as discussed in Section 10, *Hydrology and Water Quality*, to ensure that construction does not result in erosion, siltation, and other impacts to stormwater runoff and water quality. Project construction would also comply

General Plan Goals, Policies, and Action Items	Project Consistency
	with Mitigation Measure BIO-1 to ensure that construction activities do not impact nesting or migratory birds.
Policy 5.2. Ensure that all new development, including subdivisions and the creation of new building sites and remodels that involve building additions, is adequately evaluated to ascertain potential negative impacts on natural resources and adjacent development, emphasizing impact avoidance over impact mitigation. Required mitigation should be located on-site rather than off-site. Any off-site mitigation should be located within the City's boundaries and in close proximity to the project.	**Consistent.** The proposed project would comply with CEQA and City guidelines in order to mitigate possible on and offsite impacts. As described in Section 1, *Aesthetics*, through Section 21, *Mandatory Findings,* of this Initial Study, the proposed project would not have significant impacts to natural resources or adjacent sensitive receptors with the implementation of site-specific mitigation measures, as needed. No offsite mitigation measures have been proposed.
Action 8.3.5. Require new non-residential developments with floor areas of 10,000 square feet or more to provide bicycle racks for use by customers. Encourage smaller nonresidential developments to provide such facilities, when feasible.	**Consistent.** The proposed project would include a bicycle parking rack for use by employees and visitors.
Action 8.3.6. Require new non-residential developments with a total of 100 or more employees to provide bicycle racks, lockers, and showers for use by employees and tenants who commute by bicycle. Encourage smaller non-residential developments to provide such facilities for their employees, when feasible	**Consistent.** Though the project would employ fewer than 100 employees, the proposed project would include a bicycle parking rack, employee showers, and lockers for employees to encourage bicycle use.
Action 8.4.9. Encourage the design of new development projects to facilitate transit ridership and ridesharing through such means as locating and designing building entries that are convenient to pedestrians and transit riders	**Consistent.** The project site is located adjacent to Coast Highway and has pedestrian sidewalks along the eastern frontage. The building entrance would face Coast Highway and would be easily accessible by pedestrians that utilize OCTA bus route 1, which has stops location within approximately 100 feet of the project site.
Goal 10. Ensure that proposals for new development, subdivisions, and major remodels are sufficiently evaluated to protect public health and safety and natural resources.	**Consistent.** The proposed project has been reviewed pursuant to CEQA and the City's local requirements. As discussed throughout this Initial Study, the proposed project would not have significant impacts to public health and safety or natural resources provided that the mitigation measures are adhered to.
Noise Element	
Goal 1. Provide for measures to reduce noise impact from transportation noise sources.	**Consistent.** As discussed in Section 13, *Noise*, the fire station would not be significant impacted by traffic noise on Coast Highway. In addition, the proposed project would not generate significant vehicle trips that could perceptibly increase traffic noise in the area.
Policy 1.4. Ensure the effective enforcement of City, State and Federal noise levels by all appropriate City Departments	**Consistent.** As illustrated in Section 13, *Noise*, the proposed project has been assessed for potential noise impacts related to construction and operation. The results of the noise analysis for the proposed project indicate that project construction would not have a significant noise impact to nearby residential properties. Likewise, the project would not result in operational noise impacts to noise sensitive receptors.

General Plan Goals, Policies, and Action Items	Project Consistency
Policy 2.1. Establish acceptable limits of noise for various land uses throughout the community. Zoning changes should be consistent with the compatibility of the projected noise environment**.**	**Consistent.** The Noise Element of the City's General Plan establishes regulations of acceptable noise levels for different land uses**.** The proposed project does not involve zoning changes. Nonetheless, as described in Section 13, *Noise,* construction and operation of the proposed project would not result in noise levels at the nearest noise-sensitive receptors that exceed the acceptable noise limits.
Policy 2.2. Ensure acceptable noise levels near schools, hospitals, residences, and other noise sensitive areas.	**Consistent.** The Noise Element of the City's General Plan establishes regulations of acceptable noise levels for different land uses**.** As described in Section 13, *Noise,* construction and operation of the proposed project would not result in noise levels at the nearest noise-sensitive receptors that exceed the acceptable noise limits.
Policy 2.3. Encourage acoustical mitigation design in new construction.	**Consistent**. As illustrated in Section 13, *Noise*, the proposed project would not result in significant impacts to employees and adjacent land uses. Project construction would not have a significant noise impact to nearby residential properties. Likewise, project operation would not result in noise impacts to noise sensitive receptors.
Action 4.3. During the environmental review of all projects requiring extensive construction, determine the proximity of the site to the established residential areas. If the project will involve pile driving, nighttime truck hauling, blasting, 24-hour pumping (important in coastal excavations), or any other very high noise equipment, the environmental review shall include a construction noise alternative analysis. From this analysis specific mitigation measures shall be developed to mitigate potential noise impacts. This may include but not be limited to: ▪ Requirements to use quieter, potentially costlier construction techniques. ▪ Notification of adjacent residents (homeowner and renters) of time, duration, and location of construction. ▪ Relocation of residents to hotels during noisy construction period. ▪ Developer reimbursement to City for 24-hour on-site inspection to verify compliance with required mitigation. limit hours of operation of equipment 15 dB above noise ordinance limits to the hours of 10am to 4pm. Application of the foregoing measures should be determined on a project-by-project basis depending on the type of noise generation proposed and the source proximity to established residential areas. It should also be recognized sufficient data may not be available to determine the extent of construction noise mitigation required until preparation of construction drawings. In this case, the construction noise mitigation analysis must be submitted for review as part of building permit, plan check procedures.	**Consistent.** As described in Section 13, *Noise*, a construction noise analysis was completed to determine potential noise impacts to nearby residences. Construction would not involve pile driving, nighttime truck hauling, blasting, 24-hour pumping, or other very high noise equipment. As discussed in Section 13, *Noise*, project construction would not result in significant noise impacts to nearby residences.

General Plan Goals, Policies, and Action Items	Project Consistency
Safety Element	
Policy 1O. Ensure that any new public facilities are designed and located in such a manner as to eliminate potential hazard impacts that may reduce the utility of the facility following a disaster.	**Consistent.** As discussed in Section 9, *Hazards and Hazardous Materials*, the project site is not subject to landslides, liquefaction, expansive soils, wildfire, fault rupture, or flooding hazards. In addition, the project would be designed in conformance with the CBC requirements for safe building design. Therefore, construction of the new Fire Station No. 4 on the project site would not be anticipated to reduce the utility of the facility in the event of a disaster.
Policy 3K. Prohibit the location of new essential facilities such as hospitals, fire and police stations, emergency centers and water tanks in geologically hazardous areas unless it is determined that there is no feasible alternative and the hazard is adequately mitigated.	**Consistent.** As discussed in Section 9, *Hazards and Hazardous Materials*, the project site is not subject to landslides, liquefaction, expansive soils, wildfire, fault rupture, or flooding hazards. In addition, the project would be designed in conformance with the CBC requirements for safe building design. Therefore, construction of the new Fire Station No. 4 on the project site would not be anticipated to reduce the utility of the facility in the event of a disaster.
Policy 3N. Determine the liquefaction potential of a site prior to development and require that specific measures be taken, as necessary, to reduce damage in an earthquake.	**Consistent.** According to the DOC, the project site is not in an area subject to earthquake induced liquefaction and the project would not be subject to risk from liquefaction.
Policy 4N. Ensure that adequate facilities and fire service personnel are maintained based on population, fire hazards in and around the City and a performance standard of an average total reflex time of seven minutes or less.	**Consistent.** The project would provide a replacement structure for the existing Fire Station No. 4, located approximately 400 feet northeast of the project site. The proposed project would allow for the modernization of Fire Station No. 4, which is currently not seismically safe and does not meet the design requirements of the NFPA. The project would improve the Laguna Beach Fire Department's (LBFD) ability to serve the service area and meet response time goals.
Policy 5D. Contain and utilize runoff from impervious surfaces onsite to the greatest extent possible. Transmit excess run off to the nearest street or facility capable of conveying the runoff without impacting downstream areas.	**Consistent.** As described in Section 10, *Hydrology and Water Quality*, the project site is currently developed, and the proposed project would not result in an increase of impervious surface on the site. Runoff during project construction and operation would be controlled through BMPs as required by the LBMC and would be directed to pervious surfaces on the project site such as landscaping areas and the existing stormwater drainage system located along Coast Highway.

Source: Laguna Beach 2012

As illustrated in Table 14, though the project would require a conditional use permit and Design Review approval, the proposed project would not conflict with any land use plan, policy, or regulation. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	■
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	■

Mineral Resources Setting

The project site is located in a commercial and residential area with no mineral resource extraction activities in the vicinity. The project site is mapped with a MRZ-3 designation, indicating that the area has undetermined mineral resource significance (DOC 1981).

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

The project site and surrounding properties are located in an urbanized area. The California Surface Mining and Reclamation Act of 1975 (SMARA) was enacted to promote conservation and protection of significant mineral deposits. According to the California Department of Conservation Mineral Land Classification Maps, the project site is located in an area with a MRZ-3 designation, indicating that the area has undetermined mineral resource significance (DOC 1981). There are no known mineral resources on the project site or in the vicinity of the site and the surrounding residential land uses are not compatible with mineral extraction. Therefore, the project would have no impact on the availability or recovery of mineral resources.

NO IMPACT

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13 Noise

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

Noise Setting

Noise

Sound is a vibratory disturbance created by a moving or vibrating source, which is capable of being detected by the hearing organs. Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and may therefore be classified as a more specific group of sounds. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance, and, in the extreme, hearing impairment (Caltrans 2013).

HUMAN PERCEPTION OF SOUND

Noise levels are commonly measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels so that they are consistent with the human hearing response. Decibels are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used to measure earthquake magnitudes. A doubling of the energy of a noise source, such as doubling of traffic volume, would increase the noise level by 3 dB; dividing the energy in half would result in a 3 dB decrease (Caltrans 2013).

Human perception of noise has no simple correlation with sound energy: the perception of sound is not linear in terms of dBA or in terms of sound energy. Two sources do not “sound twice as loud” as

one source. It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA, increase or decrease (i.e., twice the sound energy); that a change of 5 dBA is readily perceptible (8 times the sound energy); and that an increase (or decrease) of 10 dBA sounds twice (half) as loud (10.5 times the sound energy) (Caltrans 2013).

SOUND PROPAGATION AND SHIELDING

Sound changes in both level and frequency spectrum as it travels from the source to the receiver. The most obvious change is the decrease in the noise level as the distance from the source increases. The manner by which noise reduces with distance depends on factors such as the type of sources (e.g., point or line), the path the sound will travel, site conditions, and obstructions.

Sound levels are described as either a "sound power level" or a "sound pressure level," which are two distinct characteristics of sound. Both share the same unit of measurement, the dB. However, sound power (expressed as L_{pw}) is the energy converted into sound by the source. As sound energy travels through the air, it creates a sound wave that exerts pressure on receivers, such as an eardrum or microphone, which is the sound pressure level. Sound measurement instruments only measure sound pressure, and noise level limits are typically expressed as sound pressure levels.

Noise levels from a point source (e.g., construction, industrial machinery, air conditioning units) typically attenuate, or drop off, at a rate of 6 dBA per doubling of distance. Noise from a line source (e.g., roadway, pipeline, railroad) typically attenuates at about 3 dBA per doubling of distance (Caltrans 2013). Noise levels may also be reduced by intervening structures; the amount of attenuation provided by this "shielding" depends on the size of the object and the frequencies of the noise levels. Natural terrain features, such as hills and dense woods, and man-made features, such as buildings and walls, can significantly alter noise levels. Generally, any large structure blocking the line of sight will provide at least a 5-dBA reduction in source noise levels at the receiver (Federal Highway Administration [FHWA] 2011). Structures can substantially reduce exposure to noise as well. The FHWA's guidance indicates that modern building construction generally provides an exterior-to-interior noise level reduction of 10 dBA with open windows and an exterior-to-interior noise level reduction of 20 to 35 dBA with closed windows (FHWA 2011).

DESCRIPTORS

The impact of noise is not a function of loudness alone. The time of day when noise occurs and the duration of the noise are also important factors of project noise impact. Most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors have been developed. The noise descriptors used for this study are the equivalent noise level (L_{eq}) and the Day-Night Average Level (L_{dn}).

L_{eq} is one of the most frequently used noise metrics; it considers both duration and sound power level. The L_{eq} is defined as the single steady-state A-weighted sound level equal to the average sound energy over a time period. When no time period is specified, a 1-hour period is assumed. The L_{max} is the highest noise level within the sampling period, and the L_{min} is the lowest noise level within the measuring period. Normal conversational levels are in the 60 to 65-dBA L_{eq} range; ambient noise levels greater than 65 dBA L_{eq} can interrupt conversations (Federal Transit Administration [FTA] 2018).

Noise that occurs at night tends to be more disturbing than that occurring during the day. Community noise is usually measured using Day-Night Average Level (L_{dn}), which is the 24-hour average noise level with a +10 dBA penalty for noise occurring during nighttime hours (10:00 p.m. to

7:00 a.m.). Community noise can also be measured using Community Noise Equivalent Level (CNEL), which is the 24-hour average noise level with a +5 dBA penalty for noise occurring from 7:00 p.m. to 10:00 p.m. and a +10 dBA penalty for noise occurring from 10:00 p.m. to 7:00 a.m. (Caltrans 2013).[3] The relationship between the peak-hour L_{eq} value and the L_{DN}/CNEL depends on the distribution of noise during the day, evening, and night; however noise levels described by L_{DN} and CNEL usually differ by 1 dBA or less. Quiet suburban areas typically have CNEL noise levels in the range of 40 to 50 CNEL, while areas near arterial streets are in the 50 to 60+ CNEL range (FTA 2018).

Groundborne Vibration

Groundborne vibration of concern in environmental analysis consists of the oscillatory waves that move from a source through the ground to adjacent buildings or structures and vibration energy may propagate through the buildings or structures. Vibration may be felt, may manifest as an audible low-frequency rumbling noise (referred to as groundborne noise), and may cause windows, items on shelves, and pictures on walls to rattle. Although groundborne vibration is sometimes noticeable in outdoor environments, it is almost never annoying to people who are outdoors. The primary concern from vibration is that it can be intrusive and annoying to building occupants at vibration-sensitive land uses and may cause structural damage.

Typically, ground-borne vibration generated by manmade activities attenuates rapidly as distance from the source of the vibration increases. Vibration amplitudes are usually expressed in peak particle velocity (PPV) or root mean squared (RMS) vibration velocity. The PPV and RMS velocity are normally described in inches per second (in/sec). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is often used as it corresponds to the stresses that are experienced by buildings (Caltrans 2020).

High levels of groundborne vibration may cause damage to nearby building or structures; at lower levels, groundborne vibration may cause minor cosmetic (i.e., non-structural damage) such as cracks. These vibration levels are nearly exclusively associated with high impact activities such as blasting, pile-driving, vibratory compaction, demolition, drilling, or excavation. The American Association of State Highway and Transportation Officials (AASHTO) has determined vibration levels with potential to damage nearby buildings and structures; these levels are identified in Table 15.

Table 15 AASHTO Maximum Vibration Levels for Preventing Damage

Type of Situation	Limiting Velocity (in/sec)
Historic sites or other critical locations	0.1
Residential buildings, plastered walls	0.2–0.3
Residential buildings in good repair with gypsum board walls	0.4–0.5
Engineered structures, without plaster	1.0–1.5

in/sec: inches per second

Source: Caltrans 2020

Numerous studies have been conducted to characterize the human response to vibration. The vibration annoyance potential criteria recommended for use by Caltrans, which are based on the general human response to different levels of groundborne vibration velocity levels, are described in Table 16.

[3] Because L_{dn} and CNEL are typically used to assess human exposure to noise, the use of A-weighted sound pressure level (dBA) is implicit. Therefore, when expressing noise levels in terms of L_{dn} or CNEL, the dBA unit is not included.

Table 16 Vibration Annoyance Potential Criteria

Human Response	Vibration Level (in/sec PPV)	
	Transient Sources	Continuous/ Frequent Intermittent Sources[1]
Severe	2.0	0.4
Strongly perceptible	0.9	0.10
Distinctly perceptible	0.25	0.04
Barely perceptible	0.04	0.01

in/sec: inches per second; PPV: peak particle velocity

[1] Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

Source: Caltrans 2020

Project Area Noise Setting

The primary offsite noise sources in the project area are motor vehicles (e.g., automobiles, buses, and trucks), particularly along Coast Highway. Ambient noise levels would be expected to be highest during the daytime and rush hour unless congestion slows speeds substantially.

According to the community noise contour maps included in the Noise Element of the Laguna Beach General Plan (2005), land uses along Coast Highway are exposed to noise levels in the range of 60 and 70 CNEL. Topography and intervening buildings or barriers would have an additional effect on the propagation of noise. However, the noise contours presented in the Noise Element are based on a flat model and do not include topographic effects. The purpose of the Noise Element contours are to provide a screening method where areas with high noise levels that may affect future land uses. These contours represent a reasonable worst-case estimate of noise exposure but are not necessarily representative of site-specific conditions (Laguna Beach 2005).

SENSITIVE RECEIVERS

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. According to the Noise Element of the Laguna Beach General Plan (2005), noise-sensitive land uses include residences, schools, hospitals, retirement homes, and daycare centers.

Vibration-sensitive receivers, which are similar to noise-sensitive receivers, include residences and institutional uses, such as schools, churches, and hospitals. However, vibration-sensitive receivers also include buildings where vibrations may interfere with vibration-sensitive equipment that is affected by vibration levels that may be well below those associated with human annoyance (e.g., recording studies or medical facilities with sensitive equipment).

Sensitive receivers nearest to the site include the existing single-family residence immediately adjacent to the western and northwestern boundary of the site and multi-family residences (Laguna Lido) are located approximately 80 feet southwest of the site (see Figure 2).

NOISE MEASUREMENTS

The most prevalent source of noise in the project site vicinity is vehicular traffic on Coast Highway to the east. To characterize ambient sound levels at and near the project site, four 15-minute sound level measurements were conducted on Friday, June 18, 2021 10:56 a.m. to 12:18 a.m. An Extech, Model 407780A, ANSI Type 2 integrating sound level meter was used to conduct the measurements.

Figure 7 shows the noise measurement locations, and Table 17 summarizes the results of the noise measurements. Detailed sound level measurement data are included in Appendix E.

Table 17 Project Site Vicinity Sound Level Monitoring Results

	Measurement Location	Sample Times	Approximate Distance to Primary Noise Source	L_{eq} (dBA)	L_{min} (dBA)	L_{max} (dBA)
NM-1	Project site parking lot	10:56 – 11:11 a.m.	Approximately 65 feet to Coast Hwy centerline	70	52	80
NM-2	In the alley behind the existing building on the project site	11:16 – 11:31 a.m.	Approximately 135 feet to Coast Hwy centerline	52	44	65
NM-3	110 feet west of project site near residential uses on Seacliff Drive	11:35 – 11:50 a.m.	Approximately 200 feet to the beachfront	46	39	58
NM-4	Parking lot of Laguna Lido condominiums	12:03 – 12:18 p.m.	Approximately 170 feet to Coast Hwy centerline	53	46	64

L_{eq}: average noise level equivalent; dBA: A-weighted decibel; L_{min}: minimum instantaneous noise level; L_{max}: maximum instantaneous noise level

Detailed sound level measurement data are included in Appendix E.

Regulatory Setting

State of California

California Code of Regulations (CCR) Title 24 Section 1207.4 requires that within residences the interior noise levels attributable to exterior noise sources not exceed a CNEL of 45 dBA in any habitable room with windows closed. CALGreen, Standard 5.507.4, requires that all non-residential buildings with property lines within sound levels regularly exceeding 65 dBA L_{eq} verify the interior noise levels within occupied nonresidential space do not exceed 50 dBA L_{eq}.

City of Laguna Beach Noise Element

The goals, policies, and implementation actions contained in the Noise Element of the Laguna Beach General Plan (2005) focus on establishing regulations and applying criteria for acceptable noise levels for different land uses in order to minimize the negative impacts of noise, especially at sensitive receiver locations. In support of these goals and policies, the Noise Element contains a land use and noise compatibility matrix (shown in Table 18) that determines the normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable noise levels for various land uses to guide planning decisions.

Figure 7 Noise Monitoring Locations

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Fig X Noise Measurements

Table 18 Land Use and Noise Compatibility Matrix (CNEL)

Land Use	Normally Acceptable[1]	Conditionally Acceptable[2]	Normally Unacceptable[3]	Clearly Unacceptable[4]
Single-Family, Duplex, Mobile Homes	50 – 60	60 – 70	70 – 75	75+
Multi-Family	50 – 65	65 – 70	70 – 75	75+
Motel, Hotel	50 – 65	65 – 70	70 – 80	80+
School, Library, Church, Hospital, Nursing Home	50 – 70	–	70 – 80	80+
Auditorium, Concert Hall, Amphitheater	–	50 – 70	–	70+
Sports Arena, Outdoor Spectator Sports	–	50 – 75	–	75+
Playground, Neighborhood Park	50 – 70	70 – 75	–	75+
Golf Course, Riding Stable, Water Recreation, Cemetery	50 – 75	–	75 – 80	80+
Office Building, Business Commercial, Professional	50 – 70	70 – 75	75+	–
Agriculture, Industrial, Manufacturing, Utilities	50 – 75	75 – 80	80+	–

CNEL: Community Noise Equivalent Level

[1] Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

[2] Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning would normally suffice.

[3] Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

[4] Clearly Unacceptable: New construction or development should generally not be undertaken.

Note: Noise levels are provided in CNEL.

Source: Laguna Beach 2005

City of Laguna Beach Standards

Chapter 7.25, Noise, of the LBMC establishes a series of regulations and standards to prevent excessive noise that may jeopardize the health, welfare or safety of the citizens or degrade their quality of life. Specifically, LBMC Section 7.25.040(A), Exterior Noise Standards, establishes exterior noise standards categorized by five noise zones in the City. As shown in Table 19, the noise standards for these zones differ between daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) hours.

Table 19 Exterior Noise Level Standards

Noise Zone	Land Use	Noise Level (L_{eq}, dBA[1]) Daytime (7:00 a.m. to 10:00 p.m.)	Noise Level (L_{eq}, dBA[1]) Nighttime (10:00 p.m. to 7:00 a.m.)
I	Residential	60 dBA	50 dBA
II	Commercial	65 dBA	65 dBA
III	Mixed-Use - Residential	65 dBA	55 dBA
IV	Downtown Specific Plan	70 dBA	70 dBA
V	Manufacturing, Industrial	70 dBA	60 dBA

L_{eq}: average noise level equivalent; dBA: A-weighted decibel

[1] dBA is defined as a decibel adjusted to be consistent with human response.

Source: LBMC Section 7.25.040

According to Section 7.25.040(B), it is unlawful for any person at any location within the City to create noise which causes the noise level when measured on any other property to: 1) exceed the noise standard for the applicable zone for any 15-minute period, or 2) a maximum instantaneous (single instance) noise level equal to the noise standard plus 20 dBA for any period of time.

As listed in LBMC Section 7.25.050(B), Exemptions, any mechanical device, apparatus or equipment uses, related to or connected with emergency machinery, vehicle, work or warning alarm or bell is exempt from noise regulations and standards provided that the sounding of any bell or alarm on any building or motor vehicle is terminated within 15 minutes of its activation.

LBMC Section 7.25.050(E) exempts noise sources associated with construction, repair, remodeling, demolition or grading of any real property from compliance with the noise level limits contained in the LBMC. This section indicates that such noise-generating activities are subject to the provisions of LBMC Section 7.25.080, Construction Activity Noise Regulations.

Furthermore, LBMC Section 7.25.080, Construction Activity Noise Regulations, prohibits the operation of any tool or equipment used for construction activities or any other related building activity between the hours of 6:00 p.m. and 7:30 a.m. on weekdays, whereas such construction activities are prohibited entirely on weekends and federal holidays.

LBMC Section 7.25.130, Heating, venting, pool/spa and air conditioning—Special Provisions, includes specific noise standards for regulating heating, venting and air conditions (HVAC), and pool/spa equipment in or adjacent to residential areas. According to Section 7.25.130(a), permits for HVAC, and pool/spa equipment in or adjacent to residential areas are issued only after the installation contractor signs an acknowledgment that the installation will meet the noise limits established in LBMC Section 7.25.040.

While the City does not have specific noise level criteria for assessing construction impacts, the FTA has developed guidance for determining whether construction of a project would result in a substantial temporary increase in noise levels. Based on FTA guidance, a significant impact would occur if project-generated construction noise at the nearest residences exceed an eight-hour 80 dBA L_{eq} noise limit during the day (7:00 a.m. to 10:00 p.m.) or an eight-hour 70 dBA L_{eq} noise limit during the night (10:00 p.m. to 7:00 a.m.) (FTA 2018). For this analysis, the City has adopted the FTA thresholds for determining if noise levels from construction would result in a substantial temporary increase in noise levels at local sensitive receivers.

a. Would the project result in 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?

The project would result in the construction of a 14,318 sf, two-story (27 feet including roof) building with a partially subterranean, basement level parking lot on a 0.23 -acre site. The immediate surrounding area, consisting of residential and commercial, may be subject to increased noise levels from both temporary construction and long-term operations. The nearest sensitive receivers include the existing single-family residence immediately adjacent to the western boundary of the site and multi-family residences located approximately 80 feet to the southwest (see Figure 2). The following discussions address the potential noise level increases associated construction and operation of the project.

Construction Noise

Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis and, as such, would expose surrounding noise-sensitive receivers to increased noise levels.

Construction noise was estimated using the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM) (2006). RCNM predicts construction noise levels for a variety of construction operations based on empirical data and the application of acoustical propagation formulas. Using RCNM, construction noise levels were estimated at noise-sensitive receivers near the project site. RCNM provides reference noise levels for standard construction equipment, with an attenuation of 6 dBA per doubling of distance for stationary equipment.

Each phase of construction has a specific equipment mix, depending on the work to be accomplished during that phase. Each phase also has its own noise characteristics; some will have higher continuous noise levels than others, and some may have discontinuous high-impact noise levels. The maximum hourly L_{eq} of each phase is determined by combining the L_{eq} contributions from each piece of equipment used in that phase (FTA 2018). Project construction phases would include demolition, site preparation, grading, building construction, architectural coating, and paving of the project site. It is assumed that diesel engines would power all construction equipment. For assessment purposes, the loudest phases have been used for this assessment (i.e., demolition and building construction), and have been modeled under the conservative assumption that a dozer, an excavator, and a jackhammer would be operating simultaneously during each phase.

Construction equipment would be continuously moving across the site, coming near and then moving further away from individual receivers. Therefore, due to the dynamic nature of construction, maximum hourly noise levels are calculated from the center of onsite construction activity to the nearest receivers. Therefore, construction noise was modeled at 80 feet from the adjacent single-family residence to the west, 100 feet from single-family residences to the northwest, and 150 feet from multi-family residences to the southwest. For a conservative analysis, construction noise modeling does not account for noise reduction from existing noise barriers (e.g., masonry walls). Construction noise levels and distances to the nearest receivers are shown in Table 20. RCNM calculations are included in Appendix E.

Table 20 Construction Noise Levels at Receivers

Construction Equipment	Approximate dBA L_{eq}		
	80 Feet	100 Feet	150 Feet
Dozer, Excavator, Jackhammer	80	78	75

L_{eq}: average noise level equivalent; dBA: A-weighted decibel

See Appendix E for RCNM results.

As shown in Table 20, maximum hourly noise levels during project construction, which would occur during the grading and building phases of construction, were calculated at between 75 dBA L_{eq} and 80 dBA L_{eq} at the nearest noise-sensitive receivers, consisting of residential uses. Therefore, construction noise levels would not exceed the FTA's daytime residential noise criteria of 80 dBA $L_{eq\ (8\text{-}hour)}$. In addition, as stated above, these noise levels do not consider noise attenuation from existing masonry walls at the project boundaries with the residential uses. Furthermore, per LBMC Section 7.25.08, construction activities are prohibited between the hours of 6:00 p.m. and 7:30 a.m. on weekdays, and entirely prohibited on weekends and federal holidays. Therefore, construction noise levels would not exceed applicable standards at nearby residences. Construction noise impacts would be less than significant.

Land Use Compatibility

The most predominant source of noise on and around the project site is vehicular traffic on Coast Highway. The City's noise and land use compatibility matrix does not explicitly characterize noise exposure levels for a fire station. Therefore, for the purpose of this analysis, the proposed fire station is considered a residential use and noise exposure levels for a multi-family residential land use is used to characterize compatible noise exposure levels due to the station's inclusion of living quarters and sleeping areas. According to the City's noise and land use compatibility matrix shown in Table 18, noise up to 65 CNEL is "normally acceptable" while noise up to 70 CNEL is "conditionally acceptable" for a multi-family residential land use (Laguna Beach 2005).

According to the community noise contour maps included in the Noise Element of the Laguna Beach General Plan (2005), land uses along Coast Highway are exposed to noise levels in the range of 60 and 70 CNEL. Based on the City's noise compatibility matrix, the project would be exposed to noise levels within the "conditionally acceptable" range, which means that new construction or development should be undertaken only after needed noise insulation features are included in the design (Laguna Beach 2005). Generally, any large structure blocking the line of sight will provide at least a 5-dBA reduction in source noise levels at the receiver (FHWA 2011). Structures can substantially reduce occupants' exposure to noise as well. The FHWA's guidelines indicate that modern building construction generally provides an exterior-to-interior noise level reduction of 20 to 35 dBA with closed windows (FHWA 2011). Modern nonresidential buildings are typically constructed with storm windows, single- or double-glazed, which provide an exterior-to-interior noise level reduction of at least 25 dBA. Based on a noise exposure level of up to 70 CNEL and a noise attenuation of 25 dBA, the interior noise level within the fire station's living quarters and sleeping areas would be 45 CNEL. Therefore, interior noise levels for the project would not exceed the State's interior noise standard of 45 CNEL for habitable rooms.

Onsite Operational Noise

Operation of the project would generate onsite noise from new HVAC equipment and fire and paramedic truck sirens typical of emergency vehicles.

Based on combined data from Trane, Carrier, and Rheem HVAC manufacturing companies, noise from HVAC equipment would typically generate a noise level in the range of 70 dBA L_{eq} at a reference distance of 3 feet from the source. The nearest noise-sensitive receivers, consisting of the single-family residences to the west of the site, would be located at least 45 feet from the nearest rooftop-mounted HVAC equipment based on the approximate 27-foot roof-level height of the fire station, assuming HVAC equipment would be mounted in the center of the proposed fire station rooftop, and approximate 10-foot setback between the fire station and offsite residence adjacent to the site's western boundary. Because noise from HVAC equipment would attenuate at a rate of approximately 6 dBA per doubling of distance from the source, rooftop-mounted equipment would generate an estimated noise level of 46 dBA L_{eq} at 45 feet. Furthermore, rooftop HVAC units are traditionally shielded from surrounding land uses with parapets and roofs that block line-of-sight to sensitive receivers would typically provide at least a 5-dBA noise reduction. With these features, rooftop-mounted equipment would generate noise levels of approximately 41 dBA L_{eq} at the nearest offsite receiver. Based on the City's exterior noise standards for a residential zone (see Table 19), noise levels from onsite HVAC equipment would not exceed the respective daytime or nighttime noise level standards of 60 dBA L_{eq} and 50 dBA L_{eq} for any 15-minute period as regulated by LBMC Section 7.25.040(B). Therefore, operational noise impacts associated with HVAC equipment would be considered less than significant.

Noise-sensitive receivers in the immediate project vicinity may also experience periodic exposure to high noise levels due to sirens. LBMC Section 7.25.050, Exemptions, any mechanical device, apparatus or equipment used, related to or connected with emergency machinery, vehicle, work or warning alarm or bell, provided the sounding of any bell or alarm on any building or motor vehicle shall terminate its operation within fifteen minutes in any hour of its being activated, is considered exempt from City noise standards. In terms of magnitude of noise exposure, a typical siren emits approximately 100 dB at 100 feet. However, because emergency vehicle response is by nature rapid, the duration of exposure to these peak noise levels is estimated to last for a maximum of ten seconds as emergency vehicles pause at the driveway exit, engage the siren and turn onto the roadway and accelerate rapidly away from the fire station. Therefore, residents of existing nearby homes would be exposed to short-duration high noise levels for approximately ten seconds during an emergency event. Further, the typical practice for emergency siren use is to use sirens to break traffic at intersections or warn drivers of the emergency vehicle approach when traffic is congested. Responses to nighttime emergency calls, when nuisance noise is most noticeable, routinely occur without the use of sirens. Other homes and residents along routes used for emergency access would also be exposed to similar noise levels, although the magnitude and frequency of this exposure would vary by distance from the road and proximity to the project site. The duration of such exposure would likely be less than the projected ten seconds for homes and residents further away from the project site, as the emergency vehicles would generally be assumed to be passing at full speed, with no time required for turning out of the driveway or accelerating. Therefore, operational noise impacts from sirens would be considered less than significant.

Offsite Traffic Noise

As discussed under Section 17, *Transportation*, operation of the proposed fire station would not generate new vehicle trips on the surrounding circulation system. The existing Fire Station No. 4,

located just two blocks north of the project site off Second Street, would be replaced by the project and the number of employees and vehicles would not change. Therefore, the proposed fire station would not result in a net change in vehicle trips on area roadways and would not create a perceptible change in traffic noise. Noise level increases associated with offsite traffic generated by the project would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Operation of the project would not include stationary sources of significant vibration, such as heavy equipment operations or press operations. Rather, construction activities have the greatest potential to generate groundborne vibration affecting nearby receivers. Certain types of construction equipment can generate high levels of groundborne vibration. Construction of the project would potentially utilize loaded trucks, jackhammers, and/or bulldozers during most construction phases and during the demolition phase.

The City has not adopted specific standards for vibration impacts during construction. Therefore, the Caltrans Transportation and Construction Vibration Guidance Manual (2020) is used to evaluate potential construction vibration impacts related to both potential building damage and human annoyance. Based on the Caltrans criteria shown in Table 15 and Table 16, construction vibration impacts would be significant if vibration levels exceed 0.5 in/sec. PPV for residential structures and 2.0 in./sec. PPV for commercial structures, which is the limit where minor cosmetic, i.e., non-structural, damage may occur to these buildings. In addition, construction vibration impacts would cause human annoyance at nearby receivers if vibration levels exceed 0.24 in/sec. PPV, which is the limit above which temporary vibration activities become distinctly perceptible.

Because groundborne vibration could cause physical damage to structures, vibration impacts were modeled based on the distance from the location of vibration-intensive construction activities, conservatively assumed to be at edge of the project site, to the edge of nearby offsite structures. Therefore, the analysis of groundborne vibrations differs from the analysis of construction noise levels in that modeled distances for vibration impacts are those distances between the project site to nearest offsite structures (regardless of sensitivity) whereas modeled distances for construction noise impacts are based on the property line of the nearest offsite sensitive receivers. Based on the distance from the project site to nearby structures, equipment was modeled at 30 feet from the adjacent single-family residence to the west, 85 feet from multi-family residences to the southwest, and 15 feet from a commercial/retail building adjacent and to the north. Table 21 shows estimated groundborne vibration levels from project equipment. Vibration calculations are included in Appendix E.

Table 21 Vibration Levels at Receivers

	in/sec PPV		
Equipment	**15 Feet**	**30 Feet**	**85 Feet**
Large Bulldozer	0.156	0.072	0.054
Loaded Truck	0.133	0.062	0.019
Jack hammer	0.061	0.028	0.009
Small Bulldozer	0.005	0.002	0.001

in/sec: inches per second; PPV: peak particle velocity
See Appendix E for vibration analysis worksheets.

As shown in Table 21, construction activities would generate peak vibration levels of up to approximately 0.156 in./sec. PPV at the nearest sensitive receivers. Therefore, according to the Caltrans vibration criteria, groundborne vibration from typical construction equipment would not exceed the applicable threshold of 0.5 in/sec. PPV for building damage at adjacent residences surrounding the project site, nor would it exceed the applicable threshold of 2.0 in./sec. PPV for building damage at the nearby commercial/retail building. Furthermore, groundborne vibration would not exceed the threshold of 0.24 in./sec. PPV for human annoyance at any of the modeled distances. In addition, per LBMC Section 7.25.08, construction activities are prohibited between the hours of 6:00 p.m. and 7:30 a.m. on weekdays, and entirely prohibited on weekends and federal holidays. Project construction would not result in groundborne vibration that would cause building damage or human annoyance. Vibration impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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?

As discussed in Section 9, *Hazards and Hazardous Materials*, the nearest aircraft facility to the project site is the John Wayne Airport, located approximately 14 miles northwest of the project site. According to the Orange County ALUC Land Use Plan for the John Wayne Airport, the site is not located within the airport's noise contours (Orange County ALUC 2008). Although the project site would potentially be subject to occasional aircraft overflight noise, such occurrences would be intermittent and temporary. In addition, there are no private airstrips in the vicinity of the project site. Therefore, the project would not expose people working in the project area to excessive noise levels associated with airports or airstrips and the project would not exacerbate existing noise conditions related to airports or airstrips. No impact would occur.

NO IMPACT

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14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	■
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■

Population and Housing Setting

According to the California Department of Finance (DOF), the City of Laguna Beach has an estimated population of 22,495, an average household size of 2.07 persons, and 13,055 existing housing units (DOF 2021). SCAG estimates a population increase of 100 residents within the city between 2016 (23,400 people) and 2045 (23,500 people) (SCAG 2020).

a. Would the project 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)?

The project would not include housing and, therefore, would not directly contribute to population growth within the city. The project would be a replacement structure for the existing Fire Station No. 4 and would not generate increased employment. Therefore, the project would not cause a substantial direct or indirect increase in population or induce unplanned population growth. There would be no impact related to population growth.

NO IMPACT

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The project site contains a commercial building and parking lot. Therefore, the project would not displace residents or housing or necessitate construction of replacement housing elsewhere. There would be no impact.

NO IMPACT

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15 Public Services

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	1 Fire protection?	☐	☐	☐	■
	2 Police protection?	☐	☐	☐	■
	3 Schools?	☐	☐	☐	■
	4 Parks?	☐	☐	☐	■
	5 Other public facilities?	☐	☐	☐	■

Public Services Setting

The City of Laguna Beach provides fire and police protection services through the LBFD and Laguna Beach Police Department (LBPD). In addition, the City operates the Laguna Beach Unified School District (LBUSD), which provides schooling for grades kindergarten through twelfth. Recreational amenities in the City of Laguna Beach are managed by the Community Services Department and include several community parks and public beaches.

a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Fire protection is provided by the LBFD. The nearest fire station to the project site is LBFD Station No. 4 located at 31646 Second Avenue, approximately 400 feet northeast of the project site. The project would provide a replacement structure for the existing Fire Station No. 4, which is not seismically safe and does not meet the sizing needs and NFPA design standards for modern fire stations. As identified in Chapter 15.01 of the LBMC, the City of Laguna Beach has adopted the California Fire Code (2019 edition). The Fire Code contains regulations related to construction,

maintenance and design of buildings and land uses. The project would be required to adhere to all Fire Code requirements.

The project would involve the acquisition of property that could result in the construction of a new fire station. With continued implementation of existing LBFD practices, including compliance with the California Fire Code and the CBC, the project would not substantially affect community fire protection services and would not result in the need for construction of additional fire protection facilities. Rather, the construction of a new, modernized fire station would allow LBFD to better serve the area and would have a positive impact on public services. Therefore, the project would not create the need for new or expanded fire protection facilities and there would be no impact

NO IMPACT

a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Police protection services in Laguna Beach are provided by the LBPD. LBPD consists of approximately 66 field service officers and total staffing of approximately 98 fulltime employees (Laguna Beach 2021b). Based on a current total population of 22,495, the current officer to population ratio is 2.9 field officers per 1,000 residents (DOF 2021). The Field Services Division patrols the City in three geographic areas; the project site is within patrol beat 3 (LBPD 2018). The project site is served by the LBPD Station located at 505 Forest Avenue, approximately 4.3 miles north of the project site. As discussed in Section 14, *Population and Housing*, the project would not result in increased population or employment in the city, and therefore would not cause substantially delayed response times, degraded service ratios or necessitate construction of new facilities. Therefore, the project would have no impact to police services.

NO IMPACT

a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

The project site is served by LBUSD, which operates four facilities serving grade levels pre-K through high school (LBUSD 2019). The project would not involve new residential development and is not anticipated to result in additional students in the school district. Therefore, the project would not result in the need for new or physically altered school facilities and there would be no impact.

NO IMPACT

a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

Recreational amenities in the City of Laguna Beach are managed by the Community Services Department. Recreational amenities in the city include 14.7 acres of oceanfront parks and seven small parks (Laguna Beach 2006 and 2021c). Though the city does not meet the desired standard of

three acres of parkland per 1,000 residents as stated in the 1975 Quimby Act, residents and workers in the city can easily access recreational amenities in the areas adjacent to Laguna Beach, such as the Laguna Coast Wilderness Park, which is an approximately 10,000-acre open space area within unincorporated Orange County (Laguna Beach 2006). The project would not contribute to population growth that would result in adverse physical impacts to parks or require the provision of new parks. Therefore, the project would have no impact to parks.

NO IMPACT

a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

The project would contribute incrementally toward use of City public services and facilities such as storm drain usage (discussed in Section 10, *Hydrology and Water Quality*, and Section 19, *Utilities and Service Systems*), solid waste disposal (discussed in Section 19, *Utilities and Service Systems*), and water usage and wastewater disposal (discussed in more detail in Section 19, *Utilities and Service Systems*). The project's contribution would be offset through project specific features described in the individual resource section analyses described in this Initial Study. As the project is not anticipated to cause substantial population growth within the city, there are no other public services or public facilities, such as libraries or hospitals, for which significant impacts are anticipated. Rather, the project would provide a benefit to public services by providing a new, improved fire station. Therefore, the proposed project would have no impacts to other public facilities.

NO IMPACT

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16 Recreation

	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?	☐	☐	☐	■
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?	☐	☐	☐	■

Recreational Setting

Recreational amenities in the City of Laguna Beach include 14.7 acres of oceanfront parks and seven small parks throughout the city (Laguna Beach 2006 and 2021c). Recreational amenities in the City of Laguna Beach are managed by the Community Services Department. The city is also in the vicinity of numerous Orange County recreational amenities, such as the Laguna Coast Wilderness Park (Laguna Beach 2006).

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

As discussed above under Section 15, *Public Services*, recreational amenities in the City of Laguna Beach include 14.7 acres of oceanfront parks and seven small parks (Laguna Beach 2006 and 2021c). Though the city does not meet the desired standard of three acres of parkland per 1,000 residents as stated in the 1975 Quimby Act, residents and workers in the city can easily access recreational amenities in the areas adjacent to Laguna Beach, such as the Laguna Coast Wilderness Park, which is an approximately 10,000-acre open space area within unincorporated Orange County (Laguna Beach 2006).

As discussed above in Sections 14, *Population and Housing*, and 15, *Public Services*, the project would not increase the number of residents or employees in the area. Because residents can easily access open space and recreational opportunities within the region and because the project does not increase the number of residents, the project would not create unanticipated demand on City parks or cause substantial deterioration of existing parks such that new park facilities would be needed. Therefore, the project would have no impact to recreational facilities and parks.

NO IMPACT

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17 Transportation

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

Transportation Setting

The project site is located in South Laguna Beach at 31727 and 31735 Coast Highway, Laguna Beach, California. The site is regionally accessible by Coast Highway, I-405, I-5, and SR-73. The site is locally accessible via Coast Highway, Third Avenue, and Fourth Avenue. Site access would be provided by driveways off of Coast Highway and Sea Cliff Drive.

a. Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Construction of the project would generate traffic for deliveries of equipment and materials to the project site and construction worker traffic. Construction-related vehicles would travel to and access the project site via Coast Highway. Construction vehicles and equipment would be staged in the parking lot of the existing Fire Station No. 4. Construction worker trips were estimated based on default values provided by CalEEMod (see Appendix A). The project would generate a maximum of 18 construction worker trips per day. The latest traffic counts on Coast Highway indicate that the annual average daily traffic on Coast Highway in the vicinity of the project site is between 37,900 and 38,900 (Caltrans 2019). As the increase in average daily traffic would be less than one percent of the annual average daily traffic on Coast Highway, traffic generated during project construction is not anticipated to affect the performance of the circulation system. In addition, construction traffic would be temporary, and the movement of construction equipment would be limited to the project site and staging area located at the existing Fire Station No. 4 for most of the construction period. Construction of the proposed project would not involve any vehicle or equipment staging on Coast Highway and would not require any long-term lane closures on Coast Highway. Construction also would not require any temporary closures or alterations to the OCTA bus stop located nearby the

project site, and OCTA bus route 1 would be able to continue operating at this location. Therefore, construction activities would not substantially interfere with the City's circulation system.

Operation of the project would not generate new vehicle trips on the surrounding circulation system. The existing Fire Station No. 4, located just two blocks north of the project site at the intersection of Second Avenue and Monterey Street, would be replaced by the project and the number of employees would not change. Therefore, there would be no net change in trips on area roadways due to the project. Therefore, the project would not affect transportation service levels in a manner that would conflict with City plans or policies related to transportation system performance. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

CEQA Guidelines Section 15064.3(b) identifies appropriate criteria for evaluating transportation impacts. It states that land use projects with VMT exceeding an applicable threshold of significance may indicate a significant impact, and that projects that decrease VMT compared to existing conditions should be presumed to have a less than significant transportation impact.

As discussed under Checklist Item *a.* above, the project would not generate additional trips compared to existing trips associated with Fire Station No. 4. According to the Governor's Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (2018), land use projects such as the project "that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact." Therefore, because the project would transfer the existing approximately six daily trips from the old location to the new location, the project would not conflict with or be inconsistent with CEQA Guidelines Section 15064.3 (b). No impact would occur.

NO IMPACT

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

No roads would be permanently closed as a result of construction or operation of the project. The project site would be accessible by two driveways: one off of Coast Highway for fire and paramedic truck ingress and egress and one off of Sea Cliff Drive for employee site access. Fire station priority signal lighting would be added on Coast Highway at the intersection of Third Avenue to ensure safe ingress and egress of station vehicles. The project would not result in inadequate emergency access or introduce any design features or incompatible uses, such as sharp curves or dangerous intersections, that would substantially increase hazards at the site. Additionally, no line of site impacts are anticipated. Therefore, the project would have no impact.

NO IMPACT

d. Would the project result in inadequate emergency access?

The project would not result in inadequate emergency access because it would be subject to Building Safety Division review for acceptance of site plans prior to occupancy. Building Safety Division Review would confirm that required safety features, including adequate emergency access, are implemented. Consequently, there would be no impact.

NO IMPACT

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18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a PRC Section 21074 as either a site, feature, place, or 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:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k), or	☐	■	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	■	☐	☐

Tribal Cultural Resources Setting

On July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted, which expanded CEQA by defining a new resource category, "tribal cultural resources." AB 52 establishes that "A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). AB 52 further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k), or
2. 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 PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k)?*

b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 that is 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 PRC Section 5024.1?*

Tribal Cultural Resources Setting

On July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted, which expanded CEQA by defining a new resource category, "tribal cultural resources." AB 52 establishes that "A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). AB 52 further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is:

3. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k), or
4. 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 PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

On June 9, 2021, the City mailed via certified mail AB 52 consultation letters for the proposed conjunctive use scenarios, including project information, a map, and contact information, to six Native American tribes and the California Cultural Resources Preservation Alliance. The tribal governments provided with an AB 52 consultation letter (via certified mail) include the following list of recipients:

- California Cultural Resources Preservation Alliance Inc.
- Juaneno Band of Mission Indians
- Gabrieleno Band of Mission Indians – Kizh Nation
- Gabrielino Tongva Tribe
- San Gabriel Band of Mission Indians
- Soboba Band of Luiseño Indians
- Tongva Ancestral Territorial Tribal Nation

Under AB 52, Native American tribes typically have 30 days to respond and request further project information and request formal consultation. No responses were received to the mailings. Accordingly, the requirements of AB 52 have been met for the project

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k)?

b. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 that is 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 PRC Section 5024.1?

No tribal cultural resources have been identified on or near the project site. However, the project site is generally sensitive for archaeological resources that may later be identified as tribal cultural resources. As such, there is a potential to encounter unanticipated tribal cultural resources during ground disturbance. In the event of an unanticipated discovery, impacts to unknown tribal cultural resources would be potentially significant. Mitigation measures TCR-1 and TCR-2 would ensure that any unanticipated impacts to unknown tribal cultural resources would be mitigated to less than significant levels. With implementation of Mitigation Measures TCR-1 and TCR-2, impacts would be less than significant.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

Mitigation Measure

TCR-1 Retain a Native American Monitor

The lead agency shall retain and compensate for the services of a Tribal monitor/consultant who has ancestral ties to the region. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting tribal cultural resources.

TCR-2 Unanticipated Discovery of Tribal Cultural Resources

Upon discovery of any tribal cultural resources, construction activities in the immediate vicinity of the find will cease until the find can be assessed. Tribal cultural resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, the consulting tribes shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, additional protective mitigation takes place (CEQA Guidelines Section15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources.

Pursuant to Public Resources Code Sections 21083.2(b), preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. All tribal cultural resources shall be returned to the Tribe.

19 Utilities and Service Systems

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

Utilities Setting

The project site is located in a developed area of the City of Laguna Beach, which has existing infrastructure for electric power, natural gas, and telecommunications services. The project would be infill development. The project site is provided utilities services by SDG&E, SCG, SCWD, South Orange County Wastewater Authority (SOCWA), and Waste Management.

SCWD provides potable water, recycled water, and wastewater services to communities in south Laguna Beach, Dana Point, and portions of San Clemente and San Juan Capistrano (SCWD 2021b). The City operates a sanitary sewer system that consists of 85.71 miles of gravity sewers, 9.44 miles of force mains, and 25 lift stations. The City is also a member agency of SOCWA, which operates the

Coastal Treatment Plant (CTP) in Laguna Beach that provides anaerobic digestion for wastewater. The City's wastewater is delivered to the CTP, which has a permitted capacity of 6.70 million gallons of wastewater per day (MGD). Of the 6.7 MGD, the City has capacity ownership over 2.54 MGD (SOCWA 2019).

a. Would the project 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?

Water

SCWD sources 75 percent of its potable water from imported water purchased from MWD. SCWD also provides recycled water to an increasing number of customers to replace the use of potable water for landscape irrigation, with 15 percent of total demand in the service area met by recycled water (SCWD 2021d). Additional water is sourced from the San Juan Groundwater Basin (SCWD 2021c).

SCWD's 2015 Urban Water Management Plan (UWMP) reports total districtwide water demand for 2015 at 5,915 acre-feet (AF). This is projected to increase by 380 AF (or 6.4 percent) to 6,295 AF in 2040. According to the UWMP, the City expects to meet projected demand needs for the next 25 years (SCWD 2016). The project would demand an estimated 0.11 million gallons (0.33 AF) of water per year according to CalEEMod estimates (see Appendix A). Project water demand would represent less than one percent of the projected increase in water demand of 380 AF for 2040. Furthermore, this estimate is conservative, as it does not account for reduced water demand from the existing Fire Station No. 4, which would cease operation upon implementation of the proposed project. Therefore, the project's projected water demand is within forecasted water supply and represents a net reduction in water use compared to existing uses. Therefore, the project would not require the construction of new water supply facilities, or expansion of existing facilities and there would be no impact.

Wastewater

The project would create demand for an estimated 0.07 million gallons of water per year for indoor use according to CalEEMod estimates (see Appendix A). Assuming that 100 percent of this indoor water use would be treated as wastewater, 0.07 million gallons per year (192 gallons per day or 0.0002 million gallons per day [MGD]) represents less than 0.01 percent of the remaining daily capacity of 3.58 MGD of wastewater at the CTP. In addition, as discussed above under *Water*, estimated water use and wastewater production for the project is conservative, as it does not account for water use and wastewater production from the existing Fire Station No. 4, which would cease upon implementation of the proposed project. Therefore, the project would not require the construction of new treatment facilities because the CTP would have adequate capacity to treat the wastewater produced by the project and there would be no impact.

Stormwater Drainage

As discussed in Section 10, *Hydrology and Water Quality*, the project would comply with Title 22 of the LBMC, Excavating, Grading and Filling, which establishes requirements for construction. LBMC Chapter 22.06, Design Standards, and Chapter 22.17, Construction Project Erosion and Sediment Control Maintenance Requirements, require implementation of standard construction BMPs to

avoid or minimize temporary adverse effects such as erosion and siltation and provide design standards for site drainage including the preservation of natural hydrological features. Therefore, project construction would not result in impacts to the stormwater drainage system.

The project site is developed with existing impervious surfaces and the proposed project would not substantially increase impervious surface on the site compared to existing uses; therefore, the project would not result in increased runoff. In addition, the project would comply with LBMC Chapter 16.01, Water Quality Control, which requires project plan and BMP review prior to the issuance of construction permits to ensure that the project, once constructed, would not adversely impact stormwater runoff and water quality. compliance with LBMC requirements would reduce potential impacts to local stormwater drainage facilities. Therefore, the project would not create or contribute runoff water such that new or expanded stormwater drainage systems would be necessary, and there would be no impact.

Electric Power, Natural Gas, Telecommunications

The project would not cause substantial unplanned population growth (see Section 14, *Population and Housing*), and would not result in wasteful or inefficient use or energy (see Section 6, *Energy*). Nor would the project require or result in the construction of new electric power, natural gas, or telecommunication facilities or expansion of existing facilities. As the project is a replacement structure, it would not increase demand on these facilities and there would be no impact.

NO IMPACT

b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

As shown in Table 22, SCWD projects that water supplies would be sufficient to meet all demands through the year 2040 during normal, single dry year, and multiple dry year hydrologic conditions. Although historical precedent has consistently proven that water demands decrease in dry years due to voluntary and mandatory water use restrictions and a general increase in public awareness of the need for water conservation, the 2015 UWMP takes a conservative approach to planning by assuming that water demand would increase rather than decrease during dry years. SCWD supplies are projected to exceed demands through 2040 even in future dry years if customers do not reduce their demand as they have done in recent droughts (SCWD 2016).

Table 22 Projected Water Supply and Demand (AF)

Year-Type	2020	2025	2030	2035	2040
Normal Year					
Total Supplies	8,515	8,735	8,735	8,735	8,735
Total Demands	6,609	6,853	7,220	7,569	7,645
Surplus	1,906	1,882	1,515	1,166	1,090
Single Dry Year					
Total Supplies	8,515	8,735	8,735	8,735	8,735
Total Demands	7,204	7,470	7,870	8,250	8,333
Surplus	1,312	1,265	865	484	401
Multiple Dry Year 1st, 2nd, and 3rd Year Supply					
Total Supplies	8,515	8,735	8,735	8,735	8,735
Total Demands	7,204	7,470	7,870	8,250	8,333
Surplus	1,312	1,265	865	484	401

Units in acre-feet (AF)
Source: SCWD 2016

The project would demand 0.11 million gallons (0.33 AF) of water per year according to CalEEMod estimates (see Appendix A). As shown in Table 22, the project would represent 0.03 to 0.08 percent of the 401-1,090 AF surplus of water supply during normal, single and multiple dry year conditions for year 2040. Because sufficient water is available to serve the project during normal, single and multiple dry year conditions, and the project would not increase water demand within the city, new sources of water supply would be not required to meet project water needs. There would be no impact.

NO IMPACT

c. Would the project 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?

As discussed above, the project would use an estimated 0.07 million gallons of water per year for indoor uses according to CalEEMod (see Appendix A). Assuming that 100 percent of this water use would be treated as wastewater, 0.07 million gallons per year (192 gallons per day or 0.0002 MGD) represents less than 0.01 percent of the remaining daily capacity of 3.58 MGD at the CTP. In addition, the project would represent a net decrease in wastewater production compared to the existing Fire Station No. 4 due to stricter water efficiency standards for new buildings. Therefore, the project would not require the construction of new treatment facilities as it would not increase wastewater production within the city and the CTP would have adequate capacity to treat the wastewater produced by the project. There would be no impact.

NO IMPACT

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Assembly Bill 341 (AB 341) set a statewide goal for a 75 percent reduction in waste disposal by the year 2020 and established mandatory recycling for commercial businesses. The City is required to comply with this law and report their progress towards achieving the 75 percent reduction goal to the Department of Resources Recycling and Recovery (CalRecycle). The City's Public Works Department supplies residents, businesses, and institutions with waste carts for recyclables and green waste through their contract with the private waste hauler, Waste Management. Waste generated from the project site would be taken to Sunset Environmental Transfer Station, where recyclables are separated from the solid waste. Materials leaving transfer stations could be transported to three active landfills within Orange County: Olinda Alpha Landfill, Frank R. Bowerman Landfill, and Prima Deshecha Landfill (Orange County 2021). These landfills are permitted to receive between 4,000 and 11,500 tons of waste per day and have remaining capacities between 34,200,000 and 205,000,000 cubic yards (CalRecycle 2021a, 2021b, 2021c).

The project would comply with federal, state, and local statutes and regulations related to solid waste and recycling, such as AB 341, through participation in existing City waste diversion programs. According to CalEEMod (see Appendix A), the project would generate about 1.23 tons of solid waste per year (0.003 tons per day). Waste production associated with the proposed project would be similar to waste production associated with the existing Fire Station No. 4, which would cease operation upon completion of the proposed project. Therefore, there would be no net increase in solid waste generation for the project and there would be no impact to solid waste and waste facilities.

NO IMPACT

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20 Wildfire

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

Wildfire Setting

The project site is located in an urban area of the City of Laguna Beach and is not within or adjacent to a state responsibility area. According to CALFIRE, the project site is not within a very high fire hazard severity zone (CALFIRE 2021). The closest very high fire hazard severity zone is located approximately 300 feet to the southeast, in the residential areas across Virginia Way, and is separated from the project site by intervening urban development and roadways (CALFIRE 2021).

a. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

The project site is located in an urban area of the City of Laguna Beach and is not within or adjacent to a state responsibility area or very high fire hazard severity zone (CALFIRE 2021). The Public Safety Element of the Laguna Beach General Plan outlines the safety goals and policies of the City, while the City's Emergency Management Plan specifies the roles of local departments and the actions to

be taken under various emergency scenarios (Laguna Beach 1995 and 2011). According to the Public Safety Element, many of the major roadways within the city are susceptible to natural hazards and could become blocked in the event of an emergency; therefore, evacuation routes will depend on the area affected and the type of hazard (Laguna Beach 1995).

While the many of the major roadways are susceptible to hazards that could impair emergency response, the project would not involve the development of structures that could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project would include access driveways from Coast Highway and Sea Cliff Drive, which would provide adequate emergency access to the site. The project does not propose any new roads or infrastructure that have the potential to interfere with or obstruct an adopted emergency response plan or impede fire or police access to the site. Construction staging and activities would be temporary in nature and are not anticipated to substantially impede traffic on Coast Highway. Project operation and maintenance would not introduce new activities that could impede or interfere with emergency plans, as operation and maintenance would not involve work along nearby roadways. Impacts would be less than significant.

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

d. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

The project site is located in an urban area of the city and is not adjacent to a wildland-urban interface. The project site is relatively flat, with elevations ranging from approximately 41 to 46 meters amsl. There are no streams or rivers located on or adjacent to the project site, and the project site is not at high risk of downslope or downstream flooding or landslides. The project site is approximately 300 feet from the nearest VHFHSZ, which is separated from the project site by urban development (CALFIRE 2021). The project does not propose uses that could exacerbate wildfire risks and risks to project occupants would be mitigated through conformance with LBMC Chapter 15.01, which adopts the 2019 California Fire Code and establishes provisions for fire safety related to construction, maintenance and design of buildings and land uses. Therefore, the project would not exacerbate wildfire risks, and risks to people or structures due to runoff, post-fire slope instability, or drainage changes. Visitors and employees of the project site would not be exposed to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant

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

The project site is located in an urbanized area that is not classified as a very high fire hazard severity zone (CALFIRE 2021). The project would be served by existing roads and utilities and would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk. Therefore, no temporary or ongoing impacts to the environment related to infrastructure would occur.

NO IMPACT

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21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Does the project:				
a. 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?	☐	■	☐	☐
b. 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)?	☐	☐	■	☐
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	■	☐

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?

As discussed in Section 4, *Biological Resources*, the project site consists of a commercial structure and paved parking area and does not contain suitable habitat for fish and wildlife species. Therefore, the project would not substantially reduce the habitat of fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. In addition, regional wildlife movement is restricted given the built-out nature of the project area surroundings, and no native resident or migratory fish or wildlife species, established native resident

or migratory wildlife corridors, or native wildlife nursery sites exist on the project site. However, the project site currently has three existing trees that would be removed for project construction, which may contain nesting or breeding birds. Implementation of Mitigation Measure BIO-1 would require nesting bird surveys to be completed prior to construction activities and, therefore, would reduce potential impacts to a less than significant level.

Furthermore, as discussed in Section 5, *Cultural Resources*, Section 7, *Geology and Soils*, and Section 18, *Tribal Cultural Resources*, the project would have a less than significant impact related to the unanticipated discovery of archaeological resources, paleontological resources, and tribal cultural resources with implementation of Mitigation Measures CR-1 through CR-3, GEO-1, and TCR-1 and TCR-2, respectively, which would require adherence to existing local, State and federal regulations and specific monitoring procedures related to the discovery of any unanticipated cultural resources, paleontological resources, tribal cultural resources, and human remains during construction activity. Therefore, the proposed project would not 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. Impacts would be less than significant with mitigation.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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)?

As concluded in Sections 1 through 20, the project would have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated with respect to all environmental issues considered in this document. Cumulative impacts of several resource areas have been addressed in the individual resource sections, including air quality, GHG emissions and noise. As discussed in Section 3, *Air Quality*, construction and operational air pollutant emissions from the project would not exceed SCAQMD thresholds. Because air quality analyses are cumulative in nature, the project would not have a cumulatively considerable contribution to any cumulative air quality impacts posed by other projects in the vicinity.

Section 13, *Noise*, concludes that operation of the project, including operational traffic and operation of the proposed fire station, would not result in a perceptible increase in ambient noise levels. Construction noise generated by the project would remain below the FTA daytime threshold for an 8-hour period at the nearest noise-sensitive receptors. Construction and operation of the project would not create noise that exceeds the City's noise ordinance requirements for exterior or interior noise levels at the closest sensitive receivers.

As discussed in Section 17, *Transportation*, construction of the project would be limited to the project site and would not significantly impede traffic flow on Coast Highway or Sea Cliff Drive. Additionally, there would be no net change in trips associated with operation of the proposed fire station as the number of employees would not be altered. Therefore, the project would not have a cumulatively considerable contribution to traffic impacts in the area.

Other resource areas, such as agricultural and mineral resources, were determined to have no impact in comparison to existing conditions. As such, the project would not contribute to cumulative

impacts related to these issues. Other issues (e.g., geology, hazards, and hazardous materials) are by their nature project specific and impacts at one location do not add to impacts at other locations or create additive impacts. As such, the project's contribution to cumulative impacts would be less than significant.

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c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise impacts. As detailed in the preceding sections, the project would not result, either directly or indirectly, in substantial adverse effects related to air quality or noise. As discussed in Section 9, *Hazards and Hazardous Materials*, project operation would not involve the routine use of extremely hazardous materials. The diesel generator stored onsite would comply with all permitting requirements and would be located in an enclosure that would contain any accidental leakages. Compliance with applicable rules and regulations during project construction and operation would reduce potential impacts on human beings related to hazardous materials, noise, and air quality to a less than significant level.

LESS THAN SIGNIFICANT IMPACT

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Appendices – Table of Contents

Appendix A

Air Quality and Greenhouse Gas Emissions Modeling Outputs

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unenclosed Parking with Elevator	6.80	1000sqft	0.00	6,800.00	0
Single Family Housing	1.00	Dwelling Unit	0.23	7,518.00	3

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2023
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	539.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - per project plan

Construction Phase - Based on applicant provided information

Demolition -

Grading -

Vehicle Trips - Replacement structure, no additional trips

Woodstoves - No fireplaces

Energy Use -

Water And Wastewater - Aerobic only

Construction Off-road Equipment Mitigation - Per SCAQMD Rule 403

Area Mitigation - Per SCAQMD Rule 1113

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Energy Mitigation - Per applicant provided information

Water Mitigation - Project complies with CALGreen

Stationary Sources - Emergency Generators and Fire Pumps -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	0.85	0.00
tblFireplaces	NumberNoFireplace	0.10	0.00
tblFireplaces	NumberWood	0.05	0.00
tblGrading	MaterialExported	0.00	2,495.00
tblLandUse	LandUseSquareFeet	1,800.00	7,518.00
tblLandUse	LotAcreage	0.16	0.00
tblLandUse	LotAcreage	0.32	0.23
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblVehicleTrips	ST_TR	9.54	0.00
tblVehicleTrips	SU_TR	8.55	0.00
tblVehicleTrips	WD_TR	9.44	0.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	SepticTankPercent	10.33	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblWater	SepticTankPercent	10.33	0.00
tblWoodstoves	NumberCatalytic	0.05	0.00
tblWoodstoves	NumberNoncatalytic	0.05	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.0163	0.1728	0.1583	3.7000e-004	0.0144	7.2100e-003	0.0216	4.2800e-003	6.8400e-003	0.0111	0.0000	33.8099	33.8099	5.3400e-003	1.6700e-003	34.4406
2023	0.1160	0.8598	1.0196	1.6900e-003	0.0108	0.0425	0.0533	2.8800e-003	0.0394	0.0423	0.0000	147.5597	147.5597	0.0416	4.6000e-004	148.7349
Maximum	**0.1160**	**0.8598**	**1.0196**	**1.6900e-003**	**0.0144**	**0.0425**	**0.0533**	**4.2800e-003**	**0.0394**	**0.0423**	**0.0000**	**147.5597**	**147.5597**	**0.0416**	**1.6700e-003**	**148.7349**

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	0.0163	0.1728	0.1583	3.7000e-004	9.2300e-003	7.2100e-003	0.0164	2.6700e-003	6.8400e-003	9.5100e-003	0.0000	33.8099	33.8099	5.3400e-003	1.6700e-003	34.4406
2023	0.1160	0.8598	1.0196	1.6900e-003	0.0108	0.0425	0.0533	2.8800e-003	0.0394	0.0423	0.0000	147.5596	147.5596	0.0416	4.6000e-004	148.7348
Maximum	**0.1160**	**0.8598**	**1.0196**	**1.6900e-003**	**0.0108**	**0.0425**	**0.0533**	**2.8800e-003**	**0.0394**	**0.0423**	**0.0000**	**147.5596**	**147.5596**	**0.0416**	**1.6700e-003**	**148.7348**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	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**	**20.51**	**0.00**	**6.91**	**22.49**	**0.00**	**3.01**	**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	**11-1-2022**	**1-31-2023**	0.2601	0.2601
2	**2-1-2023**	**4-30-2023**	0.2259	0.2259
3	**5-1-2023**	**7-31-2023**	0.2334	0.2334
4	**8-1-2023**	**9-30-2023**	0.3387	0.3387
		Highest	0.3387	0.3387

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0304	1.2000e-004	0.0104	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0170	0.0170	2.0000e-005	0.0000	0.0174
Energy	1.3000e-004	1.1000e-003	4.7000e-004	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	6.4213	6.4213	3.4000e-004	6.0000e-005	6.4481
Mobile	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
Waste						0.0000	0.0000		0.0000	0.0000	0.2497	0.0000	0.2497	0.0148	0.0000	0.6186
Water						0.0000	0.0000		0.0000	0.0000	0.0231	0.3196	0.3426	1.0000e-004	5.0000e-005	0.3607
Total	**0.0305**	**1.2200e-003**	**0.0109**	**1.0000e-005**	**0.0000**	**1.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**1.5000e-004**	**0.2727**	**6.7579**	**7.0306**	**0.0152**	**1.1000e-004**	**7.4448**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.0304	1.2000e-004	0.0104	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0170	0.0170	2.0000e-005	0.0000	0.0174
Energy	1.3000e-004	1.1000e-003	4.7000e-004	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	6.3801	6.3801	3.4000e-004	6.0000e-005	6.4068
Mobile	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
Waste						0.0000	0.0000		0.0000	0.0000	0.2497	0.0000	0.2497	0.0148	0.0000	0.6186
Water						0.0000	0.0000		0.0000	0.0000	0.0231	0.3128	0.3358	1.0000e-004	5.0000e-005	0.3539
Total	**0.0305**	**1.2200e-003**	**0.0109**	**1.0000e-005**	**0.0000**	**1.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**1.5000e-004**	**0.2727**	**6.7099**	**6.9826**	**0.0152**	**1.1000e-004**	**7.3967**

	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**	**0.71**	**0.68**	**0.00**	**0.00**	**0.65**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	11/1/2022	11/30/2022	5	22	
2	Site Preparation	Site Preparation	12/1/2022	12/15/2022	5	11	
3	Grading	Grading	12/16/2022	12/30/2022	5	11	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4	Building Construction	Building Construction	1/2/2023	10/1/2023	5	195	
5	Paving	Paving	8/1/2023	11/1/2023	5	67	
6	Architectural Coating	Architectural Coating	8/1/2023	11/1/2023	5	67	

Acres of Grading (Site Preparation Phase): 5.5

Acres of Grading (Grading Phase): 0.69

Acres of Paving: 0

Residential Indoor: 15,224; Residential Outdoor: 5,075; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 408 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

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Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	23.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	312.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	3.00	1.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 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					1.8500e-003	0.0000	1.8500e-003	2.8000e-004	0.0000	2.8000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.8000e-003	0.0706	0.0822	1.3000e-004		3.7100e-003	3.7100e-003		3.5500e-003	3.5500e-003	0.0000	11.4550	11.4550	2.1100e-003	0.0000	11.5078
Total	**7.8000e-003**	**0.0706**	**0.0822**	**1.3000e-004**	**1.8500e-003**	**3.7100e-003**	**5.5600e-003**	**2.8000e-004**	**3.5500e-003**	**3.8300e-003**	**0.0000**	**11.4550**	**11.4550**	**2.1100e-003**	**0.0000**	**11.5078**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 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	5.0000e-005	1.9500e-003	4.4000e-004	1.0000e-005	2.0000e-004	1.0000e-005	2.1000e-004	5.0000e-005	1.0000e-005	7.0000e-005	0.0000	0.7007	0.7007	4.0000e-005	1.1000e-004	0.7350
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	3.7000e-004	3.0000e-004	3.9000e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9821	0.9821	3.0000e-005	3.0000e-005	0.9906
Total	**4.2000e-004**	**2.2500e-003**	**4.3400e-003**	**2.0000e-005**	**1.4100e-003**	**2.0000e-005**	**1.4200e-003**	**3.7000e-004**	**2.0000e-005**	**4.0000e-004**	**0.0000**	**1.6828**	**1.6828**	**7.0000e-005**	**1.4000e-004**	**1.7255**

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					8.3000e-004	0.0000	8.3000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.8000e-003	0.0706	0.0822	1.3000e-004		3.7100e-003	3.7100e-003		3.5500e-003	3.5500e-003	0.0000	11.4549	11.4549	2.1100e-003	0.0000	11.5078
Total	**7.8000e-003**	**0.0706**	**0.0822**	**1.3000e-004**	**8.3000e-004**	**3.7100e-003**	**4.5400e-003**	**1.3000e-004**	**3.5500e-003**	**3.6800e-003**	**0.0000**	**11.4549**	**11.4549**	**2.1100e-003**	**0.0000**	**11.5078**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 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	5.0000e-005	1.9500e-003	4.4000e-004	1.0000e-005	2.0000e-004	1.0000e-005	2.1000e-004	5.0000e-005	1.0000e-005	7.0000e-005	0.0000	0.7007	0.7007	4.0000e-005	1.1000e-004	0.7350
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	3.7000e-004	3.0000e-004	3.9000e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9821	0.9821	3.0000e-005	3.0000e-005	0.9906
Total	**4.2000e-004**	**2.2500e-003**	**4.3400e-003**	**2.0000e-005**	**1.4100e-003**	**2.0000e-005**	**1.4200e-003**	**3.7000e-004**	**2.0000e-005**	**4.0000e-004**	**0.0000**	**1.6828**	**1.6828**	**7.0000e-005**	**1.4000e-004**	**1.7255**

3.3 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					2.9200e-003	0.0000	2.9200e-003	3.1000e-004	0.0000	3.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1900e-003	0.0381	0.0218	5.0000e-005		1.4200e-003	1.4200e-003		1.3000e-003	1.3000e-003	0.0000	4.7027	4.7027	1.5200e-003	0.0000	4.7407
Total	**3.1900e-003**	**0.0381**	**0.0218**	**5.0000e-005**	**2.9200e-003**	**1.4200e-003**	**4.3400e-003**	**3.1000e-004**	**1.3000e-003**	**1.6100e-003**	**0.0000**	**4.7027**	**4.7027**	**1.5200e-003**	**0.0000**	**4.7407**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 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	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	9.0000e-005	7.0000e-005	9.7000e-004	0.0000	3.0000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2455	0.2455	1.0000e-005	1.0000e-005	0.2476
Total	**9.0000e-005**	**7.0000e-005**	**9.7000e-004**	**0.0000**	**3.0000e-004**	**0.0000**	**3.0000e-004**	**8.0000e-005**	**0.0000**	**8.0000e-005**	**0.0000**	**0.2455**	**0.2455**	**1.0000e-005**	**1.0000e-005**	**0.2476**

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					1.3100e-003	0.0000	1.3100e-003	1.4000e-004	0.0000	1.4000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1900e-003	0.0381	0.0218	5.0000e-005		1.4200e-003	1.4200e-003		1.3000e-003	1.3000e-003	0.0000	4.7027	4.7027	1.5200e-003	0.0000	4.7407
Total	**3.1900e-003**	**0.0381**	**0.0218**	**5.0000e-005**	**1.3100e-003**	**1.4200e-003**	**2.7300e-003**	**1.4000e-004**	**1.3000e-003**	**1.4400e-003**	**0.0000**	**4.7027**	**4.7027**	**1.5200e-003**	**0.0000**	**4.7407**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 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	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	9.0000e-005	7.0000e-005	9.7000e-004	0.0000	3.0000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2455	0.2455	1.0000e-005	1.0000e-005	0.2476
Total	**9.0000e-005**	**7.0000e-005**	**9.7000e-004**	**0.0000**	**3.0000e-004**	**0.0000**	**3.0000e-004**	**8.0000e-005**	**0.0000**	**8.0000e-005**	**0.0000**	**0.2455**	**0.2455**	**1.0000e-005**	**1.0000e-005**	**0.2476**

3.4 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					4.6500e-003	0.0000	4.6500e-003	2.3400e-003	0.0000	2.3400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.9000e-003	0.0353	0.0411	7.0000e-005		1.8600e-003	1.8600e-003		1.7700e-003	1.7700e-003	0.0000	5.7275	5.7275	1.0600e-003	0.0000	5.7539
Total	**3.9000e-003**	**0.0353**	**0.0411**	**7.0000e-005**	**4.6500e-003**	**1.8600e-003**	**6.5100e-003**	**2.3400e-003**	**1.7700e-003**	**4.1100e-003**	**0.0000**	**5.7275**	**5.7275**	**1.0600e-003**	**0.0000**	**5.7539**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 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	6.7000e-004	0.0264	6.0000e-003	1.0000e-004	2.6800e-003	2.0000e-004	2.8800e-003	7.4000e-004	1.9000e-004	9.3000e-004	0.0000	9.5055	9.5055	5.6000e-004	1.5100e-003	9.9697
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	1.8000e-004	1.5000e-004	1.9500e-003	1.0000e-005	6.0000e-004	0.0000	6.1000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4910	0.4910	1.0000e-005	1.0000e-005	0.4953
Total	**8.5000e-004**	**0.0266**	**7.9500e-003**	**1.1000e-004**	**3.2800e-003**	**2.0000e-004**	**3.4900e-003**	**9.0000e-004**	**1.9000e-004**	**1.0900e-003**	**0.0000**	**9.9965**	**9.9965**	**5.7000e-004**	**1.5200e-003**	**10.4650**

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					2.0900e-003	0.0000	2.0900e-003	1.0500e-003	0.0000	1.0500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.9000e-003	0.0353	0.0411	7.0000e-005		1.8600e-003	1.8600e-003		1.7700e-003	1.7700e-003	0.0000	5.7275	5.7275	1.0600e-003	0.0000	5.7539
Total	**3.9000e-003**	**0.0353**	**0.0411**	**7.0000e-005**	**2.0900e-003**	**1.8600e-003**	**3.9500e-003**	**1.0500e-003**	**1.7700e-003**	**2.8200e-003**	**0.0000**	**5.7275**	**5.7275**	**1.0600e-003**	**0.0000**	**5.7539**

3.4 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	6.7000e-004	0.0264	6.0000e-003	1.0000e-004	2.6800e-003	2.0000e-004	2.8800e-003	7.4000e-004	1.9000e-004	9.3000e-004	0.0000	9.5055	9.5055	5.6000e-004	1.5100e-003	9.9697
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	1.8000e-004	1.5000e-004	1.9500e-003	1.0000e-005	6.0000e-004	0.0000	6.1000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4910	0.4910	1.0000e-005	1.0000e-005	0.4953
Total	**8.5000e-004**	**0.0266**	**7.9500e-003**	**1.1000e-004**	**3.2800e-003**	**2.0000e-004**	**3.4900e-003**	**9.0000e-004**	**1.9000e-004**	**1.0900e-003**	**0.0000**	**9.9965**	**9.9965**	**5.7000e-004**	**1.5200e-003**	**10.4650**

3.5 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	0.0616	0.6258	0.6920	1.1100e-003		0.0312	0.0312		0.0287	0.0287	0.0000	97.7032	97.7032	0.0316	0.0000	98.4932
Total	**0.0616**	**0.6258**	**0.6920**	**1.1100e-003**		**0.0312**	**0.0312**		**0.0287**	**0.0287**	**0.0000**	**97.7032**	**97.7032**	**0.0316**	**0.0000**	**98.4932**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 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	1.0000e-004	3.7400e-003	1.3900e-003	2.0000e-005	6.1000e-004	2.0000e-005	6.3000e-004	1.8000e-004	2.0000e-005	2.0000e-004	0.0000	1.7400	1.7400	6.0000e-005	2.5000e-004	1.8169
Worker	9.1000e-004	7.0000e-004	9.5600e-003	3.0000e-005	3.2100e-003	2.0000e-005	3.2300e-003	8.5000e-004	2.0000e-005	8.7000e-004	0.0000	2.5427	2.5427	6.0000e-005	6.0000e-005	2.5635
Total	**1.0100e-003**	**4.4400e-003**	**0.0110**	**5.0000e-005**	**3.8200e-003**	**4.0000e-005**	**3.8600e-003**	**1.0300e-003**	**4.0000e-005**	**1.0700e-003**	**0.0000**	**4.2827**	**4.2827**	**1.2000e-004**	**3.1000e-004**	**4.3804**

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	0.0616	0.6258	0.6920	1.1100e-003		0.0312	0.0312		0.0287	0.0287	0.0000	97.7031	97.7031	0.0316	0.0000	98.4931
Total	**0.0616**	**0.6258**	**0.6920**	**1.1100e-003**		**0.0312**	**0.0312**		**0.0287**	**0.0287**	**0.0000**	**97.7031**	**97.7031**	**0.0316**	**0.0000**	**98.4931**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 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	1.0000e-004	3.7400e-003	1.3900e-003	2.0000e-005	6.1000e-004	2.0000e-005	6.3000e-004	1.8000e-004	2.0000e-005	2.0000e-004	0.0000	1.7400	1.7400	6.0000e-005	2.5000e-004	1.8169
Worker	9.1000e-004	7.0000e-004	9.5600e-003	3.0000e-005	3.2100e-003	2.0000e-005	3.2300e-003	8.5000e-004	2.0000e-005	8.7000e-004	0.0000	2.5427	2.5427	6.0000e-005	6.0000e-005	2.5635
Total	**1.0100e-003**	**4.4400e-003**	**0.0110**	**5.0000e-005**	**3.8200e-003**	**4.0000e-005**	**3.8600e-003**	**1.0300e-003**	**4.0000e-005**	**1.0700e-003**	**0.0000**	**4.2827**	**4.2827**	**1.2000e-004**	**3.1000e-004**	**4.3804**

3.6 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	0.0205	0.1844	0.2352	3.8000e-004		8.8500e-003	8.8500e-003		8.2600e-003	8.2600e-003	0.0000	31.4874	31.4874	9.1700e-003	0.0000	31.7167
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0205**	**0.1844**	**0.2352**	**3.8000e-004**		**8.8500e-003**	**8.8500e-003**		**8.2600e-003**	**8.2600e-003**	**0.0000**	**31.4874**	**31.4874**	**9.1700e-003**	**0.0000**	**31.7167**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 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	1.8700e-003	1.4400e-003	0.0197	6.0000e-005	6.6200e-003	4.0000e-005	6.6500e-003	1.7600e-003	4.0000e-005	1.7900e-003	0.0000	5.2418	5.2418	1.3000e-004	1.3000e-004	5.2848
Total	**1.8700e-003**	**1.4400e-003**	**0.0197**	**6.0000e-005**	**6.6200e-003**	**4.0000e-005**	**6.6500e-003**	**1.7600e-003**	**4.0000e-005**	**1.7900e-003**	**0.0000**	**5.2418**	**5.2418**	**1.3000e-004**	**1.3000e-004**	**5.2848**

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	0.0205	0.1844	0.2352	3.8000e-004		8.8500e-003	8.8500e-003		8.2600e-003	8.2600e-003	0.0000	31.4874	31.4874	9.1700e-003	0.0000	31.7167
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0205**	**0.1844**	**0.2352**	**3.8000e-004**		**8.8500e-003**	**8.8500e-003**		**8.2600e-003**	**8.2600e-003**	**0.0000**	**31.4874**	**31.4874**	**9.1700e-003**	**0.0000**	**31.7167**

3.6 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	1.8700e-003	1.4400e-003	0.0197	6.0000e-005	6.6200e-003	4.0000e-005	6.6500e-003	1.7600e-003	4.0000e-005	1.7900e-003	0.0000	5.2418	5.2418	1.3000e-004	1.3000e-004	5.2848
Total	**1.8700e-003**	**1.4400e-003**	**0.0197**	**6.0000e-005**	**6.6200e-003**	**4.0000e-005**	**6.6500e-003**	**1.7600e-003**	**4.0000e-005**	**1.7900e-003**	**0.0000**	**5.2418**	**5.2418**	**1.3000e-004**	**1.3000e-004**	**5.2848**

3.7 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	0.0245					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.4200e-003	0.0437	0.0607	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	8.5534	8.5534	5.1000e-004	0.0000	8.5662
Total	**0.0309**	**0.0437**	**0.0607**	**1.0000e-004**		**2.3700e-003**	**2.3700e-003**		**2.3700e-003**	**2.3700e-003**	**0.0000**	**8.5534**	**8.5534**	**5.1000e-004**	**0.0000**	**8.5662**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 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	1.0000e-004	8.0000e-005	1.0900e-003	0.0000	3.7000e-004	0.0000	3.7000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.2912	0.2912	1.0000e-005	1.0000e-005	0.2936
Total	**1.0000e-004**	**8.0000e-005**	**1.0900e-003**	**0.0000**	**3.7000e-004**	**0.0000**	**3.7000e-004**	**1.0000e-004**	**0.0000**	**1.0000e-004**	**0.0000**	**0.2912**	**0.2912**	**1.0000e-005**	**1.0000e-005**	**0.2936**

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	0.0245					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.4200e-003	0.0437	0.0607	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	8.5534	8.5534	5.1000e-004	0.0000	8.5662
Total	**0.0309**	**0.0437**	**0.0607**	**1.0000e-004**		**2.3700e-003**	**2.3700e-003**		**2.3700e-003**	**2.3700e-003**	**0.0000**	**8.5534**	**8.5534**	**5.1000e-004**	**0.0000**	**8.5662**

3.7 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	1.0000e-004	8.0000e-005	1.0900e-003	0.0000	3.7000e-004	0.0000	3.7000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.2912	0.2912	1.0000e-005	1.0000e-005	0.2936
Total	**1.0000e-004**	**8.0000e-005**	**1.0900e-003**	**0.0000**	**3.7000e-004**	**0.0000**	**3.7000e-004**	**1.0000e-004**	**0.0000**	**1.0000e-004**	**0.0000**	**0.2912**	**0.2912**	**1.0000e-005**	**1.0000e-005**	**0.2936**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	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	0.0000	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
Unmitigated	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

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	0.00	0.00	0.00		
Unenclosed Parking with Elevator	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

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
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Unenclosed Parking with	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.544109	0.060768	0.184625	0.129879	0.023845	0.006339	0.011719	0.008584	0.000815	0.000515	0.024285	0.000743	0.003774
Unenclosed Parking with Elevator	0.544109	0.060768	0.184625	0.129879	0.023845	0.006339	0.011719	0.008584	0.000815	0.000515	0.024285	0.000743	0.003774

5.0 Energy Detail

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	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	5.1048	5.1048	3.1000e-004	4.0000e-005	5.1239
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	5.1460	5.1460	3.1000e-004	4.0000e-005	5.1652
NaturalGas Mitigated	1.3000e-004	1.1000e-003	4.7000e-004	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	1.2753	1.2753	2.0000e-005	2.0000e-005	1.2829
NaturalGas Unmitigated	1.3000e-004	1.1000e-003	4.7000e-004	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	1.2753	1.2753	2.0000e-005	2.0000e-005	1.2829

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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					
Single Family Housing	23897.8	1.3000e-004	1.1000e-003	4.7000e-004	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	1.2753	1.2753	2.0000e-005	2.0000e-005	1.2829
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**1.3000e-004**	**1.1000e-003**	**4.7000e-004**	**1.0000e-005**		**9.0000e-005**	**9.0000e-005**		**9.0000e-005**	**9.0000e-005**	**0.0000**	**1.2753**	**1.2753**	**2.0000e-005**	**2.0000e-005**	**1.2829**

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					
Single Family Housing	23897.8	1.3000e-004	1.1000e-003	4.7000e-004	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	1.2753	1.2753	2.0000e-005	2.0000e-005	1.2829
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**1.3000e-004**	**1.1000e-003**	**4.7000e-004**	**1.0000e-005**		**9.0000e-005**	**9.0000e-005**		**9.0000e-005**	**9.0000e-005**	**0.0000**	**1.2753**	**1.2753**	**2.0000e-005**	**2.0000e-005**	**1.2829**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	7818.09	1.9149	1.2000e-004	1.0000e-005	1.9220
Unenclosed Parking with Elevator	13192	3.2311	2.0000e-004	2.0000e-005	3.2432
Total		**5.1460**	**3.2000e-004**	**3.0000e-005**	**5.1652**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	7649.98	1.8737	1.1000e-004	1.0000e-005	1.8807
Unenclosed Parking with Elevator	13192	3.2311	2.0000e-004	2.0000e-005	3.2432
Total		**5.1049**	**3.1000e-004**	**3.0000e-005**	**5.1239**

6.0 Area Detail

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

	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	0.0304	1.2000e-004	0.0104	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0170	0.0170	2.0000e-005	0.0000	0.0174
Unmitigated	0.0304	1.2000e-004	0.0104	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0170	0.0170	2.0000e-005	0.0000	0.0174

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	2.4500e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0276					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	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
Landscaping	3.2000e-004	1.2000e-004	0.0104	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0170	0.0170	2.0000e-005	0.0000	0.0174
Total	**0.0304**	**1.2000e-004**	**0.0104**	**0.0000**		**6.0000e-005**	**6.0000e-005**		**6.0000e-005**	**6.0000e-005**	**0.0000**	**0.0170**	**0.0170**	**2.0000e-005**	**0.0000**	**0.0174**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	2.4500e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0276					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	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
Landscaping	3.2000e-004	1.2000e-004	0.0104	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0170	0.0170	2.0000e-005	0.0000	0.0174
Total	**0.0304**	**1.2000e-004**	**0.0104**	**0.0000**		**6.0000e-005**	**6.0000e-005**		**6.0000e-005**	**6.0000e-005**	**0.0000**	**0.0170**	**0.0170**	**2.0000e-005**	**0.0000**	**0.0174**

7.0 Water Detail

7.1 Mitigation Measures Water

Use Water Efficient Irrigation System

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.3358	1.0000e-004	5.0000e-005	0.3539
Unmitigated	0.3426	1.0000e-004	5.0000e-005	0.3607

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	0.065154 / 0.0410754	0.3426	1.0000e-004	5.0000e-005	0.3607
Unenclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.3426**	**1.0000e-004**	**5.0000e-005**	**0.3607**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	0.065154 / 0.0385698	0.3358	1.0000e-004	5.0000e-005	0.3539
Unenclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.3358**	**1.0000e-004**	**5.0000e-005**	**0.3539**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.2497	0.0148	0.0000	0.6186
Unmitigated	0.2497	0.0148	0.0000	0.6186

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	1.23	0.2497	0.0148	0.0000	0.6186
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		**0.2497**	**0.0148**	**0.0000**	**0.6186**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	1.23	0.2497	0.0148	0.0000	0.6186
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		**0.2497**	**0.0148**	**0.0000**	**0.6186**

9.0 Operational Offroad

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unenclosed Parking with Elevator	6.80	1000sqft	0.00	6,800.00	0
Single Family Housing	1.00	Dwelling Unit	0.23	7,518.00	3

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2023
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	539.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - per project plan

Construction Phase - Based on applicant provided information

Demolition -

Grading -

Vehicle Trips - Replacement structure, no additional trips

Woodstoves - No fireplaces

Energy Use -

Water And Wastewater - Aerobic only

Construction Off-road Equipment Mitigation - Per SCAQMD Rule 403

Area Mitigation - Per SCAQMD Rule 1113

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Energy Mitigation - Per applicant provided information

Water Mitigation - Project complies with CALGreen

Stationary Sources - Emergency Generators and Fire Pumps -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	0.85	0.00
tblFireplaces	NumberNoFireplace	0.10	0.00
tblFireplaces	NumberWood	0.05	0.00
tblGrading	MaterialExported	0.00	2,495.00
tblLandUse	LandUseSquareFeet	1,800.00	7,518.00
tblLandUse	LotAcreage	0.16	0.00
tblLandUse	LotAcreage	0.32	0.23
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblVehicleTrips	ST_TR	9.54	0.00
tblVehicleTrips	SU_TR	8.55	0.00
tblVehicleTrips	WD_TR	9.44	0.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	SepticTankPercent	10.33	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblWater	SepticTankPercent	10.33	0.00
tblWoodstoves	NumberCatalytic	0.05	0.00
tblWoodstoves	NumberNoncatalytic	0.05	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.8675	10.9974	8.9326	0.0303	1.4527	0.3746	1.8272	0.5904	0.3579	0.9484	0.0000	3,155.5452	3,155.5452	0.3273	0.3052	3,254.6632
2023	2.2361	13.3097	16.7123	0.0280	0.2523	0.6569	0.9093	0.0671	0.6135	0.6806	0.0000	2,661.9437	2,661.9437	0.6819	7.8100e-003	2,681.3177
Maximum	**2.2361**	**13.3097**	**16.7123**	**0.0303**	**1.4527**	**0.6569**	**1.8272**	**0.5904**	**0.6135**	**0.9484**	**0.0000**	**3,155.5452**	**3,155.5452**	**0.6819**	**0.3052**	**3,254.6632**

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	0.8675	10.9974	8.9326	0.0303	0.9879	0.3746	1.3625	0.3567	0.3579	0.7147	0.0000	3,155.5452	3,155.5452	0.3273	0.3052	3,254.6632
2023	2.2361	13.3097	16.7123	0.0280	0.2523	0.6569	0.9093	0.0671	0.6135	0.6806	0.0000	2,661.9437	2,661.9437	0.6819	7.8100e-003	2,681.3177
Maximum	**2.2361**	**13.3097**	**16.7123**	**0.0303**	**0.9879**	**0.6569**	**1.3625**	**0.3567**	**0.6135**	**0.7147**	**0.0000**	**3,155.5452**	**3,155.5452**	**0.6819**	**0.3052**	**3,254.6632**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	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	27.26	0.00	16.98	35.54	0.00	14.35	0.00	0.00	0.00	0.00	0.00	0.00

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.1672	9.6000e-004	0.0832	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	0.1500	0.1500	1.5000e-004	0.0000	0.1537
Energy	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
Mobile	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
Total	**0.1679**	**6.9900e-003**	**0.0858**	**4.0000e-005**	**0.0000**	**9.5000e-004**	**9.5000e-004**	**0.0000**	**9.5000e-004**	**9.5000e-004**	**0.0000**	**7.8528**	**7.8528**	**3.0000e-004**	**1.4000e-004**	**7.9022**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.1672	9.6000e-004	0.0832	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	0.1500	0.1500	1.5000e-004	0.0000	0.1537
Energy	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
Mobile	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
Total	**0.1679**	**6.9900e-003**	**0.0858**	**4.0000e-005**	**0.0000**	**9.5000e-004**	**9.5000e-004**	**0.0000**	**9.5000e-004**	**9.5000e-004**	**0.0000**	**7.8528**	**7.8528**	**3.0000e-004**	**1.4000e-004**	**7.9022**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	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	Demolition	Demolition	11/1/2022	11/30/2022	5	22	
2	Site Preparation	Site Preparation	12/1/2022	12/15/2022	5	11	
3	Grading	Grading	12/16/2022	12/30/2022	5	11	
4	Building Construction	Building Construction	1/2/2023	10/1/2023	5	195	
5	Paving	Paving	8/1/2023	11/1/2023	5	67	
6	Architectural Coating	Architectural Coating	8/1/2023	11/1/2023	5	67	

Acres of Grading (Site Preparation Phase): 5.5

Acres of Grading (Grading Phase): 0.69

Acres of Paving: 0

Residential Indoor: 15,224; Residential Outdoor: 5,075; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 408 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
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
Demolition	4	10.00	0.00	23.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	312.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	3.00	1.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 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					0.1678	0.0000	0.1678	0.0254	0.0000	0.0254			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225		1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.1678**	**0.3375**	**0.5053**	**0.0254**	**0.3225**	**0.3479**		**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

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	4.5700e-003	0.1681	0.0400	6.4000e-004	0.0183	1.3400e-003	0.0196	5.0100e-003	1.2800e-003	6.2900e-003		70.2115	70.2115	4.1600e-003	0.0112	73.6404
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
Worker	0.0341	0.0241	0.3794	1.0100e-003	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		102.7750	102.7750	2.6700e-003	2.4400e-003	103.5683
Total	**0.0387**	**0.1922**	**0.4194**	**1.6500e-003**	**0.1301**	**2.0100e-003**	**0.1321**	**0.0347**	**1.9000e-003**	**0.0366**		**172.9865**	**172.9865**	**6.8300e-003**	**0.0136**	**177.2087**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 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					0.0755	0.0000	0.0755	0.0114	0.0000	0.0114			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.0755**	**0.3375**	**0.4130**	**0.0114**	**0.3225**	**0.3340**	**0.0000**	**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

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	4.5700e-003	0.1681	0.0400	6.4000e-004	0.0183	1.3400e-003	0.0196	5.0100e-003	1.2800e-003	6.2900e-003		70.2115	70.2115	4.1600e-003	0.0112	73.6404
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
Worker	0.0341	0.0241	0.3794	1.0100e-003	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		102.7750	102.7750	2.6700e-003	2.4400e-003	103.5683
Total	**0.0387**	**0.1922**	**0.4194**	**1.6500e-003**	**0.1301**	**2.0100e-003**	**0.1321**	**0.0347**	**1.9000e-003**	**0.0366**		**172.9865**	**172.9865**	**6.8300e-003**	**0.0136**	**177.2087**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 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					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367		942.5179	942.5179	0.3048		950.1386
Total	**0.5797**	**6.9332**	**3.9597**	**9.7300e-003**	**0.5303**	**0.2573**	**0.7876**	**0.0573**	**0.2367**	**0.2940**		**942.5179**	**942.5179**	**0.3048**		**950.1386**

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	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
Worker	0.0171	0.0121	0.1897	5.1000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		51.3875	51.3875	1.3400e-003	1.2200e-003	51.7842
Total	**0.0171**	**0.0121**	**0.1897**	**5.1000e-004**	**0.0559**	**3.4000e-004**	**0.0562**	**0.0148**	**3.1000e-004**	**0.0151**		**51.3875**	**51.3875**	**1.3400e-003**	**1.2200e-003**	**51.7842**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 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					0.2386	0.0000	0.2386	0.0258	0.0000	0.0258			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367	0.0000	942.5179	942.5179	0.3048		950.1386
Total	**0.5797**	**6.9332**	**3.9597**	**9.7300e-003**	**0.2386**	**0.2573**	**0.4959**	**0.0258**	**0.2367**	**0.2625**	**0.0000**	**942.5179**	**942.5179**	**0.3048**		**950.1386**

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	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
Worker	0.0171	0.0121	0.1897	5.1000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		51.3875	51.3875	1.3400e-003	1.2200e-003	51.7842
Total	**0.0171**	**0.0121**	**0.1897**	**5.1000e-004**	**0.0559**	**3.4000e-004**	**0.0562**	**0.0148**	**3.1000e-004**	**0.0151**		**51.3875**	**51.3875**	**1.3400e-003**	**1.2200e-003**	**51.7842**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 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					0.8449	0.0000	0.8449	0.4249	0.0000	0.4249			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225		1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.8449**	**0.3375**	**1.1825**	**0.4249**	**0.3225**	**0.7474**		**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

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	0.1240	4.5595	1.0839	0.0173	0.4959	0.0364	0.5323	0.1359	0.0348	0.1707		1,904.8677	1,904.8677	0.1127	0.3027	1,997.8948
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
Worker	0.0341	0.0241	0.3794	1.0100e-003	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		102.7750	102.7750	2.6700e-003	2.4400e-003	103.5683
Total	**0.1581**	**4.5836**	**1.4633**	**0.0183**	**0.6077**	**0.0370**	**0.6447**	**0.1656**	**0.0354**	**0.2010**		**2,007.6428**	**2,007.6428**	**0.1154**	**0.3052**	**2,101.4631**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 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					0.3802	0.0000	0.3802	0.1912	0.0000	0.1912			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.3802**	**0.3375**	**0.7177**	**0.1912**	**0.3225**	**0.5137**	**0.0000**	**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

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	0.1240	4.5595	1.0839	0.0173	0.4959	0.0364	0.5323	0.1359	0.0348	0.1707		1,904.8677	1,904.8677	0.1127	0.3027	1,997.8948
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
Worker	0.0341	0.0241	0.3794	1.0100e-003	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		102.7750	102.7750	2.6700e-003	2.4400e-003	103.5683
Total	**0.1581**	**4.5836**	**1.4633**	**0.0183**	**0.6077**	**0.0370**	**0.6447**	**0.1656**	**0.0354**	**0.2010**		**2,007.6428**	**2,007.6428**	**0.1154**	**0.3052**	**2,101.4631**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 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	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
Total	**0.6322**	**6.4186**	**7.0970**	**0.0114**		**0.3203**	**0.3203**		**0.2946**	**0.2946**		**1,104.6089**	**1,104.6089**	**0.3573**		**1,113.5402**

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	0.0000
Vendor	1.0700e-003	0.0366	0.0140	1.8000e-004	6.4000e-003	2.0000e-004	6.6000e-003	1.8400e-003	1.9000e-004	2.0400e-003		19.6580	19.6580	7.3000e-004	2.8500e-003	20.5258
Worker	9.4900e-003	6.4000e-003	0.1049	2.9000e-004	0.0335	1.9000e-004	0.0337	8.8900e-003	1.7000e-004	9.0700e-003		30.0192	30.0192	7.2000e-004	6.8000e-004	30.2386
Total	**0.0106**	**0.0430**	**0.1189**	**4.7000e-004**	**0.0399**	**3.9000e-004**	**0.0403**	**0.0107**	**3.6000e-004**	**0.0111**		**49.6773**	**49.6773**	**1.4500e-003**	**3.5300e-003**	**50.7644**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 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	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
Total	**0.6322**	**6.4186**	**7.0970**	**0.0114**		**0.3203**	**0.3203**		**0.2946**	**0.2946**	**0.0000**	**1,104.6089**	**1,104.6089**	**0.3573**		**1,113.5402**

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	0.0000
Vendor	1.0700e-003	0.0366	0.0140	1.8000e-004	6.4000e-003	2.0000e-004	6.6000e-003	1.8400e-003	1.9000e-004	2.0400e-003		19.6580	19.6580	7.3000e-004	2.8500e-003	20.5258
Worker	9.4900e-003	6.4000e-003	0.1049	2.9000e-004	0.0335	1.9000e-004	0.0337	8.8900e-003	1.7000e-004	9.0700e-003		30.0192	30.0192	7.2000e-004	6.8000e-004	30.2386
Total	**0.0106**	**0.0430**	**0.1189**	**4.7000e-004**	**0.0399**	**3.9000e-004**	**0.0403**	**0.0107**	**3.6000e-004**	**0.0111**		**49.6773**	**49.6773**	**1.4500e-003**	**3.5300e-003**	**50.7644**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 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	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466		1,036.0878	1,036.0878	0.3018		1,043.6331
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6112**	**5.5046**	**7.0209**	**0.0113**		**0.2643**	**0.2643**		**0.2466**	**0.2466**		**1,036.0878**	**1,036.0878**	**0.3018**		**1,043.6331**

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	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
Worker	0.0570	0.0384	0.6293	1.7600e-003	0.2012	1.1400e-003	0.2023	0.0534	1.0500e-003	0.0544		180.1154	180.1154	4.3200e-003	4.0500e-003	181.4315
Total	**0.0570**	**0.0384**	**0.6293**	**1.7600e-003**	**0.2012**	**1.1400e-003**	**0.2023**	**0.0534**	**1.0500e-003**	**0.0544**		**180.1154**	**180.1154**	**4.3200e-003**	**4.0500e-003**	**181.4315**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 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	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466	0.0000	1,036.0878	1,036.0878	0.3018		1,043.6331
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6112**	**5.5046**	**7.0209**	**0.0113**		**0.2643**	**0.2643**		**0.2466**	**0.2466**	**0.0000**	**1,036.0878**	**1,036.0878**	**0.3018**		**1,043.6331**

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	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
Worker	0.0570	0.0384	0.6293	1.7600e-003	0.2012	1.1400e-003	0.2023	0.0534	1.0500e-003	0.0544		180.1154	180.1154	4.3200e-003	4.0500e-003	181.4315
Total	**0.0570**	**0.0384**	**0.6293**	**1.7600e-003**	**0.2012**	**1.1400e-003**	**0.2023**	**0.0534**	**1.0500e-003**	**0.0544**		**180.1154**	**180.1154**	**4.3200e-003**	**4.0500e-003**	**181.4315**

3.7 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	0.7304					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	**0.9220**	**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	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
Worker	3.1600e-003	2.1300e-003	0.0350	1.0000e-004	0.0112	6.0000e-005	0.0112	2.9600e-003	6.0000e-005	3.0200e-003		10.0064	10.0064	2.4000e-004	2.3000e-004	10.0795
Total	**3.1600e-003**	**2.1300e-003**	**0.0350**	**1.0000e-004**	**0.0112**	**6.0000e-005**	**0.0112**	**2.9600e-003**	**6.0000e-005**	**3.0200e-003**		**10.0064**	**10.0064**	**2.4000e-004**	**2.3000e-004**	**10.0795**

3.7 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	0.7304					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	**0.9220**	**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	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
Worker	3.1600e-003	2.1300e-003	0.0350	1.0000e-004	0.0112	6.0000e-005	0.0112	2.9600e-003	6.0000e-005	3.0200e-003		10.0064	10.0064	2.4000e-004	2.3000e-004	10.0795
Total	**3.1600e-003**	**2.1300e-003**	**0.0350**	**1.0000e-004**	**0.0112**	**6.0000e-005**	**0.0112**	**2.9600e-003**	**6.0000e-005**	**3.0200e-003**		**10.0064**	**10.0064**	**2.4000e-004**	**2.3000e-004**	**10.0795**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	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
Unmitigated	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

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	0.00	0.00	0.00		
Unenclosed Parking with Elevator	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

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
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Unenclosed Parking with	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.544109	0.060768	0.184625	0.129879	0.023845	0.006339	0.011719	0.008584	0.000815	0.000515	0.024285	0.000743	0.003774
Unenclosed Parking with Elevator	0.544109	0.060768	0.184625	0.129879	0.023845	0.006339	0.011719	0.008584	0.000815	0.000515	0.024285	0.000743	0.003774

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	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	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
NaturalGas Unmitigated	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485

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					
Single Family Housing	65.4733	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**7.1000e-004**	**6.0300e-003**	**2.5700e-003**	**4.0000e-005**		**4.9000e-004**	**4.9000e-004**		**4.9000e-004**	**4.9000e-004**		**7.7027**	**7.7027**	**1.5000e-004**	**1.4000e-004**	**7.7485**

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					
Single Family Housing	0.0654733	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**7.1000e-004**	**6.0300e-003**	**2.5700e-003**	**4.0000e-005**		**4.9000e-004**	**4.9000e-004**		**4.9000e-004**	**4.9000e-004**		**7.7027**	**7.7027**	**1.5000e-004**	**1.4000e-004**	**7.7485**

6.0 Area Detail

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.1672	9.6000e-004	0.0832	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	0.1500	0.1500	1.5000e-004	0.0000	0.1537
Unmitigated	0.1672	9.6000e-004	0.0832	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	0.1500	0.1500	1.5000e-004	0.0000	0.1537

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.0134					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1513					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	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
Landscaping	2.5500e-003	9.6000e-004	0.0832	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.1500	0.1500	1.5000e-004		0.1537
Total	**0.1672**	**9.6000e-004**	**0.0832**	**0.0000**		**4.6000e-004**	**4.6000e-004**		**4.6000e-004**	**4.6000e-004**	**0.0000**	**0.1500**	**0.1500**	**1.5000e-004**	**0.0000**	**0.1537**

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	0.0134					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1513					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	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
Landscaping	2.5500e-003	9.6000e-004	0.0832	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.1500	0.1500	1.5000e-004		0.1537
Total	**0.1672**	**9.6000e-004**	**0.0832**	**0.0000**		**4.6000e-004**	**4.6000e-004**		**4.6000e-004**	**4.6000e-004**	**0.0000**	**0.1500**	**0.1500**	**1.5000e-004**	**0.0000**	**0.1537**

7.0 Water Detail

7.1 Mitigation Measures Water

Use Water Efficient Irrigation System

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

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling

South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unenclosed Parking with Elevator	6.80	1000sqft	0.00	6,800.00	0
Single Family Housing	1.00	Dwelling Unit	0.23	7,518.00	3

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2023
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	539.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - per project plan

Construction Phase - Based on applicant provided information

Demolition -

Grading -

Vehicle Trips - Replacement structure, no additional trips

Woodstoves - No fireplaces

Energy Use -

Water And Wastewater - Aerobic only

Construction Off-road Equipment Mitigation - Per SCAQMD Rule 403

Area Mitigation - Per SCAQMD Rule 1113

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Energy Mitigation - Per applicant provided information

Water Mitigation - Project complies with CALGreen

Stationary Sources - Emergency Generators and Fire Pumps -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	0.85	0.00
tblFireplaces	NumberNoFireplace	0.10	0.00
tblFireplaces	NumberWood	0.05	0.00
tblGrading	MaterialExported	0.00	2,495.00
tblLandUse	LandUseSquareFeet	1,800.00	7,518.00
tblLandUse	LotAcreage	0.16	0.00
tblLandUse	LotAcreage	0.32	0.23
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblVehicleTrips	ST_TR	9.54	0.00
tblVehicleTrips	SU_TR	8.55	0.00
tblVehicleTrips	WD_TR	9.44	0.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	SepticTankPercent	10.33	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblWater	SepticTankPercent	10.33	0.00
tblWoodstoves	NumberCatalytic	0.05	0.00
tblWoodstoves	NumberNoncatalytic	0.05	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.8666	11.1889	8.9178	0.0302	1.4527	0.3746	1.8273	0.5904	0.3580	0.9484	0.0000	3,150.3387	3,150.3387	0.3272	0.3054	3,249.5268
2023	2.2406	13.3160	16.6447	0.0279	0.2523	0.6569	0.9093	0.0671	0.6135	0.6806	0.0000	2,649.7076	2,649.7076	0.6820	8.1300e-003	2,669.1784
Maximum	**2.2406**	**13.3160**	**16.6447**	**0.0302**	**1.4527**	**0.6569**	**1.8273**	**0.5904**	**0.6135**	**0.9484**	**0.0000**	**3,150.3387**	**3,150.3387**	**0.6820**	**0.3054**	**3,249.5268**

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	0.8666	11.1889	8.9178	0.0302	0.9879	0.3746	1.3626	0.3567	0.3580	0.7148	0.0000	3,150.3387	3,150.3387	0.3272	0.3054	3,249.5268
2023	2.2406	13.3160	16.6447	0.0279	0.2523	0.6569	0.9093	0.0671	0.6135	0.6806	0.0000	2,649.7076	2,649.7076	0.6820	8.1300e-003	2,669.1784
Maximum	**2.2406**	**13.3160**	**16.6447**	**0.0302**	**0.9879**	**0.6569**	**1.3626**	**0.3567**	**0.6135**	**0.7148**	**0.0000**	**3,150.3387**	**3,150.3387**	**0.6820**	**0.3054**	**3,249.5268**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	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	27.26	0.00	16.98	35.54	0.00	14.34	0.00	0.00	0.00	0.00	0.00	0.00

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.1672	9.6000e-004	0.0832	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	0.1500	0.1500	1.5000e-004	0.0000	0.1537
Energy	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
Mobile	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
Total	**0.1679**	**6.9900e-003**	**0.0858**	**4.0000e-005**	**0.0000**	**9.5000e-004**	**9.5000e-004**	**0.0000**	**9.5000e-004**	**9.5000e-004**	**0.0000**	**7.8528**	**7.8528**	**3.0000e-004**	**1.4000e-004**	**7.9022**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.1672	9.6000e-004	0.0832	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	0.1500	0.1500	1.5000e-004	0.0000	0.1537
Energy	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
Mobile	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
Total	**0.1679**	**6.9900e-003**	**0.0858**	**4.0000e-005**	**0.0000**	**9.5000e-004**	**9.5000e-004**	**0.0000**	**9.5000e-004**	**9.5000e-004**	**0.0000**	**7.8528**	**7.8528**	**3.0000e-004**	**1.4000e-004**	**7.9022**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	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	Demolition	Demolition	11/1/2022	11/30/2022	5	22	
2	Site Preparation	Site Preparation	12/1/2022	12/15/2022	5	11	
3	Grading	Grading	12/16/2022	12/30/2022	5	11	
4	Building Construction	Building Construction	1/2/2023	10/1/2023	5	195	
5	Paving	Paving	8/1/2023	11/1/2023	5	67	
6	Architectural Coating	Architectural Coating	8/1/2023	11/1/2023	5	67	

Acres of Grading (Site Preparation Phase): 5.5

Acres of Grading (Grading Phase): 0.69

Acres of Paving: 0

Residential Indoor: 15,224; Residential Outdoor: 5,075; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 408 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
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
Demolition	4	10.00	0.00	23.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	312.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	3.00	1.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 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					0.1678	0.0000	0.1678	0.0254	0.0000	0.0254			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225		1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.1678**	**0.3375**	**0.5053**	**0.0254**	**0.3225**	**0.3479**		**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

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	4.4600e-003	0.1750	0.0407	6.4000e-004	0.0183	1.3400e-003	0.0196	5.0100e-003	1.2800e-003	6.2900e-003		70.2311	70.2311	4.1500e-003	0.0112	73.6609
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
Worker	0.0362	0.0264	0.3455	9.5000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		97.0348	97.0348	2.7100e-003	2.5900e-003	97.8749
Total	**0.0407**	**0.2015**	**0.3861**	**1.5900e-003**	**0.1301**	**2.0100e-003**	**0.1321**	**0.0347**	**1.9000e-003**	**0.0366**		**167.2659**	**167.2659**	**6.8600e-003**	**0.0138**	**171.5358**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 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					0.0755	0.0000	0.0755	0.0114	0.0000	0.0114			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.0755**	**0.3375**	**0.4130**	**0.0114**	**0.3225**	**0.3340**	**0.0000**	**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

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	4.4600e-003	0.1750	0.0407	6.4000e-004	0.0183	1.3400e-003	0.0196	5.0100e-003	1.2800e-003	6.2900e-003		70.2311	70.2311	4.1500e-003	0.0112	73.6609
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
Worker	0.0362	0.0264	0.3455	9.5000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		97.0348	97.0348	2.7100e-003	2.5900e-003	97.8749
Total	**0.0407**	**0.2015**	**0.3861**	**1.5900e-003**	**0.1301**	**2.0100e-003**	**0.1321**	**0.0347**	**1.9000e-003**	**0.0366**		**167.2659**	**167.2659**	**6.8600e-003**	**0.0138**	**171.5358**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 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					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367		942.5179	942.5179	0.3048		950.1386
Total	**0.5797**	**6.9332**	**3.9597**	**9.7300e-003**	**0.5303**	**0.2573**	**0.7876**	**0.0573**	**0.2367**	**0.2940**		**942.5179**	**942.5179**	**0.3048**		**950.1386**

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	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
Worker	0.0181	0.0132	0.1727	4.8000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		48.5174	48.5174	1.3500e-003	1.3000e-003	48.9374
Total	**0.0181**	**0.0132**	**0.1727**	**4.8000e-004**	**0.0559**	**3.4000e-004**	**0.0562**	**0.0148**	**3.1000e-004**	**0.0151**		**48.5174**	**48.5174**	**1.3500e-003**	**1.3000e-003**	**48.9374**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 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					0.2386	0.0000	0.2386	0.0258	0.0000	0.0258			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367	0.0000	942.5179	942.5179	0.3048		950.1386
Total	**0.5797**	**6.9332**	**3.9597**	**9.7300e-003**	**0.2386**	**0.2573**	**0.4959**	**0.0258**	**0.2367**	**0.2625**	**0.0000**	**942.5179**	**942.5179**	**0.3048**		**950.1386**

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	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
Worker	0.0181	0.0132	0.1727	4.8000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		48.5174	48.5174	1.3500e-003	1.3000e-003	48.9374
Total	**0.0181**	**0.0132**	**0.1727**	**4.8000e-004**	**0.0559**	**3.4000e-004**	**0.0562**	**0.0148**	**3.1000e-004**	**0.0151**		**48.5174**	**48.5174**	**1.3500e-003**	**1.3000e-003**	**48.9374**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 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					0.8449	0.0000	0.8449	0.4249	0.0000	0.4249			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225		1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.8449**	**0.3375**	**1.1825**	**0.4249**	**0.3225**	**0.7474**		**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

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	0.1210	4.7486	1.1030	0.0173	0.4959	0.0364	0.5324	0.1359	0.0349	0.1708		1,905.4015	1,905.4015	0.1126	0.3028	1,998.4519
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
Worker	0.0362	0.0264	0.3455	9.5000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		97.0348	97.0348	2.7100e-003	2.5900e-003	97.8749
Total	**0.1572**	**4.7751**	**1.4485**	**0.0183**	**0.6077**	**0.0371**	**0.6448**	**0.1656**	**0.0355**	**0.2010**		**2,002.4362**	**2,002.4362**	**0.1153**	**0.3054**	**2,096.3268**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 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					0.3802	0.0000	0.3802	0.1912	0.0000	0.1912			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.3802**	**0.3375**	**0.7177**	**0.1912**	**0.3225**	**0.5137**	**0.0000**	**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

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	0.1210	4.7486	1.1030	0.0173	0.4959	0.0364	0.5324	0.1359	0.0349	0.1708		1,905.4015	1,905.4015	0.1126	0.3028	1,998.4519
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
Worker	0.0362	0.0264	0.3455	9.5000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		97.0348	97.0348	2.7100e-003	2.5900e-003	97.8749
Total	**0.1572**	**4.7751**	**1.4485**	**0.0183**	**0.6077**	**0.0371**	**0.6448**	**0.1656**	**0.0355**	**0.2010**		**2,002.4362**	**2,002.4362**	**0.1153**	**0.3054**	**2,096.3268**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 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	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
Total	**0.6322**	**6.4186**	**7.0970**	**0.0114**		**0.3203**	**0.3203**		**0.2946**	**0.2946**		**1,104.6089**	**1,104.6089**	**0.3573**		**1,113.5402**

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	0.0000
Vendor	1.0300e-003	0.0383	0.0145	1.8000e-004	6.4000e-003	2.0000e-004	6.6100e-003	1.8400e-003	1.9000e-004	2.0400e-003		19.6907	19.6907	7.2000e-004	2.8600e-003	20.5606
Worker	0.0101	7.0200e-003	0.0956	2.8000e-004	0.0335	1.9000e-004	0.0337	8.8900e-003	1.7000e-004	9.0700e-003		28.3462	28.3462	7.3000e-004	7.2000e-004	28.5785
Total	**0.0111**	**0.0453**	**0.1101**	**4.6000e-004**	**0.0399**	**3.9000e-004**	**0.0403**	**0.0107**	**3.6000e-004**	**0.0111**		**48.0369**	**48.0369**	**1.4500e-003**	**3.5800e-003**	**49.1390**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 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	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
Total	**0.6322**	**6.4186**	**7.0970**	**0.0114**		**0.3203**	**0.3203**		**0.2946**	**0.2946**	**0.0000**	**1,104.6089**	**1,104.6089**	**0.3573**		**1,113.5402**

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	0.0000
Vendor	1.0300e-003	0.0383	0.0145	1.8000e-004	6.4000e-003	2.0000e-004	6.6100e-003	1.8400e-003	1.9000e-004	2.0400e-003		19.6907	19.6907	7.2000e-004	2.8600e-003	20.5606
Worker	0.0101	7.0200e-003	0.0956	2.8000e-004	0.0335	1.9000e-004	0.0337	8.8900e-003	1.7000e-004	9.0700e-003		28.3462	28.3462	7.3000e-004	7.2000e-004	28.5785
Total	**0.0111**	**0.0453**	**0.1101**	**4.6000e-004**	**0.0399**	**3.9000e-004**	**0.0403**	**0.0107**	**3.6000e-004**	**0.0111**		**48.0369**	**48.0369**	**1.4500e-003**	**3.5800e-003**	**49.1390**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 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	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466		1,036.0878	1,036.0878	0.3018		1,043.6331
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6112**	**5.5046**	**7.0209**	**0.0113**		**0.2643**	**0.2643**		**0.2466**	**0.2466**		**1,036.0878**	**1,036.0878**	**0.3018**		**1,043.6331**

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	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
Worker	0.0607	0.0421	0.5737	1.6600e-003	0.2012	1.1400e-003	0.2023	0.0534	1.0500e-003	0.0544		170.0773	170.0773	4.3800e-003	4.3100e-003	171.4710
Total	**0.0607**	**0.0421**	**0.5737**	**1.6600e-003**	**0.2012**	**1.1400e-003**	**0.2023**	**0.0534**	**1.0500e-003**	**0.0544**		**170.0773**	**170.0773**	**4.3800e-003**	**4.3100e-003**	**171.4710**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 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	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466	0.0000	1,036.0878	1,036.0878	0.3018		1,043.6331
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6112**	**5.5046**	**7.0209**	**0.0113**		**0.2643**	**0.2643**		**0.2466**	**0.2466**	**0.0000**	**1,036.0878**	**1,036.0878**	**0.3018**		**1,043.6331**

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	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
Worker	0.0607	0.0421	0.5737	1.6600e-003	0.2012	1.1400e-003	0.2023	0.0534	1.0500e-003	0.0544		170.0773	170.0773	4.3800e-003	4.3100e-003	171.4710
Total	**0.0607**	**0.0421**	**0.5737**	**1.6600e-003**	**0.2012**	**1.1400e-003**	**0.2023**	**0.0534**	**1.0500e-003**	**0.0544**		**170.0773**	**170.0773**	**4.3800e-003**	**4.3100e-003**	**171.4710**

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 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	0.7304					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	**0.9220**	**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	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
Worker	3.3700e-003	2.3400e-003	0.0319	9.0000e-005	0.0112	6.0000e-005	0.0112	2.9600e-003	6.0000e-005	3.0200e-003		9.4487	9.4487	2.4000e-004	2.4000e-004	9.5262
Total	**3.3700e-003**	**2.3400e-003**	**0.0319**	**9.0000e-005**	**0.0112**	**6.0000e-005**	**0.0112**	**2.9600e-003**	**6.0000e-005**	**3.0200e-003**		**9.4487**	**9.4487**	**2.4000e-004**	**2.4000e-004**	**9.5262**

3.7 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	0.7304					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	**0.9220**	**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	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
Worker	3.3700e-003	2.3400e-003	0.0319	9.0000e-005	0.0112	6.0000e-005	0.0112	2.9600e-003	6.0000e-005	3.0200e-003		9.4487	9.4487	2.4000e-004	2.4000e-004	9.5262
Total	**3.3700e-003**	**2.3400e-003**	**0.0319**	**9.0000e-005**	**0.0112**	**6.0000e-005**	**0.0112**	**2.9600e-003**	**6.0000e-005**	**3.0200e-003**		**9.4487**	**9.4487**	**2.4000e-004**	**2.4000e-004**	**9.5262**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	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
Unmitigated	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

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	0.00	0.00	0.00		
Unenclosed Parking with Elevator	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

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
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Unenclosed Parking with	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.544109	0.060768	0.184625	0.129879	0.023845	0.006339	0.011719	0.008584	0.000815	0.000515	0.024285	0.000743	0.003774
Unenclosed Parking with Elevator	0.544109	0.060768	0.184625	0.129879	0.023845	0.006339	0.011719	0.008584	0.000815	0.000515	0.024285	0.000743	0.003774

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	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	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
NaturalGas Unmitigated	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485

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					
Single Family Housing	65.4733	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**7.1000e-004**	**6.0300e-003**	**2.5700e-003**	**4.0000e-005**		**4.9000e-004**	**4.9000e-004**		**4.9000e-004**	**4.9000e-004**		**7.7027**	**7.7027**	**1.5000e-004**	**1.4000e-004**	**7.7485**

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					
Single Family Housing	0.0654733	7.1000e-004	6.0300e-003	2.5700e-003	4.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004		7.7027	7.7027	1.5000e-004	1.4000e-004	7.7485
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**7.1000e-004**	**6.0300e-003**	**2.5700e-003**	**4.0000e-005**		**4.9000e-004**	**4.9000e-004**		**4.9000e-004**	**4.9000e-004**		**7.7027**	**7.7027**	**1.5000e-004**	**1.4000e-004**	**7.7485**

6.0 Area Detail

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.1672	9.6000e-004	0.0832	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	0.1500	0.1500	1.5000e-004	0.0000	0.1537
Unmitigated	0.1672	9.6000e-004	0.0832	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	0.1500	0.1500	1.5000e-004	0.0000	0.1537

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.0134					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1513					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	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
Landscaping	2.5500e-003	9.6000e-004	0.0832	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.1500	0.1500	1.5000e-004		0.1537
Total	**0.1672**	**9.6000e-004**	**0.0832**	**0.0000**		**4.6000e-004**	**4.6000e-004**		**4.6000e-004**	**4.6000e-004**	**0.0000**	**0.1500**	**0.1500**	**1.5000e-004**	**0.0000**	**0.1537**

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	0.0134					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1513					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	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
Landscaping	2.5500e-003	9.6000e-004	0.0832	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004		0.1500	0.1500	1.5000e-004		0.1537
Total	**0.1672**	**9.6000e-004**	**0.0832**	**0.0000**		**4.6000e-004**	**4.6000e-004**		**4.6000e-004**	**4.6000e-004**	**0.0000**	**0.1500**	**0.1500**	**1.5000e-004**	**0.0000**	**0.1537**

7.0 Water Detail

7.1 Mitigation Measures Water

Use Water Efficient Irrigation System

31727 Coast Highway Civic Site Air Quality and GHG Emissions Modeling - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

Appendix B

Cultural Resources Assessment

31727 Coast Highway Civic Site Project

Cultural Resources Assessment

prepared for

City of Laguna Beach
479 Ocean Avenue
Laguna Beach, California 92651

prepared by

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

July 2021

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
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Confidential Distribution

The following document contains sensitive and confidential information concerning Native American site locations and components. This report should be held confidential and is not for public distribution. A public distribution version of this report will also be made available. The public version of the report will redact sensitive and confidential information that could compromise the integrity of Native American resources. Archaeological site locations are exempt from the California Public Records Act, as specified in Government Code 6254.10, and from the Freedom of Information Act (Exemption 3), under the legal authority of both the National Historic Preservation Act (PL 102-574, Section 304[a]) and the Archaeological Resources Protection Act (PL 96-95, Section 9[a]).

Distribution should be restricted appropriately.

Executive Summary

Purpose and Scope

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to conduct a cultural resources assessment for the acquisition of the property located at 31727 Coast Highway, Laguna Beach, Orange County, California. This assessment was prepared to support compliance with the requirements of the California Environmental Quality Act (CEQA) with the City serving as lead agency. The purpose of this assessment is to document the tasks conducted by Rincon; specifically, a cultural resources records search, a search of the Sacred Lands Files (SLF), a pedestrian field survey of the project site, archival research, a built-environment historical resources evaluation, and preparation of this report.

Dates of Investigation

Archaeologist Dustin Merrick, MA, RPA, requested a cultural resources records search from the South Central Coastal Information Center (SCCIC) on March 26, 2020. Because the results were not available prior to the completion of this study, results received in April 2020 in association with another project located at 31526 and 31532 Coast Highway (approximately 0.2-mile north of the current project site) were referenced. Mr. Merrick contacted the NAHC on June 17, 2021, to request a SLF search and a contact list of Native Americans culturally affiliated with the project site. Rincon Principal Architectural Historian Shannon Carmack completed the cultural resources field survey June 29, 2021.

Summary of Findings

No archaeological resources were identified within the project footprint; the project site is completely developed with a commercial building and parking lot and therefore, was not subject to an archaeological survey. The pedestrian field survey identified one built-environment resource in the project area: a commercial property at 31727 Coast Highway. The building is over 45 years of age and therefore, meets the age threshold for historical resources consideration. As a result of the analysis detailed in this report, the property was found to lack sufficient historical or architectural significance to qualify for inclusion in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or the Laguna Beach Historic Register (LBHR). Therefore, the property is not considered a historical resource for the purposes of CEQA and the potential future demolition of the buildings located thereon would not result in a significant impact to historical resources pursuant to Section 15064.5(b) of the CEQA Guidelines.

In addition, the CHRIS records search and background research identified five known or potential historical resources listed on or eligible for the LBHR near the project area. These include 31691, 31709, 31742, and 31776 Coast Highway and 31696 Seacliff Drive, which include contributors to the locally eligible South Laguna and South Laguna Commercial historic districts, both of which were developed between the 1920s and 1940. However, this survey documentation is approximately 40 years old and has not been updated since this time. The California OHP recommends surveys be updated every five years and as a result, the current historical resources status of these properties is unclear and an evaluation of these properties was outside the scope of this study. Regardless, while

the project may result in the redevelopment of the project site with a possible parking lot, a public restroom, a community park or a fire station, none of these uses would introduce a new visual element which has potential to result materially impair any surrounding historical resources as defined in Section 15064.5(b) of the CEQA Guidelines. Available documentation for the above-identified resources does not indicate their setting contributes to their historical significance. Further, the proposed uses are consistent with the surrounding areas existing setting, which has been redeveloped gradually with new residential and commercial properties since World War II. Therefore, new construction associated with the current project would not destroy, damage, or alter those physical features that convey the significance of the resources and justify their eligibility for listing in the LBHR.

Although no archaeological resources were identified within the current project site during the 2020 SCCIC records search, the records search did identify four previously recorded prehistoric archaeological resources within the project vicinity. Each of the prehistoric archaeological resources were recorded as disturbed likely due to infrastructure development and included notes that the sites were likely to extend underneath into the developed area. This not only suggests that the general project vicinity is sensitive for archaeological resources but that archaeological resources may extend beneath the current building on the project site. Given the general sensitivity of the project vicinity and the potential for archaeological sites to extend subsurface into the current project site, Rincon recommends archaeological and Native American monitoring during initial ground disturbing activities and presents the following recommendation in case of unanticipated discovery of cultural resources during project development. With adherence to these recommendations, Rincon recommends a finding of ***less than significant impacts to historical resources*** under CEQA for the current project. The project is also required to adhere to regulations regarding the unanticipated discovery of human remains.

Archaeological and Native American Monitoring

During initial ground disturbance for the project, a qualified archaeologist and locally affiliated Native American monitor should monitor construction activities within the project site. Initial ground disturbance is defined as disturbance within previously undisturbed native soils. If, during initial ground disturbance, the qualified archaeologist determines that the construction activities have little or no potential to impact cultural resources (e.g., excavations are within previously disturbed, non-native soils, or within soil formation not expected to yield cultural resources deposits), the qualified archaeologist may recommend that monitoring be reduced or eliminated. If cultural resources are identified during initial monitoring, work in the immediate vicinity should halt until the resource has been evaluated for significance. Should cultural resources be discovered during excavation, additional studies including data recovery efforts may be needed to reduce project impacts and/or consultation with local tribes and the City of Laguna Beach, acting as lead agency, may be necessary to mitigate any significant impacts.

Unanticipated Discovery of Cultural Resources

If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If the discovery proves to be significant under the NHPA and/or

CEQA, additional work such as data recovery excavation and Native American consultation may be warranted to mitigate any significant impacts/adverse effects.

Human Remains

The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner would notify the Native American Heritage Commission, which would determine and notify a most likely descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from subsequent disturbance.

1 Introduction

Rincon Consultants, Inc. (Rincon) was retained by the City of Laguna Beach (City) to conduct a cultural resources assessment for the acquisition of the property located at 31727 Coast Highway, Laguna Beach, Orange County, California. This assessment was prepared in compliance with the requirements of the California Environmental Quality Act (CEQA) with the City serving as lead agency. The purpose of this assessment is to document the tasks conducted by Rincon; specifically, a cultural resources records search, a search of the Sacred Lands File (SLF), a pedestrian field survey of the project site, archival research, a built-environment historical resources evaluation, and preparation of this report.

1.1 Project Location and Description

The project site is located at 31727 Coast Highway in the city of Laguna Beach, Orange County, California (Figure 1). The project site is identified as Assessor Parcel Numbers (APN) 658-101-39 and 658-101-40 and is depicted on Township 08 South, Range 08 West, Section 5 of the United States Geological Survey (USGS) *San Juan Capistrano*, CA 7.5-minute quadrangle (Figure 2). The approximately 0.22-acre project site is located directly southwest of, and is accessible from, Coast Highway (Figure 3). The project involves the acquisition the site for possible future development a variety of civic related uses, including a parking lot, a public restroom, a community park or a fire station.

1.2 Personnel

This cultural resources study was managed Archaeologist Dustin Merrick, MA, Registered Professional Archaeologist, with oversight provided by Senior Architectural Historian, Steven Treffers, Master of Historic Preservation. Architectural Historian James Williams, MA, performed the background research and is the primary author of this report. Rincon Principal Shannon Carmack, BA, conducted the field survey and reviewed this report for quality assurance and quality control. Mr. Merrick, Mr. Treffers, Mr. Williams, and Ms. Carmack meet the Secretary of the Interior's Professional Qualification Standards for their respective fields (36 CFR Part 61). Geographic Information Systems Analyst Allysen Valencia prepared the figures found in this report.

Figure 1 Regional Location Map

Imagery provided by Esri and its licensors © 2021.

Project Location

City of Laguna Beach

N

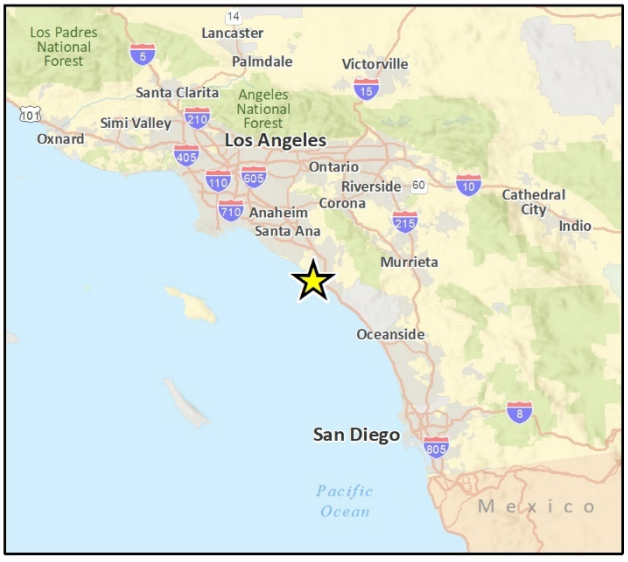
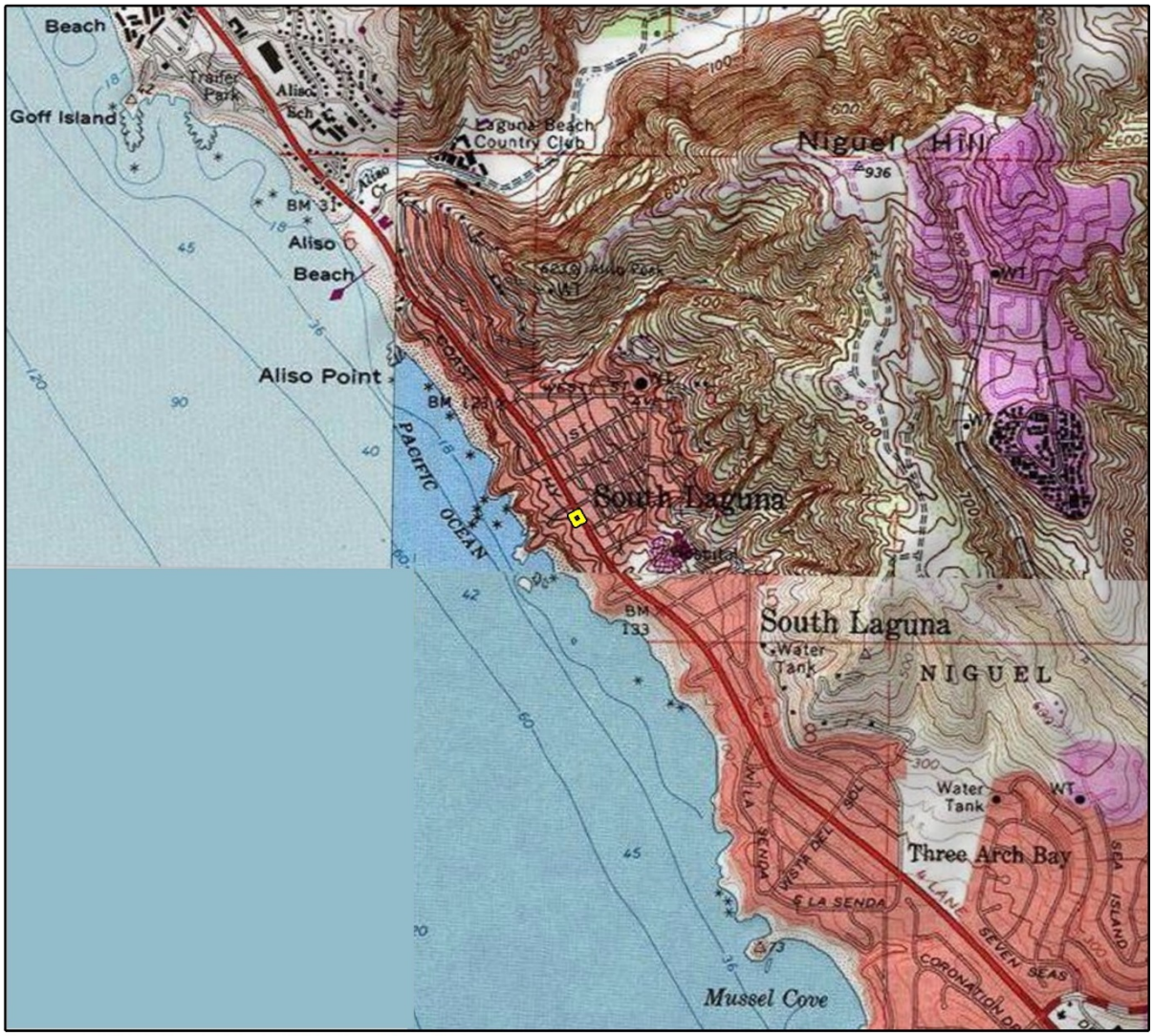


Figure 2 Project Location Map

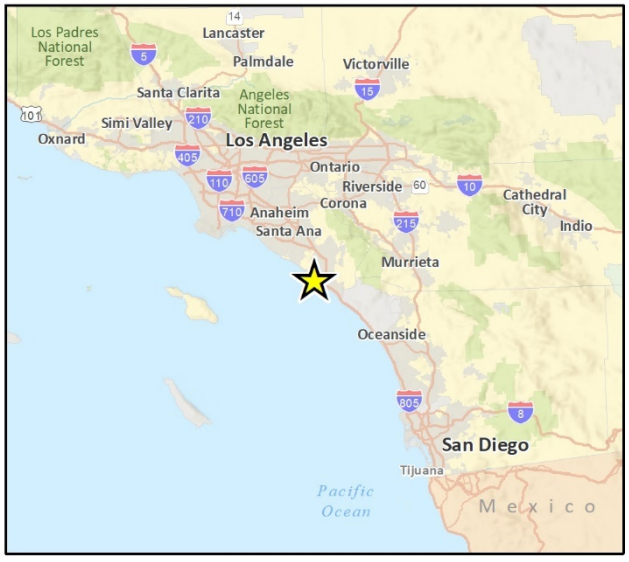


Basemap provided by National Geographic Society, Esri and its licensors © 2021. San Juan Capistrano Quadrangle. T08S R08W S05. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may havechanged since the original topographic map was assembled.

Project Location

0 1,000 2,000 Feet

N



CRFig 1 Proj Locn Map

Figure 3 Project Site

Imagery provided by Microsoft Bing and its licensors © 2021.

CRFig 2 Project Site Map

2 Regulatory Setting

This section includes a discussion of the applicable state and local laws, ordinances, regulations, and standards governing cultural resources that should be adhered to before and during implementation of the proposed project.

2.1 CEQA

PRC §5024.1, Section 15064.5 of the CEQA Guidelines, and PRC §§21083.2 and 21084.1 were used as the basic guidelines for this cultural resources study. CEQA (§21084.1) requires that a lead agency determine if a project could have a significant effect on historical resources. A historical resource is one listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (§21084.1), included in a local register of historical resources (§15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (§15064.5[a][3]). Resources listed in the National Register of Historic Places (NRHP) are automatically listed in the CRHR.

According to CEQA, impacts that adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired (CEQA Guidelines §15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register (CEQA Guidelines §15064.5[b][2][A]).

2.2 National Register of Historic Places

Although the project does not have a federal nexus, properties which are listed in or have been formally determined eligible for listing in the NRHP are automatically listed in the CRHR. The following is therefore presented to provide applicable regulatory context. The NRHP was authorized by Section 101 of the National Historic Preservation Act and is the nation's official list of cultural resources worthy of preservation. The NRHP recognizes the quality of significance in American, state, and local history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects. Per 36 CFR Part 60.4, a property is eligible for listing in the NRHP if it meets one or more of the following criteria:

Criterion A: Are associated with events that have made a significant contribution to the broad patterns of our history

Criterion B: Are associated with the lives of persons significant in our past

Criterion C: Embody the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

Criterion D: Have yielded, or may be likely to yield, information important in prehistory or history

In addition to meeting at least one of the above designation criteria, resources must also retain integrity. The National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined as follows:

Location: The place where the historic property was constructed or the place where the historic event occurred

Design: The combination of elements that create the form, plan, space, structure, and style of a property

Setting: The physical environment of a historic property

Materials: Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property

Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory

Feeling: A property's expression of the aesthetic or historic sense of a particular period of time

Association: The direct link between an important historic event or person and a historic property

Certain properties are generally considered ineligible for listing in the NRHP, including cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions, relocated structures, or commemorative properties. Additionally, a property must be at least 50 years of age to be eligible for listing in the NRHP. The National Park Service states that 50 years is the general estimate of the time needed to develop the necessary historical perspective to evaluated significance (National Park Service 1997:41). Properties which are less than 50 years must be determined to have "exceptional importance" to be considered eligible for NRHP listing.

2.3 California Register of Historical Resources

The CRHR was created by Assembly Bill 2881, which was established in 1992. The California Register is an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (Public Resources Code, 5024.1(a)). The criteria for eligibility for the CRHR are consistent with the NRHP criteria but have been modified for state use in order to include a range of historical resources that better reflect the history of California (Public Resources Code, 5024.1(b)). Certain properties are determined by the statute to be automatically included in the CRHR by operation of law, including California properties formally determined eligible for, or listed in, the National Register.

The CRHR consists of properties that are listed automatically and those that must be nominated through an application and public hearing process. The CRHR automatically includes the following:

Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage

Criterion 2: Is associated with the lives of persons important to our past

Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values

Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history

In addition, if it can be demonstrated that a project will cause damage to a *unique archaeological resource*, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC §21083.2[a], [b]).

PRC Section 21083.2(g) defines a *unique archaeological resource* as an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

Criterion 1: Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information

Criterion 2: Has a special and particular quality such as being the oldest of its type or the best available example of its type

Criterion 3: Is directly associated with a scientifically recognized important prehistoric or historic event or person

2.4 Assembly Bill 52

As of July 1, 2015, California Assembly Bill 52 (AB 52) was enacted and expands CEQA by defining a new resource category: Tribal Cultural Resources (TCR). AB 52 establishes that "a project with an effect that may cause a substantial adverse change in the significance of a TCR is a project that may have a significant effect on the environment" (PRC §21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a TCR, when feasible (PRC §21084.3).

PRC §21074(a)(1)(A) and (B) defines TCRs as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and requires that they meet either of the following criteria:

1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources, as defined in PRC §5020.1(k)
2) 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 PRC §5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe

AB 52 also establishes a formal consultation process for California tribes regarding TCRs. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Native American tribes that have requested notice of projects proposed in the jurisdiction of the lead agency are to be included in the process.

2.5 Local Regulations

City of Laguna Beach

The City of Laguna Beach's Municipal Code describes objectives pertaining to the protection and preservation of historic resources, designation procedures for the Laguna Beach Historic Register (LBHR), and the alteration and demolition of historic register structures (Municipal Code, Chapter 25.45 Historic Preservation):

Chapter 25.45 HISTORIC PRESERVATION

25.45.002 Intent and purpose.

The purpose of this chapter is to promote the public health, safety, and general welfare by providing for the identification, protection, enhancement, perpetuation, and use of improvements, buildings and their settings, structures, objects, monuments, sites, places, and areas within the city that reflect special elements of the city's architectural, artistic, cultural, engineering, aesthetic, historical, political, social, and other heritage to achieve the following objectives:

(A) Safeguard the heritage of the city by providing for the protection of historic resources representing significant elements of its history;

(B) Enhance the visual character of the city by encouraging the preservation of those buildings which make a significant contribution to the older neighborhoods of the city particularly to the designated historic register structures reflecting unique and established architectural traditions;

(C) Foster public appreciation of and civic pride in the beauty of the city and the accomplishments of its past;

(D) Strengthen the economy of the city by protecting and enhancing the city's attractions to residents, tourists and visitors;

(E) Promote the private and public use of historic resources for the education, prosperity and general welfare of the people;

(F) Stabilize and improve property values within the city. (Ord. 1458 § 1, 2006; Ord. 1179 § 5, 1989).

(G) Achieve historic preservation through the encouragement and promotion of voluntary additions to the City's Historic Register; and

(H) Recognize that the previous historic resource inventory (adopted by Ordinance No. 82.111) is ineffective for the purposes of creating a presumption of historicity of any property identified thereon.

25.45.006 Historic Register Designation, Criteria and Procedures and Removal from Register

Per Section 25.45.006, on submittal of an application by the property owner or owners, a building, grouping of buildings, structure, site, object, or district shall be considered for LBHR designation by the Heritage Committee if it meets criteria (1), in addition to one or more of criteria (2) through (11):

(1) The owner of the property voluntarily agrees to the placement on the register;

(2) It is listed on the National Register or the State Register;

(3) It exemplifies the cultural, political, economic, social or historical heritage of the community;

(4) It is identified with a person, events, culture or site significant in local, state or national history;

(5) It is representative of the work of a notable builder, designer, architect, or artist including those of local importance;

(6) It embodies distinguishing architectural characteristics of a style, type, period or method of construction that exemplify a particular architectural style or way of life important to the City;

(7) It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;

(8) It has a unique location, a singular physical characteristic, or is an iconic visual feature or public view point within the City;

(9) Is one of the remaining examples in the City, region, state or nation possessing distinguishing characteristics of architectural, cultural or historical importance;

(10) Is an iconic landscape, garden, space or public view point that is significant to the history and heritage of the City; or

(11) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

3 Natural and Cultural Setting

3.1 Environmental Setting

The project site is situated at an elevation of approximately 125 feet above mean sea level and is bounded by Coast Highway to the northeast, commercial development to the southeast and northwest, and residential development to the southwest. The nearest water source is the Pacific Ocean located approximately 550 feet to the west, with Aliso Creek approximately 0.81 miles to the northwest. The soils in the area include a Bosanko clay series that consists of soils formed in residuum weathered from granitic rock sources (California Soil Resource Lab 2021). Vegetation within the project site consists primarily of non-native seasonal trees and shrubs.

3.2 Prehistoric Setting

During the twentieth century, many archaeologists developed chronological sequences to explain prehistoric cultural changes within all or portions of southern California (c.f., Jones and Klar 2007; Moratto 1984). Wallace (1955, 1978) devised a prehistoric chronology for the southern California coastal region based on early studies and focused on data synthesis that included four horizons: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Though initially lacking the chronological precision of absolute dates (Moratto 1984:159), Wallace's (1955) synthesis has been modified and improved using thousands of radiocarbon dates obtained by southern California researchers over recent decades (Byrd and Raab 2007:217; Koerper and Drover 1983; Koerper et al. 2002; Mason and Peterson 1994). The prehistoric chronological sequence for southern California presented below is a composite based on Wallace (1955) and Warren (1968) as well as later studies, including Koerper and Drover (1983).

Early Man Horizon (ca. 10,000 – 6,000 BCE)

Numerous pre-8000 BCE sites have been identified along the mainland coast and Channel Islands of southern California (c.f., Erlandson 1991; Johnson et al. 2002; Jones and Klar 2007; Moratto 1984; Rick et al. 2001:609). The Arlington Springs site on Santa Rosa Island produced human femurs dated to approximately 13,000 years ago (Arnold et al. 2004; Johnson et al. 2002). On nearby San Miguel Island, human occupation at Daisy Cave (SMI-261) has been dated to nearly 13,000 years ago and included basketry greater than 12,000 years old, the earliest recorded on the Pacific Coast (Arnold et al. 2004).

Although few Clovis or Folsom style fluted points have been found in southern California (e.g., Dillon 2002; Erlandson et al. 1987), Early Man Horizon sites are generally associated with a greater emphasis on hunting than subsequent horizons. Recent data indicate that the Early Man economy was a diverse mixture of hunting and gathering, including a significant focus on aquatic resources in coastal areas (e.g., Jones et al. 2002) and on inland Pleistocene lakeshores (Moratto 1984). A warm and dry 3,000-year period called the Altithermal began around 6000 BCE. The conditions of the Altithermal are likely responsible for the change in human subsistence patterns at this time, including a greater emphasis on plant foods and small game.

Milling Stone Horizon (6000 – 3000 BCE)

Wallace (1955:219) defined the Milling Stone Horizon as "marked by extensive use of milling stones and mullers, a general lack of well-made projectile points, and burials with rock cairns." The dominance of such artifact types indicate a subsistence strategy oriented around collecting plant foods and small animals. A broad spectrum of food resources were consumed including small and large terrestrial mammals, sea mammals, birds, shellfish and other littoral and estuarine species, near-shore fishes, yucca, agave, and seeds and other plant products (Kowta 1969; Reinman 1964). Variability in artifact collections over time and from the coast to inland sites indicates that Milling Stone Horizon subsistence strategies adapted to environmental conditions (Byrd and Raab 2007:220). Lithic artifacts associated with Milling Stone Horizon sites are dominated by locally available tool stone and in addition to ground stone tools, such as manos and metates, chopping, scraping, and cutting tools, are very common. Kowta (1969) attributes the presence of numerous scraper-plane tools in Milling Stone Horizon collections to the processing of agave or yucca for food or fiber. The mortar and pestle, associated with acorns or other foods processed through pounding, were first used during the Milling Stone Horizon and increased dramatically in later periods (Wallace 1955, 1978; Warren 1968).

Two types of artifacts that are considered diagnostic of the Milling Stone period are the cogged stone and discoidal, most of which have been found within sites dating between 4,000 and 1,000 BCE (Moratto 1984:149), though possibly as far back as 5,500 BCE (Couch et al. 2009). The cogged stone is a ground stone object that has gear-like teeth on the perimeter and is produced from a variety of materials. The function of cogged stones is unknown, but many scholars have postulated ritualistic or ceremonial uses (c.f., Dixon 1968:64-65; Eberhart 1961:367). Similar to cogged stones, discoidals are found in the archaeological record subsequent to the introduction of the cogged stone. Cogged stones and discoidals were often purposefully buried, or "cached." They are most common in sites along the coastal drainages from southern Ventura County southward and are particularly abundant at some Orange County sites, although a few specimens have been found inland at Cajon Pass (Dixon 1968:63; Moratto 1984:149). Discoidals and cogged stones have been found together at some Orange County sites, such as CA-ORA-83/86/144 (Van Bueren et al. 1989:772) and Los Cerritos Ranch (Dixon 1975). Cogged stones have been collected in Riverside County and their distribution appears to center on the Santa Ana River basin (Eberhart 1961).

Mortuary practices observed at Milling Stone Horizon sites include extended and loosely flexed burials. Flexed burials oriented north were common in Orange and San Diego counties, with reburials common in Los Angeles County (Wallace 1955, 1978; Warren 1968).

Intermediate Horizon (3,000 BCE – 500 CE)

Wallace's Intermediate Horizon dates from approximately 3,000 BCE-500 CE and is characterized by a shift toward a hunting and maritime subsistence strategy, as well as greater use of plant foods. During the Intermediate Horizon, a noticeable trend occurred toward greater adaptation to local resources including a broad variety of fish, land mammal, and sea mammal remains along the coast. Tool kits for hunting, fishing, and processing food and materials reflect this increased diversity, with flake scrapers, drills, various projectile points, and shell fishhooks being manufactured.

Mortars and pestles became more common during this transitional period, gradually replacing manos and metates as the dominant milling equipment. Many archaeologists believe this change in milling stones signals a change from the processing and consuming of hard seed resources to the increasing reliance on acorn (e.g., Glassow et al. 1988; True 1993). Mortuary practices during the

Intermediate typically included fully flexed burials oriented toward the north or west (Warren 1968:2-3).

Late Prehistoric Horizon (500 CE – Historic Contact)

During Wallace's (1955, 1978) Late Prehistoric Horizon the diversity of plant food resources and land and sea mammal hunting increased even further than during the Intermediate Horizon. More classes of artifacts were observed during this period and high quality exotic lithic materials were used for small finely worked projectile points associated with the bow and arrow. Steatite containers were made for cooking and storage and an increased use of asphalt for waterproofing is noted. More artistic artifacts were recovered from Late Prehistoric sites and cremation became a common mortuary custom. Larger, more permanent villages supported an increased population size and social structure (Wallace 1955:223).

Warren (1968) attributes this dramatic change in material culture, burial practices, and subsistence focus to the westward migration of desert people he called the Takic, or Numic, Tradition in Los Angeles, Orange, and western Riverside counties. This Takic Tradition was formerly referred to as the "Shoshonean wedge" (Warren 1968), but this nomenclature is no longer used to avoid confusion with ethnohistoric and modern Shoshonean groups (Shipley 1978:88, 90). The modern Cahuilla groups in Riverside County are generally considered by archaeologists to be descendants of these prehistoric Uto-Aztecan, Takic-speaking populations.

3.3 Ethnographic Context

The project area is within a transitional zone that was occupied by the Gabrieliño-Tongva and Juaneño. The following sections provide brief overviews of the two groups likely to have ethnographically used the project area.

Gabrieliño-Tongva

The project site is located within the transitional territory of the Native American group known as the Gabrieliño. The name Gabrieliño was applied by the Spanish to those natives that were attached to Mission San Gabriel (Bean and Smith 1978:538). Today, most contemporary Gabrieliño prefer to identify themselves as Tongva, a term that will be used throughout the remainder of this section (King 1994:12).

Tongva territory included the Los Angeles basin and southern Channel Islands as well as the coast from Aliso Creek in the south to Topanga Creek in the north. Their territory encompassed several biotic zones, including Coastal Marsh, Coastal Strand, Prairie, Chaparral, Oak Woodland, and Pine Forest (Bean and Smith 1978).

The Tongva language belongs to the Takic branch of the Uto-Aztecan language family, which can be traced to the Great Basin region (Mithun 2004). This language family includes dialects spoken by the nearby Juaneño and Luiseño, but is considerably different from those of the Chumash people living to the north and the Diegueño (including Ipai, Tipai, and Kumeyaay) people living to the south.

Tongva society was organized along patrilineal non-localized clans, a common Takic pattern. Each clan had a ceremonial leader and contained several lineages. The Tongva established large permanent villages and smaller satellite camps throughout their territory. Recent ethnohistoric work (O'Neil 2002) suggests a total tribal population of nearly 10,000, considerably more than earlier estimates of around 5,000 people (Bean and Smith 1978:540).

Tongva subsistence was oriented around acorns supplemented by the roots, leaves, seeds, and fruits of a wide variety of plants. Meat sources included large and small mammals, freshwater and saltwater fish, shellfish, birds, reptiles, and insects. (Bean and Smith 1978; Langenwalter et al. 2001; Kroeber 1925; McCawley 1996). The Tongva employed a wide variety of tools and implements to gather and hunt food. The digging stick, used to extract roots and tubers, was frequently noted by early European explorers. Other tools included the bow and arrow, traps, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. Like the Chumash, the Tongva made oceangoing plank canoes (known as a ti'at) capable of holding six to 14 people and used for fishing, travel, and trade between the mainland and the Channel Islands. Tule reed canoes were employed for near-shore fishing (Blackburn 1963; McCawley 1996:117-127).

Chinigchinich, the last in a series of heroic mythological figures, was central to Tongva religious life at the time of Spanish contact (Kroeber 1925:637–638). The belief in Chinigchinich was spreading south among other Takic-speaking groups at the same time the Spanish were establishing Christian missions. Elements of Chinigchinich beliefs suggest it was a syncretic mixture of Christianity and native religious practices (McCawley 1996:143-144).

Prior to European contact, deceased Tongva were either buried or cremated, with burial more common on the Channel Islands and the adjacent mainland coast and cremation on the remainder of the coast and in the interior (Harrington 1942; McCawley 1996:157). After pressure from Spanish missionaries, cremation essentially ceased during the post-contact period (McCawley 1996:157).

Juaneño

The project site is located within the transitional territory of the Native American group known as the Juaneño. The name Juaneño refers to the people associated with the Mission San Juan Capistrano during Spanish Colonial times (Bean and Shipek 1978; Kroeber 1925; Stever 2017). Acjachemen refers to contemporary Juaneño and coastal Luiseño who identify themselves as descendants of the indigenous people living in the local area. The language of the Juaneño, shares a dialect with the Luiseño, and like the Gabrieleño, was derived from the Takic family, and is part of the larger Uto-Aztecan language stock.

Groups of Juaneño resided in permanent, autonomous villages and associated seasonal camps. Villages were composed of a dominant clan who maintained access to hunting and resource collecting areas (Bean and Shipek 1978). The politically independent villages ranged in size from 35 to 300 and were led by a hereditary chief in conjunction with an advisory council who together conducted economic, ceremonial, and warfare authorities.

Juaneño villages were situated near viable water and food sources. Acorns were a dietary staple and were prepared in various ways. Other important food sources included grass and other seed types, manzanita, chia, pine nuts, and yucca, and wild game such as deer, rabbit, ground squirrel, quail and other fowl (Stever 2017).

The mythological figure *Chinigchinich* was the center of the Juaneño religion. The religious beliefs of the Juaneno describe the sagas of heroes who originated from the stars. Lake Elsinore, located approximately 12 miles southwest of the project site, is part of the creation myth and religion of the Juaneño and Luiseño. The Elsinore Hot Springs location is significant to the Juaneño and Luiseño and is where the religious leader Wiyot became ill and died (Grenda 1997).

3.4 History

The post-contact history of California is generally divided into three time spans: the Spanish period (1769–1822), the Mexican period (1822–1848), and the American period (1848–present). Each of these periods is briefly described below.

Spanish Period (1769 – 1822)

Spanish exploration of California began when Juan Rodriguez Cabrillo led the first European expedition into the region in 1542. For more than 200 years after his initial expedition, Spanish, Portuguese, British, and Russian explorers sailed the California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968; Rolle 2003). In 1769, Gaspar de Portolá and Franciscan Father Junipero Serra established the first Spanish settlement in what was then known as Alta (upper) California at Mission San Diego de Alcalá. This was the first of 21 missions erected by the Spanish between 1769 and 1823. It was during this time that initial Spanish settlement of the project vicinity began. Mission San Juan Capistrano was first founded in 1775, was the seventh mission to be established in California, and is located approximately 7.7 kilometers (4.8 miles) east of the project site (Mission San Juan Capistrano 2015).

Mission San Juan Capistrano grew for 30 years and reached a population of 1,000 by 1806. By 1812, the mission began to decline following an earthquake that caused the collapse of the Great Stone Church. Additional factors influencing the decline of the mission included European diseases and a decline in birth rate (Mission San Juan Capistrano 2015).

Mexican Period (1822 – 1848)

The Mexican Period commenced when news of the success of the Mexican War of Independence (1810-1821) against the Spanish crown reached California in 1822. This period saw the privatization of mission lands in California with the passage of the Secularization Act of 1833. This Act federalized mission lands and enabled Mexican governors in California to distribute former mission lands to individuals in the form of land grants. Successive Mexican governors made more than 700 land grants between 1822 and 1846, putting most of the state's lands into private ownership for the first time (Shumway 2007). Rancho Boca de la Playa was granted to Emigdio Vejar by Mexican Governor Pio Pico in 1846 following the Mexica-American War.

The Mexican Period for the Orange County region ended in early January 1847. Mexican forces fought and lost to combined U.S. Army and Navy forces in the Battle of the San Gabriel River on January 8 and in the Battle of La Mesa on January 9 (Nevin 1978). On January 10, leaders of the pueblo of Los Angeles surrendered peacefully after Mexican General Jose Maria Flores withdrew his forces. Shortly thereafter, newly appointed Mexican Military Commander of California Andrés Pico surrendered all of Alta California to U.S. Army Lieutenant Colonel John C. Fremont in the Treaty of Cahuenga (Nevin 1978).

American Period (1848 – Present)

The American Period officially began with the signing of the Treaty of Guadalupe Hidalgo in 1848, in which the United States agreed to pay Mexico $15 million for conquered territory including California, Nevada, Utah, and parts of Colorado, Arizona, New Mexico, and Wyoming. Settlement of the Los Angeles region increased dramatically in the early American Period.

The discovery of gold in northern California in 1848 led to the California Gold Rush, though the first significant amount of California gold was previously discovered in Placerita Canyon in Los Angeles County in 1842 (Guinn 1977; Workman 1935:26). By 1853, the population of California exceeded 300,000. Thousands of settlers and immigrants continued to immigrate to the state, particularly after the completion of the First Transcontinental Railroad in 1869. The U.S. Congress in 1854 agreed to let San Pedro in Los Angeles County become an official port of entry. By the 1880s, the railroads had established networks from the port and throughout Los Angeles and Orange counties, resulting in fast and affordable shipment of goods, as well as a means to transport new residents to the booming region (Dumke 1944). New residents included many health-seekers drawn to the area by the fabled climate in the 1870s–1880s.

Many ranchos in Orange County were sold or otherwise acquired by Americans in the mid-1800s, and most were subdivided into agricultural parcels or towns. Emigdio Vejar sold Rancho Boca de la Playa to Juan Avila. In 1878, the rancho was acquired by Marcus Forster (Olvera 2014).

As populations increased, Orange County was created from the southern portion of Los Angeles County. Agriculture remained the primary economic activity until the 1950s, when the county's agricultural land was replaced with tract housing developments. In the mid-20th century, aerospace and manufacturing began expanding, and the opening of Disneyland created an international tourism industry (Orange County Historical Society 2015).

Laguna Beach

The area that encompasses present-day Laguna Beach was settled by Americans moving west in search of land and prosperity in the late 19th century. The Timber Cultures Act of 1872 was a major impetus for many pioneers in the area, which granted 160 acres of land to anyone who planted 10+ acres of trees. In Laguna Beach, then known as "Lagoona," most settlers cultivated Australian eucalyptus trees, which came to characterize the nascent community with their drought tolerance and ample shade (Turnbull 1988).

Early settlement of Laguna Beach was for the most part limited to individual homesteaders. It was not until the arrival of brothers William and Nathanial Brooks that a true town was born. In 1876, William Brooks laid out a subdivision for a downtown, and served as the community's first stagecoach driver. Nathanial Brooks established irrigation utilizing pipes that brought water from Bluebird Canyon to Arch Beach. Two years later, George Rogers purchased the downtown area for $1,000 and subdivided it into individual lots for sale, marketing the area as a seaside retreat (Turnbull 1988). As a budding vacation spot, the town was peppered with early hotels and resorts, including the Arch Beach Hotel (1886), Hotel Laguna (1889), and Brooks House (1892). Laguna received a post office in 1891 and was officially named "Laguna Beach" in 1904.

With a growing reputation for its cool climate and picturesque village, artists began flocking to the community in the early 20th century. Norman St. Clair was the first to arrive in 1903, and his plein air sketches enticed many other notable artists to join him. In 1918, the artist community attracted thousands of visitors with their first exhibition, and the Laguna Beach Art Association was established shortly thereafter (Turnbull 1988).

Completion of the Pacific Coast Highway in 1926 provided an easy route from Los Angeles to Laguna Beach, and increased traffic to the beachside community. Residential and commercial development in the South Laguna area, in which the project area is located, began after the opening of the highway (Turnbull 1981a; 1981b). Originally named Three Arches, the community was subdivided and marketed by Dwight Whiting and Blanche Dolphe. Further subdivision of the development's

120-foot-by-40-foot lots produced “the small, cramped lots that characterize the area” (Turnbull 1981b). Dating from the 1920s, the community’s first commercial developments catered to vacationers. Three Arches was renamed South Laguna in 1933 (Turnbull 1981a).

Laguna Beach was incorporated as a city in 1927 with a population of 1,900, though its original boundaries did not include South Laguna (Turnbull 1988). In 1932, the town held a Festival of the Arts in an attempt to lure visitors in the area for the Los Angeles Olympics to Laguna Beach. At the festival, Lolita Perine started the famous Pageant of the Masters by enacting famous paintings (Laguna Beach Historical Society 2019). The pageant is still held today.

With the involvement of the United States in World War II after the bombing of Pearl Harbor, the U.S. Army increased defenses in Southern California and Laguna Beach. In 1941, the Hotel Laguna was transformed into the quarters for El Toro’s Marine Officers. After the culmination of the war many of the servicemen who had been stationed in the area or traversed it en route to the Pacific arena returned to settle in the seaside town. As a result, the population of Laguna Beach increased from 4,460 to 6,600 persons between 1940 and 1950 (Laguna Beach Historical Society 2019). As part of the area’s growth in the 1960s, many pre-1940 properties along Coast Highway in South Laguna were redeveloped (Turnbull 1981a).

Laguna Beach continued to grow and serve as a seaside community for artists through the 1960s and 1970s. In 1962, the Laguna Beach College of Art and Design was founded. Later, in 1967 both the Sawdust Festival and Laguna Art-A-Fair were established (Laguna Beach Historical Society 2019). In 1987, Laguna Beach’s growth continued with the annexation of South Laguna (Jones and Weisman 1987).

Growing concerns over development also emerged in the 1960s and were prevalent through the 1990s. In 1968, the City of Laguna Beach purchased 1,000 feet of beach frontage. All buildings and structures on the purchased land were demolished and in 1974 the area was designated the Main Beach Park. Local bookseller Jim Dilley protected the Laguna Coast Wilderness Park starting in 1978, and Laguna citizens voted to acquire land surrounding the community for conservation purposes in 1991, known as the “Green Belt” (Laguna Beach Historical Society 2019). The community continues in its commitment to the arts and land conservation today.

4 Background Research

Background research for this cultural resources assessment included a records search, review of historical maps and aerial photographs, Native American outreach, and a review of previous historical resources inventories conducted in the city of Laguna Beach. A summary of findings of each of these efforts is provided below.

4.1 Cultural Resources Record Search

In support of this assessment, a California Historical Resources Information System (CHRIS) records search request submitted to the SCCIC at California State University, Fullerton on June 11, 2021. The purpose of the records search was to identify previously conducted cultural resource studies and previously recorded cultural resources in the project vicinity. However, the records search results were not returned to Rincon by the time this draft report was completed. Rincon reviewed the results of a previous records search conducted at the SCCIC in 2020 in support of the 31526 and 31532 Coast Highway Civic Site Project which encompassed the current 31727 Coast Highway Civic Site Project and approximately 70 percent of the 0.5-mile radius extending from the current project. The results of the previous records search, completed in 2020 for the 31526 and 31532 Coast Highway Civic Site Project EIR, as they pertain to the current study, are listed in Table 1.

Previous Studies

The SCCIC records search identified a total of 26 previously conducted cultural resources studies within a 0.5-mile radius of the project site, 4 of which (OR-03133, -03507, -04026, and -04179) are located within (Table 1).

Table 1 Previous Cultural Resources Studies within 0.5-Mile of the Project Site

Report Number	Author	Year	Studies	Relationship to Project Site
OR-00176	Desautels, Roger J.	1977	*Archaeological Survey Report on Lots 5 and 64 Located in the South Laguna Area of Orange County*	Outside
OR-00255	Scientific Resource Surveys, Inc.	1977	*Archaeological Report on the Aliso Creek Corridor – Planning Units 2 & 3 Orange County, California*	Outside
OR-00377	Magalousis, Nicholas M.	1979	*Archaeological Survey Report*	Outside
OR-00432	Interdisciplinary Research Group	1979	*Archaeological Test Excavation of the Robert C. Dolley Property South Laguna*	Outside
OR-00460	Interdisciplinary Research Group	1979	*Archaeological Test Excavation Report Site ORA-813 South Laguna*	Outside
OR-00580	Scientific Resource Surveys, Inc.	1977	*The Aliso Creek Watershed, Orange County, California, A Proposal for Creating an Archaeological District for the National Register of Historic Places and a Suggested Research and Study Design*	Outside

Report Number	Author	Year	Studies	Relationship to Project Site
OR-00641	Scientific Resource Surveys, Inc.	1981	*Archaeological Report – Volume 1 Executive Summary on ORA-436, ORA-437 Test and Salvage Excavation*	Outside
OR-00663	Scientific Resource Surveys, Inc.	1983	*Cultural Resources Report on the Proposed South Coast Community Hospital Extension, South Laguna*	Outside
OR-00664	Scientific Resource Surveys, Inc.	1983	*Cultural Resources Report on Two Parcels of Land Located in the South Laguna Area*	Outside
OR-00686	Cottrell, Marie G.	1983	*Archaeological Assessment of the Ellis Residence Site of South Laguna Beach*	Outside
OR-00822	Cameron, Constance	1986	Archaeological Investigations at Laguna Sur CA-ORA-813, CA-ORA-436, CA-ORA-437	Outside
OR-00938	Bissell, Ronald M.	1988	Status of Cultural Resources in the Wood Canyon Area, Southern Orange County, California	Outside
OR-01013	Carrico, Richard L.	1976	Archaeological Testing at ORA-597 South Laguna Beach, California	Outside
OR-01347	Carrico, Richard L.	1977	Draft Environmental Impact Report #288 Christeson-Porter Tract Map, South Laguna TT10027	Outside
OR-01797	Brechbiel, Brant A.	1998	Cultural Resources Records Search and Literature Review Report for a Pacific Bell Mobile Services Telecommunications Facility: CM 074-03 in the City of Laguna Beach, California	Outside
OR-03133	McKenna, Jeanette A.	2004	Cultural Resource Assessment Coast Highway Streetscape Improvements in South Laguna	**Within**
OR-03143	Wlodarski, Robert J.	2005	A Phase I Archaeological Study for 31691 Pacific Coast Highway South Laguna Beach, Orange County, California	Outside
OR-03296	O'Neil, Stephen, Christopher Corey and Nancy E. Sikes	2006	Cultural Resources Inventory and Evaluation for the Proposed Aliso Creek Inn and Golf Course Project, City of Laguna Beach, Orange County, California	Outside
OR-03507	McKenna, Jeanette A.	2006	Historic Survey Report for the City of Laguna Beach Street Scape Improvements	**Within**
OR-03960	Wlodarski, Robert J.	2011	Records Search and Field Reconnaissance for Proposed AT&T Wireless Telecommunications Site LAC288 (South Laguna), 31642 Coast Highway, Laguna Beach, California	Outside
OR-04026	McKenna, Jeanette	2007	Archaeological Survey Report: South Laguna Coast Highway Improvements Project, Coast Highway Between West Street to 5th Avenue, City of South Laguna, Orange County, California	**Within**
OR-04082	Pierson, Larry, Gerald Shiner, and Richard Slater	1987	California Outer Continental Shelf Archaeological Resource Study: Morro Bay to Mexican Border, Final Report	Outside
OR-04179	Unknown	2008	Laguna Beach Historic Resources Inventory	**Within**

Report Number	Author	Year	Studies	Relationship to Project Site
OR-04416	Daly, Pamela	2010	Historic Resources Assessment Report of 31762 South Coast Highway, South Laguna Beach, California	Outside
OR-04459	Bonner, Diane, Carrie Wills and Kathleen Crawford	2014	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02074A (CM074 S Coast Medical Center) 31872 Coast Highway, Laguna Beach, Orange County, California	Outside
OR-04476	Brunzell, Dave	2014	Cultural Resources Assessment Tunnel Stabilization and Sewer Pipeline Replacement Project, South Laguna Beach, Orange County, California	Outside

Source: South Central Coastal Information Center 2020

OR-03133

The results of the 2020 31526 and 31532 Coast Highway Civic Site Project records search did not include a copy of OR-03133. A summary of the report will be included in a subsequent draft of this study.

OR-03507

The results of the 2020 31526 and 31532 Coast Highway Civic Site Project records search did not include a copy OR-03507. A summary of the report will be included in a subsequent draft of this study.

OR-04026

The results of the 2020 31526 and 31532 Coast Highway Civic Site Project records search did not include a copy OR-04026. A summary of the report will be included in a subsequent draft of this study.

OR-04179

In 1981, the City of Laguna Beach completed the Laguna Beach Historic Resources Inventory. As part of the citywide inventory of built-environment resources, 758 properties were surveyed and evaluated to determine their potential for eligibility for local listing. The inventory did not identify any properties within or adjacent to the project area. The study is discussed in further detail below in Previous Historical Resource Surveys.

Previously Recorded Cultural Resources

The SCCIC records search identified 8 previously recorded cultural resources within a 0.5-mile radius of the project site (Table 2). Three built environment resources (P-30-160147, P-30-160186, and P-30-177512) are located close to the project site and none are located within.

The records search identified no previously recorded cultural resources within or adjacent to the project site; however, several previously recorded prehistoric period archaeological sites were present in the project vicinity. Of the previously recorded archaeological sites within the project vicinity, all were recorded as disturbed due to construction of the now existing infrastructure and

were recorded as extending under the infrastructure, suggesting the project vicinity is sensitive for archaeological resource and that archaeological resources may extend into the current project site.

Table 2 Previously Recorded Cultural Resources within 0.5-Mile of the Project Site

Primary Number	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Eligibility Status	Relationship to Project Site
P-30-000597	Prehistoric Site	Prehistoric site described by Drover as containing shell midden, a lithic scatter, and a possible milling stone. Brunzell's update in 2014 describes the majority of the site as inaccessible and highly disturbed from residential development. This resource is located approximately 0.25 mile from the project site.	Drover, C.E. (1976); Brunzell, David (2014)	Insufficient Information	Outside
P-30-000812	Prehistoric Site	Prehistoric site comprised of two rock shelters, shell and quartz flakes. This resource is located approximately 0.25 mile from the project site.	Magalousis, Nicholas, M. (1979)	Insufficient Information	Outside
P-30-000813	Prehistoric Site	Prehistoric site consisting of quartz flakes, shell and fire cracked sandstone. This resource is located approximately 0.4 mile from the project site.	Magalousis, Nicholas (1979)	Insufficient Information	Outside
P-30-000842	Prehistoric Site	Prehistoric site consisting of shell midden, a low-density lithic scatter, and one possible groundstone fragment. This resource is located approximately 0.25 mile from the project site.	Magalousis, Nicholas (1979); Roeder, R. and N. Zelenka (1979); Baker, Charles (2004); Strudwick, Ivan (2018)	Insufficient Information	Outside
P-30-160147	Historic District	Historic-period South Laguna Commercial Buildings, historically referred to as Three Arches and constructed between 1928 and 1940. The nearest district contributors are located approximately 70 feet from the project site.	Turnball, Karen (1981)	Historic district recommended locally eligible (Historical Resource Status Code: 5D2)	**Adjacent (nearest district contributors located 70 feet to the east and north)**
P-30-160186	Historic District	Historic-period South Laguna single family residential housing, historically referred to as Three Arches and	Turnball, Karen (1981)	Historic district recommended locally eligible (Historical	**Adjacent (nearest district contributor**

Primary Number	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Eligibility Status	Relationship to Project Site
		constructed between 1924 and 1940. The nearest district contributor is located approximately 120 feet from the project site.		Resource Status Code: 5D2)	**located 110 feet to the northwest)**
P-30-177512	Historic Building/Structure	Historic-period single-family property with unattached garage constructed in 1928. The residence is located at 31762 Pacific Coast Highway, approximately 220 feet from the project area.	Daly, Pamela (2010); Brunzell, David (2014)	Found ineligible for the NRHP, CRHR or Local designation through survey evaluation (Historical Resource Status Code: 6Z)	**Adjacent (located approximately 120 feet to the southeast)**
P-30-177513	Historic Structure	Historic-period South Coast Water District Beach (SCWD) Interceptor Sewer and Tunnel constructed in 1954. This resource is located approximately 180 feet from the project site.	Brunzell, David (2014)	Insufficient Information	Outside

Source: South Central Coastal Information Center 2020

P-30-160147

In 1981, Karen Turnbull of Environmental Coalition recorded resource P-30-160186 as a potential historic district called South Laguna Commercial Buildings. The district, which contains five pre-1940 commercial buildings located on Coast highway, between 1st and 4th avenues, was recommended eligible for local designation for significance in the area of Architecture, though no significance criteria were specified. The resource record does not depict the district's boundaries; however, three contributing properties are located in close proximity to the project area, 31691, 31709 and 31742 Coast Highway. The subject property is not identified as a contributor to the district.

P-30-160186

In 1981, Karen Turnbull of Environmental Coalition recorded resource P-30-160186 as a historic district called South Laguna. It consists of 39 residential properties in an area bounded roughly by Mar Vista and Sunset drives on the north, the coastline on the south, 1st Avenue on the east, and 10th Avenue on the West. Properties within the district represent the Beach Cottage, Mediterranean Revival, and Eclectic styles of architecture. The district was recommended eligible for local designation for significance in the area of Architecture, though no significance criteria were specified. Due to ambiguities in the documentation, it could not be determined whether the district's boundaries included the project area. However, the map included with the resource record suggests four contributing properties were located in close proximity to the project area. These include 31696 Seacliff Drive, 31762 Coast Highway (addressed below as P-30-177512), and two unlabeled properties located, respectively, near the southeast corner of Seacliff Drive and Coast Highway and directly across South Coast Highway from the project area. The district record does not identify the subject property as a district contributor.

P-30-177512

Resource P-30-177512 was a residential property located at 31762 Coast Highway, across Coast Highway to the east from the project area. In 2010, Pamela Daly of recorded and evaluated the property as for the Historic Resource Evaluation Report of 31762 South Coast Highway, South Laguna Beach, CA. Per the resource record, the resource was previously recorded as 31762 4th Avenue (as part of P-30-160186) and received a local designation as Contributive for the City of Laguna Beach Historic Inventory, meaning it was eligible for listing on the City's Historic Register. The property was demolished following the 2010 recordation.

4.2 Archival Research Methods

Archival research for this study was completed throughout June 2021. Research methodology focused on the review of primary and secondary source materials relating to the history and development of the project site and surrounding area. Sources included, but were not limited to, historical maps, aerial photographs, newspaper articles, and written histories of the area. The results of this archival research are presented in Section 6 Findings and Recommendations below.

A list of repositories and materials consulted to identify pertinent information is included below.

- Historical aerial photographs accessed via the University of California, Santa Barbara (UCSB) Map and Imagery Lab, Nationwide Environmental Title Research Online (NETROnline)
- Historical building permits obtained via the City of Laguna Beach
- Historical topographic maps accessed via United States Geological Survey Topoviewer
- Los Angeles Times accessed via Newspapers.com
- 1981 Laguna Beach Historic Resources Inventory
- 2014 Laguna Beach Survey Update
- South Laguna and South Laguna Commercial Historic District records
- Other sources as noted in the references list

4.3 Previous Historical Resource Surveys

As part of background research for this study, Rincon also reviewed previous historical resource surveys conducted in Laguna Beach to determine whether the subject property or any property in close proximity was previously identified as a historical resource.

Available documentation indicates the Laguna Beach Historic Resources Inventory was completed by Heritage Orange County, Inc. on behalf of the City of Laguna Beach between July 1980 and July 1981 in accordance with the guidelines of the California Office of Historic Preservation (City of Laguna Beach 1981). With the assistance of a City Council-appointed Historic Survey Advisory Board, Heritage Orange County, Inc. identified and recorded 706 pre-1940 homes that retained their original appearance and represented the early character of Laguna Beach. Each of these properties was photographed and recorded on Historic Resources Inventory forms and subsequently compiled as the Laguna Beach Historic Resources Inventory. Inventoried properties were categorized into their classifications: Exceptional, those which were outstanding architectural examples; Key, those which are very good architectural examples and retained strong integrity; and Contributive, those which were found to contribute to historic and visual fabric of Laguna Beach, but were not

important in a more general historical and architectural context. The City Council adopted the results of the survey in 1982 under Resolution No. 82-111 as a list of the historically significant architecture in Laguna Beach. Per Section 25.45.004(A) of the Laguna Beach, properties which were included in the 1981 Historic Resources Inventory may be eligible for listing on the LBHR but are not automatically designated in it.

A review of the 1981 Historic Resources Inventory indicates that no properties within or near the project area were recorded. This is likely because the South Laguna area in which the project area is located was not yet annexed into the city of Laguna Beach.

Also in 1981, the South Laguna Historic Resources Inventory effort documented the South Laguna, Coast Royal, and Three Arch Bay areas (Environmental Coalition of Orange County 1981). As part of the inventory, two historic districts were recorded adjacent to the subject property, South Laguna Commercial Buildings and South Laguna. Neither record identifies the subject property as a district contributor. As discussed above in Cultural Resources Records Search, Karen Turnbull of Environmental Coalition recorded and evaluated South Laguna Commercial Buildings (Turnbull 1981a). The district, which contains five pre-1940 commercial buildings located on Coast Highway, between 1st and 4th avenues, was recommended eligible for local designation for significance in the area of Architecture. The district record does not depict the district's boundaries; however, three contributing properties are located in close proximity to the project area: 31691, 31709 and 31742 Coast Highway. Two properties identified as contributors to the South Laguna Commercial Buildings District are included in the LBHR, 31674 and 31709 Coast Highway. That same year, Turnbull also recorded and evaluated South Laguna, which consists of 39 residential properties in an area bounded roughly by Mar Vista and Sunset drives on the north, the coastline on the south, 1st Avenue on the east, and 10th Avenue on the West (Turnbull 1981b). This collection of Beach Cottage-, Mediterranean Revival-, and Eclectic- style properties was recommended eligible for local listing for significance in the area of Architecture. At least two contributing properties were located in close proximity to the project area, 31696 Seacliff Drive, 31762 Coast Highway. The map included with the district record also depicts two unlabeled properties located, respectively, near the southeast corner of Seacliff Drive and Coast Highway and directly across South Coast Highway from the project area. Available document does not identify the properties' addresses or explicitly state whether they are district contributors. The subject property is not identified as contributor to either the South Laguna Commercial Buildings or South Laguna historic districts.

The City of Laguna Beach web site also includes the results of the 2014 Laguna Beach Survey Update (City of Laguna Beach 2014). While the web site provides no background information detailing the boundaries of the survey area or methods by which properties were surveyed and evaluated, it provides a list of inventoried properties with current and proposed local eligibility ratings and current and proposed Office of Historic Preservation (OHP) Status Codes. The subject property was not documented in the results listings. However, two properties in close proximity were included. 31691 Coast Highway was listed with a current local rating of K and a proposed local rating K, meaning it is a very good architectural example and retains strong integrity. Its existing OHP Status Code of 5D2 (locally eligible as a district contributor) was recommended to be updated to 53S (individually eligible for local designation). The property at 31762 was previously assigned a local rating of C (meaning it was found to contribute to historic and visual fabric of Laguna Beach, but was not important in a more general historical and architectural context) and the OHP Status Code 5D2 but has since been demolished.

4.4 Historical Topographic Maps and Aerial Imagery Review

Rincon also reviewed available historical topographic maps and aerial imagery of the project site to determine past land use. Residential development is seen in South Laguna, surrounding the project site, as early as 1942 (United States Geological Survey 2020). This is consistent with depictions in historical aerial photographs, which show the project area was developed, possibly with the subject building, by 1938 (Figure 4). At that time, the surrounding area was subject to scattered development, most of which consisted of the residential properties east of Cost Highway, opposite the project area. The nearby coastline was largely undeveloped. An aerial photograph taken in 1947 (Figure 5), depicts a building with an irregular footprint on the north parcel. That image and a photograph taken in 1952 depict gradually increasing development in the immediate vicinity of the project area. By 1960, a building with a nearly rectangular footprint, somewhat more consistent with that of the subject building, was located on the north parcel, though it is unclear whether the change in footprint was due to alterations to an existing building or to new construction (Figure 6). A possible ancillary building was constructed just west of the building. By 1963 most nearby undeveloped was concentrated in areas immediately adjacent to the coastline. Larger buildings, possibly apartments or hotels, appeared along the bluff south of the project area by the late 1960s. Sometime between 1972 and 1981, the parking lot occupying the south side of the project area was developed. Since the 1960s, the pattern of development in the surrounding area has remained consistent; the most notable changes consisted of scattered redevelopment and infill construction resulting in dense development with nearly all vacant lots improved, including in areas directly adjacent to the coast (NETROnline 2021; UCSB Map & Imagery Lab 1947, 1960).

Figure 4 Historical Aerial Photograph of Subject Property and Vicinity, 1938

Figure 5 Historical Aerial Photograph of the Subject Property and Vicinity, 1947

Figure 6 Historical Aerial Photograph of the Subject Property and Vicinity, 1960

4.5 Native American Outreach

Rincon contacted the Native American Heritage Commission (NAHC) on June 17, 2021, to request a search of the SLF. On July 8, 2021, the NAHC returned the SLF request with "negative" results. . Appendix B documents the results of the SLF search.

Additionally, the City is conducting consultation with local Native Americans under Assembly Bill 52 of 2014.

5 Field Survey

5.1 Methods

Rincon Principal and Architectural Historian Shannon Carmack, conducted a site visit of the subject property and its immediate surroundings. Site characteristics and survey conditions were documented using field records and a digital camera. Ms. Carmack visually inspected all of the built-environment features in the project site to assess overall condition and integrity, and to identify and document any potential character-defining features. All built-environment features were documented with digital photographs and detailed notes. Copies of the digital photographs are maintained at the Rincon Ventura office.

Outside the building footprint, the property is entirely paved. Because the project site has been previously disturbed by development and no exposed soils are present, an archaeological field survey was not able to be completed for this project.

5.2 Results

The ground surface is almost entirely covered by the building footprint and asphalt paved parking lot. Aside from two mature trees located along the property boundaries, the project area includes little vegetation. Therefore, no archaeological survey was conducted. As a result of the background research and survey, one historical-age built environment property was identified within the proposed project boundary. The subject property, located at 31727 Coast Highway, includes a commercial building, originally constructed circa 1938 as a residence and later altered for use as a restaurant. The property was recorded on California Department of Parks and Recreation (DPR) 523 series forms and evaluated for inclusion on the NRHP, CRHR, and LBHR. The complete set of DPR 523 series forms for the property can be found in Appendix C of this report. The sections that follow include a physical description of the property, a summary of its developmental history, and an evaluation of its historical significance.

5.2.1 31727 Coast Highway

Physical Description

Constructed circa 1938, the subject property consists of a highly altered, one-story commercial building and a paved parking lot situated on two adjacent parcels (Figure 7). Constructed in no discernible architectural style, the roughly rectangular-plan building sits on a concrete foundation. A product of multiple additions and other alterations, its multi-level roof is alternately gabled and flat and almost entirely concealed by non-original parapets. A small portion of the original is visible at the rear (west) end of the building (Figure 8). The building's wood-frame structural system is sheathed in a combination non-original gabled roof wood shingles and brick veneer on the front (east) elevation and stucco and horizontal wood planks on the south. Accessed via a short set of brick steps, the main entrance faces Coast Highway to the east and features a non-original wood-panel double door with stained glass lights. To the right of the main entry, a set of concrete stairs descends from the sidewalk to a secondary, lower-level entrance with a glazed wood-panel door. Windows include fixed wood and horizontally sliding aluminum sashes. A paved parking lot occupies

the south side of the sloping property. Landscaping consists of mature trees and hedges planted at the edges of the parking lot.

The building is in fair condition. Building permits obtained from the City of Laguna Beach documented only one exterior alteration of consequence, the possible replacement of glass roof panels circa 2007 (City of Laguna Beach 2007). Visual observation, however, suggests there have been multiple alterations to the building, including multiple side and rear additions, shingle-clad parapet, brick-veneer exterior cladding, and two replacement doors with stained glass lights. As a result of these alterations, little of the original exterior is visible.

Figure 7 31727 Coast Highway, East and South Elevations, Facing Northwest

Figure 8 31727 Coast Highway, Rear Additions, Facing Northeast

Property History

Aerial photographs suggest the subject property was developed circa 1938 and by 1947, was augmented with a rear addition to form an irregular footprint (NETRonline 2021; UCSB 1947). (NETROnline 2021). Available records do not indicate the building's uses prior to 1967, when an article published in the Los Angeles Times identified the address as that of Moby Dick, a restaurant owned by Bob and Genelle Cox. The article noted that Bob was a former college football star and Strategic Air Command pilot and Genelle previously owned an antiques store (Los Angeles Times 9/3/1967). Building permits and newspaper articles reveal the property has operated consistently as restaurant since 1967 and was the site of the following establishments: Charlie's Chili (1971); Sea Grotto (1974); Unicorn Café, operated by Maurice Brerot (1980); Monique, owned by Hassan Essayll and run by chef Guy Sockrider (1984-1992); Ti Amo, run by co-owners Martine Hermansen and Robert Castoro and run by chef Peter Higginson (1994; Los Angeles Times 8/16/1974; 10/5/1980; 7/6/1984; 6/27/1991; 6/14/1992; 5/1/1994). Most recently, the restaurant was called Ti Amo by Barone. Building permits also identify the following former owners but do not indicate which, if any, restaurant they operated: Jim D'Amato (1973) and Sidney Bryan (1978; City of Laguna Beach var.).

Visual observation and a review of historical aerial photographs suggests the building has been subject to substantial alteration. As discussed above, it is possible that sometime between 1938 and 1947 a projecting building addition was constructed on the rear end of the south elevation (NETROnline 1938; 1947; UCSB 1947). By 1981, west and south-elevations additions were constructed, creating a substantially rectangular footprint (UCSB 1968; 1981). The shingle and brick veneer cladding at the front of the building are presumed to be non-original and, based on visual observation, likely date to the mid-twentieth century.

Research conducted for this study, including a review of the historical newspaper database newspapers.com and other sources, found no further information of consequence regarding the property's past uses or the lives of any of its previous owners or occupants.

Historical Evaluation

As detailed below, the subject property is recommended ineligible for inclusion in the NRHP, CRHR, or LBHR because it lacks historical and architectural significance.

The subject property was developed circa 1938, likely as a residence, and has been used as a restaurant since at least as early as 1967. Although the property's initial construction took place during pre-1940 period of community development in South Laguna, alterations carried out since circa 1981 have so changed the building's appearance that it no longer conveys its associations with that period of events. Research for this study found no evidence, that in its incarnation as a restaurant, the property was important in the commercial development of South Laguna or in the context of any other event significant to the history of the city, region, state, or nation. The property is therefore recommended ineligible for inclusion on the NRHP or CRHR under Criteria A/1.

Available sources did not indicate that Bob and Genelle Cox or any subsequent owner or occupant of the subject property has made important contributions to the history of the city, region, state, or nation. Therefore, the property is recommended in ineligible for inclusion on the NRHP or CRHR under Criteria B/2.

Architecturally, the subject property consists of a substantially altered commercial building exhibiting no discernible style. It does not embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic values. Although research for this study did not identify the building's designer, its design does not suggest it is exemplary of the work of any master. As such, the property is recommended ineligible for inclusion on the NRHP or CRHR under Criterion C/3.

A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history. It is therefore recommended ineligible for the NRHP and CRHR under Criteria D/4.

The property is also not recommended eligible for listing as a contributor to any known or potential historic district.

Based on the preceding and other factors, the property is also recommended ineligible for the LBHR. Specifically, it is not listed on the NRHP or CRHR (Criterion 2); does not exemplify the cultural, political, economic, social or historical heritage of the community (Criterion 3); is not identified with a person, events, culture or site significant in local, state or national history (Criterion 4); is not representative of the work of a notable builder, designer, architect, or artist including those of local importance (Criterion 5); does not embody distinguishing architectural characteristics of a style, type, period or method of construction that exemplify a particular architectural style or way of life important to the City (Criterion 6); does not embody elements that represent a significant structural, engineering, or architectural achievement or innovation (Criterion 7); and has not yielded, and does not have the potential to yield, information important to the prehistory or history of the local area, California, or the nation (Criterion 11). Additionally, research for this study found no evidence the property has a unique location, a singular physical characteristic, or is an iconic visual feature or public view point within the City (Criterion 8); is one of the remaining examples in the City, region, state or nation possessing distinguishing characteristics of architectural, cultural or historical importance (Criterion 9); is an iconic landscape, garden, space or public view point that is

significant to the history and heritage of the City (Criterion 10). Because it does not meet any of the above-listed local designation criteria, permission to designate the property locally was not sought from its owners, pursuant to local Criterion 1.

6 Findings and Recommendations

One built environment resource was identified in the project area: the commercial property at 31727 Coast Highway. The property was recorded and evaluated for inclusion in the NRHP, CRHR, and LBHR. As a result of the analysis, 31727 Coast Highway was found to lack sufficient historical or architectural significance to be eligible for inclusion in the NRHP, CRHR, or LBHR. Therefore, the property is not considered a historical resource for the purposes of CEQA and its demolition would not result in a significant impact to a historical resource pursuant to Section 15064.5(b) of the CEQA Guidelines.

In addition, the CHRIS records search and background research identified five known or potential historical resources listed on or eligible for the LBHR in close proximity to the project area. These include 31691, 31709, 31742, and 31776 Coast Highway and 31696 Seacliff Drive, which include contributors to the locally eligible South Laguna and South Laguna Commercial historic districts, both of which were developed between the 1920s and 1940. However, this survey documentation is approximately 40 years old and has not been updated since this time. The California OHP recommends surveys be updated every five years and as a result, the current historical resources status of these properties is unclear and an evaluation of these properties was outside the scope of this study. Regardless, while the project may result in the redevelopment of the project site with a possible parking lot, a public restroom, a community park or a fire station, none of these uses would introduce a new visual element which has potential to result materially impair any surrounding historical resources as defined in Section 15064.5(b) of the CEQA Guidelines. Available documentation for the above-identified resources does not indicate their setting contributes to their historical significance. Further, the proposed uses are consistent with the surrounding areas existing setting, which has been redeveloped gradually with new residential and commercial properties since World War II. Therefore, new construction associated with the current project would not destroy, damage, or alter those physical features that convey the significance of the resources and justify their eligibility for listing in the LBHR.

No previously recorded archaeological resources were identified within the project site, and the NAHC returned “negative” SLF results. In addition, because the project site is completely developed an archaeological survey was not completed. However, several previously recorded archaeological sites in the vicinity of the project suggest that the area is highly sensitive for archaeological resources. It is possible that unrecorded archaeological resources exist below the existing building, based on the general sensitivity noted as a result of the records search. Additionally, as the current building at 31727 Coast Highway was built in 1938, it is likely that previously unidentified cultural resources could be present under the building, as evident by archaeological resources recorded as extending under infrastructure within the project vicinity. Given the general sensitivity of the project site and inability to conduct an archaeological survey, Rincon recommends archaeological and Native American monitoring (outlined below) for earth disturbing activities related to the project. Rincon further recommends a standard unanticipated discovery recommendation in the event a cultural resource is discovered within the project site. With adherence to these recommendations, Rincon recommends a finding of ***less than significant impacts to historical resources*** under CEQA for the current project. The project is also required to adhere to regulations regarding the unanticipated discovery of human remains, detailed below.

6.1 Archaeological and Native American Monitoring

Subsequent to the removal of the existing facilities and hardscaping, a qualified archaeologist and locally affiliated Native American monitor should monitor construction activities within the project site. If, during initial ground disturbance, the qualified archaeologist determines that the construction activities have little or no potential to impact cultural resources (e.g., excavations are within previously disturbed, non-native soils, or within soil formation not expected to yield cultural resources deposits), the qualified archaeologist may recommend that monitoring be reduced or eliminated. If cultural resources are identified during initial monitoring, work in the immediate vicinity should halt until the resource has been evaluated for significance. Should cultural resources be discovered during excavation, additional studies including data recovery efforts may be needed to reduce project impacts and/or consultation with local tribes and the City of Laguna Beach, acting as lead agency, may be necessary to mitigate any significant impacts.

6.2 Unanticipated Discovery of Cultural Resources

If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If the discovery proves to be significant under the NHPA and/or CEQA, additional work such as data recovery excavation and Native American consultation may be warranted to mitigate any significant impacts/adverse effects.

6.3 Human Remains

The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner would notify the Native American Heritage Commission, which would determine and notify a most likely descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from subsequent disturbance.

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1978 Post-Pleistocene Archaeology, 9000 to 2000 B.C. in California. Volume 8: Handbook of North American Indians. Robert F. Heizer, ed. and William C. Sturtevant, general ed. Pp. 505-508. Washington D.C.: Smithsonian Institution Scholarly Press.

Warren, Claude N.

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Appendix A

2020 Records Search Results

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00176		1977	Desautels, Roger J.	Archaeological Survey Report on Lots 5 and 64 Located in the South Laguna Area of Orange County	Scientific Resource Surveys, Inc.	
OR-00255		1977	Anonymous	Archaeological Report on the Aliso Creek Corridor- Planning Units 2 & 3 Orange County, California	Scientific Resource Surveys, Inc.	30-000006, 30-000008, 30-000009, 30-000010, 30-000017, 30-000018, 30-000019, 30-000020, 30-000033, 30-000040, 30-000074, 30-000110, 30-000126, 30-000131, 30-000133, 30-000135, 30-000388, 30-000389, 30-000390, 30-000395, 30-000396, 30-000397, 30-000398, 30-000399, 30-000400, 30-000401, 30-000402, 30-000403, 30-000404, 30-000405, 30-000406, 30-000407, 30-000512, 30-000515, 30-000580
OR-00377		1979	Magalousis, Nicholas M.	Archaeological Survey Report	Interdisciplinary Research Group	30-000812, 30-000813, 30-000814
OR-00432		1979	Anonymous	Archaeological Test Excavation of the Robert C. Dolley Property South Laguna	Interdisciplinary Research Group	30-000842
OR-00460		1979	Anonymous	Archaeological Test Excavation Report Site ORA-813 South Laguna	Interdisciplinary Research Grouph	30-000813
OR-00512		1935	Romero, John B.	Orange County, California, Indian Campsites		30-000001, 30-000002, 30-000003, 30-000004, 30-000005, 30-000006, 30-000007, 30-000008, 30-000009, 30-000010, 30-000011, 30-000012, 30-000013, 30-000014, 30-000015, 30-000016, 30-000017, 30-000018, 30-000019, 30-000020, 30-000021, 30-000022, 30-000023, 30-000024, 30-000025, 30-000026, 30-000027, 30-000028, 30-000029, 30-000030, 30-000280
OR-00580		1977	Anonymous	The Aliso Creek Watershed, Orange County, California a Proposal for Creating an Archaeological District for the National Register of Historic Places and a Suggested Research and Study Design	Scientific Resource Surveys, Inc.	
OR-00641		1981	Anonymous	Archaeological Report - Volume 1 Executive Summary on Ora-436, Ora-437 Test and Salvage Excavation	Scientific Resource Surveys, Inc.	30-000436, 30-000437, 30-000814

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00663		1983	Anonymous	Cultural Resources Report on the Proposed South Coast Community Hospital Extension, South Laguna	Scientific Resource Surveys, Inc.	
OR-00664		1983	Anonymous	Cultural Resource Report on Two Parcels of Land Located in the South Laguna Area	Scientific Resource Surveys, Inc.	30-000437
OR-00686		1983	Cottrell, Marie G.	Archaeological Assessment of the Ellis Residence Site of South Laguna Beach	Archaeological Resource Management Corp.	
OR-00822		1986	Cameron, Constance	Archaeological Investigations at Laguna Sur CA-ORA-813, CA-ORA-436, CA-ORA-437	Irvine Soils Engeneering	30-000436, 30-000437, 30-000813
OR-00938		1988	Bissell, Ronald M.	Status of Cultural Resources in the Wood Canyon Area, Southern Orange County, California	RMW Paleo Associates, Inc.	30-000006, 30-000013, 30-000019, 30-000020, 30-000126, 30-000133, 30-000177, 30-000266, 30-000388, 30-000389, 30-000390, 30-000395, 30-000396, 30-000397, 30-000398, 30-000399, 30-000400, 30-000401, 30-000402, 30-000403, 30-000404, 30-000405, 30-000406, 30-000407, 30-000412, 30-000413, 30-000415, 30-000418, 30-000422, 30-000423, 30-000424, 30-000427, 30-000436
OR-01013		1976	Carrico, Richard L.	Archaeological Testing at ORA-597 South Laguna Beach, California.	Westec Services, Inc.	30-000597
OR-01347		1977	Carrico, Richard L.	Draft Environmental Impact Report #288 Christeson-porter Tract Map, South Laguna Tt10027	Westec Services, Inc.	30-000597
OR-01797	Cellular -	1998	Brechbiel, Brant A.	Cultural Resources Records Search and Literature Review Report for a Pacific Bell Mobile Services Telecommunications Facility: Cm 074-03 in the City of Laguna Beach, California	Chambers Group, Inc.	
OR-01926		1977	Ezell, Paul H. and Carrico, Richard L.	Archaeological Survey Report of Aliso Water Management Agency Project Committees 7, 11-A and 15	Westec Service, Inc.	30-000009, 30-000074, 30-000109, 30-000280, 30-000281, 30-000285, 30-000286, 30-000334, 30-000335, 30-000576, 30-000577, 30-000578, 30-000583, 30-000596, 30-001683
OR-03133		2004	McKenna, Jeanette A.	Cultural Resource Assessment Coast Highway Streetscape Improvements in South Laguna	McKenna et al.	19-000597, 19-000842, 30-000597
OR-03143		2005	Wlodarski, Robert J.	A Phase I Archaeological Study for 31691 Pacific Coast Highway South Laguna Beach, Orange County, California	Cellulear, Archaeological, Resource, Evaluations	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-03296		2006	O'Neil, Stephen, Corey, Christopher, and Sikes, Nancy E.	Cultural Resources Inventory and Evaluation for the Proposed Aliso Creek Inn and Golf Course Project, City of Laguna Beach, Orange County, California	SWCA Environmental Consultants, Inc.	30-000006, 30-000008, 30-000009, 30-000074, 30-000395, 30-000396, 30-000397, 30-000398, 30-000583
OR-03507		2006	McKenna, Jeanette A.	Historic Survey Report for the City of Laguna Beach Street Scape Improvements	McKenna et al.	30-000842
OR-03960	Cellular -	2011	Wlodarski, Robert J.	Records Search and Field Reconnaissance for Proposed AT&T Wireless Telecommunications Site LAC288 (South Laguna), 31642 Coast Hwy., Laguna Beach, California.	Cellular, Archaeological Resource Evaluations	30-000597, 30-000812, 30-000813, 30-000842
OR-04026		2007	McKenna, Jeanette A.	Archaeological Survey Report: South Laguna Coast Highway Improvements Project, Coast Highway Between West Street to 5th Avenue, City of South Laguna, Orange County, California	McKenna et al.	30-000842
OR-04082		1987	Pierson, Larry, Shiner, Gerald, and Slater, Richard	California Outer Continental Shelf, Archaeological Resource Study: Morro Bay to Mexican Border, Final Report	PS Associates	
OR-04179		2008	unknown	Laguna Beach Historic Resources Inventory	City of Laguna Beach	30-157939
OR-04416		2010	Daly, Pamela	Historic Resources Assessment Report of 31762 South Coast Highway, South Laguna Beach, CA	Daly and Associates	30-177512
OR-04459		2014	Bonner, Diane, Wills,Carrie, and Crawford, Kathleen	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02074A (CM074 S Coast Medical Center) 31872 Coast Highway, Laguna Beach, Orange County, California	EAS	30-000437, 30-000597, 30-000812, 30-000813, 30-000842, 30-160147, 30-160186
OR-04476		2014	Brunzell, Dave	Cultural Resources Assessment Tunnel Stabilization and Sewer Pipeline Replacement Project South Laguna Beach, Orange County, California	BCR Consulting	30-000008, 30-000009, 30-000010, 30-000011, 30-000074, 30-000127, 30-000437, 30-000583, 30-000597, 30-000812, 30-000813, 30-000814, 30-000842, 30-001060, 30-001713, 30-160186, 30-176779, 30-177512, 30-177513

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-000009	CA-ORA-000009	Resource Name - Romero's Camp Number 9; Other - CAMP 9 OCAS	Site	Prehistoric	AP02; AP16	1949; 1966 (CHACE)	OR-00255, OR-00512, OR-01926, OR-01995, OR-03296, OR-03398, OR-04476
P-30-000597	CA-ORA-000597		Site	Prehistoric	AP02; AP08; AP11; AP15	1976 (Drover, C.E.); 2014 (David Brunzell, BCR Consulting)	OR-01013, OR-01347, OR-01995, OR-03133, OR-03960, OR-04459, OR-04476
P-30-000812	CA-ORA-000812	Resource Name - Temporary Field No. 11	Site	Prehistoric	AP02; AP14; AP15	1979 (MAGALOUSIS); 1979 (Magalousis, Nicholas M., Interdisciplinary Research Group)	OR-00377, OR-03960, OR-04459, OR-04476
P-30-000813	CA-ORA-000813	Resource Name - Temporary Field No. 12	Site	Prehistoric	AP02; AP15	1979 (MAGALOUSIS); 1979 (MAGALOUSIS); 1986 (Constance Cameron, Irvine Soils Engeneering)	OR-00377, OR-00460, OR-00822, OR-03960, OR-04459, OR-04476
P-30-000842	CA-ORA-000842	Resource Name - SL-14; Other - SRS-SL-1	Site	Prehistoric	AP02; AP15	1979 (Magalousis, Nicholas); 1979 (Roeder; Zelenka, Scientific Resource Surveys, Inc.); 2004 (Baker, Charles, Caltrans District 12); 2018 (Ivan Strudwick, LSA)	OR-00432, OR-03507, OR-03960, OR-04026, OR-04459, OR-04476
P-30-160147		OHP Property Number - 039516; Resource Name - South Laguna Commercial Bldgs District, Three Arches; Other - South Laguna Commercial Bldgs; Other - zip 92651; Other - Three Arches	District	Historic	HP05; HP06	1981 (K. Turnbull, Environmental Coalitition)	OR-04459
P-30-160186		OHP Property Number - 039555; Resource Name - South Laguna District, Three Arches; Other - zip 92651; Other - South Laguna; Other - Three Arches	District	Historic	HP02	1981 (Turnbull, Karen, Environmental Coalition)	OR-04459, OR-04476
P-30-177512		Resource Name - 31762 S Coast Hwy	Building, Structure	Historic	HP02; HP04	2010 (Pamela Daly, Daly & Associates); 2014 (David Brunzell, BCR Consulting)	OR-04416, OR-04476

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-177513		Resource Name - South Coast Water District Beach (SCWD) Interceptor Sewer and Tunnel	Structure	Historic	HP39	2014 (David Brunzell, BCR Consulting)	OR-04476

Appendix B

Native American Heritage Commission

NATIVE AMERICAN HERITAGE COMMISSION

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

July 8, 2021

Dustin Merrick
Rincon Consultants, Inc.

Via Email to: dmerrick@rinconconsultants.com

Re: 31727 Coast Highway Project, Orange County

Dear Mr. Merrick:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Appendix C

California Department of Parks and Recreation Series 523 Forms

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 31727 Coast Highway

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *San Juan Capistrano* **Date:** 1968 Township 8S, Range 8W, Section 5 S.B.**B.M.**

c. Address: 31727 Coast Highway City: Laguna Beach Zip: 92651

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APNs: 658-101-39 and 658-101-40

***P3a. Description:**

Constructed circa 1938, the subject property consists of a highly altered, one-story commercial building and a paved parking lot situated on two adjacent parcels. Constructed in no discernible architectural style, the roughly rectangular-plan building sits on a concrete foundation. A product of multiple additions and other alterations, its multi-level roof is alternately gabled and flat and almost entirely concealed by non-original parapets. A small portion of the original is visible at the rear (west) end of the building. The building's wood-frame structural system is sheathed in a combination non-original gabled roof wood shingles and brick veneer on the front (east) elevation and stucco and horizontal wood planks on the south. Accessed via a short set of brick steps, the main entrance faces Coast Highway to the east and features a non-original wood-panel double door with stained glass lights. To the right of the main entry, a set of concrete stairs descends from the sidewalk to a secondary, lower-level entrance with a glazed wood-panel door. Windows include fixed wood and horizontally sliding aluminum sashes. A paved parking lot occupies the south side of the sloping property. Landscaping consists of mature trees and hedges planted at the edges of the parking lot.

The building is in fair condition. Building permits obtained from the City of Laguna Beach documented only one exterior alteration of consequence, the possible replacement of glass roof panels circa 2007 (City of Laguna Beach 2007). Visual observation, however, suggests there have been multiple alterations to the building, including multiple side and rear additions, shingle-clad parapet, brick-veneer exterior cladding, and two replacement doors with stained glass lights. As a result of these alterations, little of the original exterior is visible.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing

P5b. Description of Photo:
31727 Coast Highway, east and south elevations, facing northwest

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

Circa 1938 (UCSB 1938; NETROnline 2021)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams & Shannon Carmack
Rincon Consultants
8825 Aero Drive, Suite 120
San Diego, CA 92123

***P9. Date Recorded:**
June 29, 2021

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

Merrick, Dustin, Shannon Carmack, James Williams, and Steven Treffers. 2021. *31727 Coast Highway Civic Site Project Cultural Resources Assessment.* Prepared by Rincon Consultants, Inc. for the City of Laguna Beach. Rincon Project No. 21-11517. Report on file at the South Central Coastal Information Center, California State University, Fullerton.

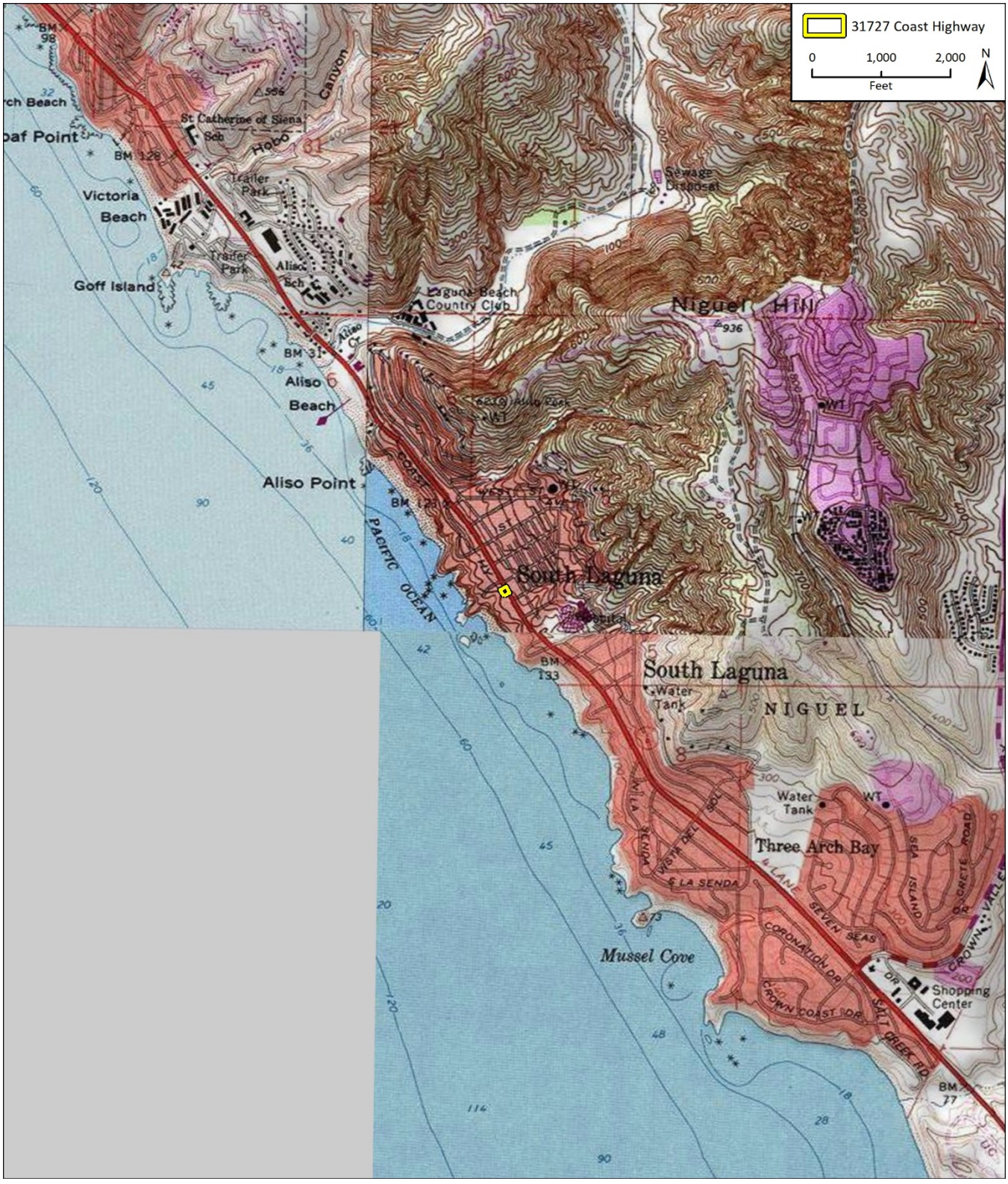
***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 2 **of** 5 ***Resource Name or #** 31727 Coast Highway
***Map Name:** *Dana Point, Laguna Beach & San Juan Capistrano* ***Scale:** 1:24,000 ***Date of map:** 1968



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 31727 Coast Highway ***NRHP Status Code** 6Z

B1. Historic Name: Moby Dick
B2. Common Name: Ti Amo by Barone
B3. Original Use: Residential B4. Present Use: Commercial
***B5. Architectural Style:** No discernible Style
***B6. Construction History:**
Aerial photographs suggest the subject building was constructed circa 1938 (NETROnline 2021; UCSB 1947). An addition to the east elevation was constructed sometime between 1967 and 1981 (NETROnline 1967; 1981). Visual observation suggests the brick veneer and shingle-clad parapet were added circa 1970.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a former residence constructed circa 1938 and altered for use as a restaurant by the 1960s.

Completion of the Pacific Coast Highway in 1926 provided an easy route from Los Angeles to the Laguna Beach area, and increased traffic to the beachside community. Residential and commercial development in the South Laguna area, in which the project area is located, began after the opening of the highway (Turnbull 1981a; 1981b). Originally named Three Arches, the community was subdivided and marketed by Dwight Whiting and Blanche Dolphe. Further subdivision of the development's 120-foot-by-40-foot lots produced "the small, cramped lots that characterize the area" (Turnbull 1981b). Dating from the 1920s, the community's first commercial developments catered to vacationers. Three Arches was renamed South Laguna in 1933 (Turnbull 1981a).

Aerial photographs suggest the subject property was developed circa 1938 and by 1947, was augmented with a rear addition to form an irregular footprint (NETRonline 2021; UCSB 1947). (NETROnline 2021). Available records do not indicate the building's uses prior to 1967, when an article published in the Los Angeles Times identified the address as that of Moby Dick, a restaurant owned by Bob and Genelle Cox. The article noted that Bob was a former college football star and Strategic Air Command pilot and Genelle previously owned an antiques store (Los Angeles Times 9/3/1967). Building permits and newspaper articles reveal the property has operated consistently as restaurant since 1967 and was the site of the following establishments: Charlie's Chili (1971); Sea Grotto (1974); Unicorn Café, operated by Maurice Brerot (1980); Monique, owned by Hassan Essayll and run by chef Guy Sockrider (1984-1992); Ti Amo, run by co-owners Martine Hermansen and Robert Castoro and run by chef Peter Higginson (1994; Los Angeles Times 8/16/1974; 10/5/1980; 7/6/1984; 6/27/1991; 6/14/1992; 5/1/1994). Most recently, the restaurant was called Ti Amo by Barone. Building permits also identify the following former owners but do not indicate which, if any, restaurant they operated: Jim D'Amato (1973) and Sidney Bryan (1978; City of Laguna Beach var.). *See continuation sheet, p. 4.*

B11. Additional Resource Attributes: N/A
***B12. References:**

See continuation sheet, p. 4.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** June 30, 2021

(This space reserved for official comments.)

***Recorded by:** James Williams and Shannon Carmack, Rincon Consultants ***Date:** June 29, 2021 ■Continuation ☐Update

B10. Significance (continued):

Visual observation and a review of historical aerial photographs suggests the building has been subject to substantial alteration. As discussed above, it is possible that sometime between 1938 and 1947 a projecting building addition was constructed on the rear end of the south elevation (NETROnline 1938; 1947; UCSB 1947). By 1981, west and south-elevations additions were constructed, creating a substantially rectangular footprint (UCSB 1968; 1981). The shingle and brick veneer cladding at the front of the building are presumed to be non-original and, based on visual observation, likely date to the mid-twentieth century.

Research conducted for this study, including a review of the historical newspaper database newspapers.com and other sources, found no further information of consequence regarding the property's past uses or the lives of any of its previous owners or occupants.

Historical Evaluation

The subject property is recommended ineligible for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and Laguna Beach Historic Register (LBHR) because it lacks historical and architectural significance.

The subject property was developed circa 1938, likely as a residence, and has been used as a restaurant since at least as early as 1967. Although the property's initial construction took place during pre-1940 period of community development in South Laguna, alterations carried out since circa 1981 have so changed the building's appearance that it no longer conveys its associations with that period of events. Research for this study found no evidence, that in its incarnation as a restaurant, the property was important in the commercial development of South Laguna or in the context of any other event significant to the history of the city, region, state, or nation. The property is therefore recommended ineligible for inclusion on the NRHP or CRHR under Criteria A/1.

Available sources did not indicate that Bob and Genelle Cox or any subsequent owner or occupant of the subject property has made important contributions to the history of the city, region, state, or nation. Therefore, the property is recommended in ineligible for inclusion on the NRHP or CRHR under Criteria B/2.

Architecturally, the subject property consists of a substantially altered commercial building exhibiting no discernible style. It does not embody the distinctive characteristics of a type, period, or method of construction, or possess high artistic values. Although research for this study did not identify the building's designer, its design does not suggest it is exemplary of the work of any master. As such, the property is recommended ineligible for inclusion on the NRHP or CRHR under Criterion C/3.

A review of available evidence and records search results did not indicate the property may yield important information about prehistory or history. It is therefore recommended ineligible for the NRHP and CRHR under Criteria D/4.

The property is also not recommended eligible for listing as a contributor to any known or potential historic district.

Based on the preceding and other factors, the property is also recommended ineligible for the LBHR. Specifically, it is not listed on the NRHP or CRHR (Criterion 2); does not exemplify the cultural, political, economic, social or historical heritage of the community (Criterion 3); is not identified with a person, events, culture or site significant in local, state or national history (Criterion 4); is not representative of the work of a notable builder, designer, architect, or artist including those of local importance (Criterion 5); does not embody distinguishing architectural characteristics of a style, type, period or method of construction that exemplify a particular architectural style or way of life important to the City (Criterion 6); does not embody elements that represent a significant structural, engineering, or architectural achievement or innovation (Criterion 7); and has not yielded, and does not have the potential to yield, information important to the prehistory or history of the local area, California, or the nation (Criterion 11). Additionally, research for this study found no evidence the property has a unique location, a singular physical characteristic, or is an iconic visual feature or public view point within the City (Criterion 8); is one of the remaining examples in the City, region, state or nation possessing distinguishing characteristics of architectural, cultural or historical importance (Criterion 9); is an iconic landscape, garden, space or public view point that is significant to the history and heritage of the City (Criterion 10). Because it does not meet any of the above-listed local designation criteria, permission to designate the property locally was not sought from its owners, pursuant to local Criterion 1.

B12. References (continued):

City of Laguna Beach

Var. Building permits and related documents for 31727 Coast Highway. Obtained via City of Laguna Beach GIS Map. https://www.arcgis.com/apps/webappviewer/index.html?id=75a3aa3236c7475bb5e81925d130a763&extent=-13123258.3471%2C3958953.8571%2C-13093447.906%2C3978502.6271%2C102100. Accessed July 6, 2021.

Los Angeles Times

1967 "Roundabout," September 3. www.newspapers.com. Accessed June 14, 2021.
1974 "What's Doing in Orange County," August 16. www.newspapers.com. Accessed June 14, 2021.
1980 "New or Different," October 5. www.newspapers.com. Accessed June 14, 2021.
1984 "Reviewing the Reviews," July 6. www.newspapers.com. Accessed June 14, 2021.
1991 "Four Restaurants Awarded for Excellence," June 27. www.newspapers.com. Accessed June 14, 2021.

See continuation sheet, p. 5.

***Recorded by:** James Williams and Shannon Carmack, Rincon Consultants ***Date:** June 29, 2021 ■Continuation ☐Update

B12. References (continued):

1992 Restaurant reviews. January 2. www.newspapers.com. Accessed June 14, 2021.

1994 "First impressions: Ugly Duckling Turns to a Swan," May 1. www.newspapers.com. Accessed June 14, 2021.

Nationwide Environmental Title Research Online (NETROnline)

2021 Historic Aerials [map and aerial photograph database]. Aerial photographs of project area and vicinity. https://www.historicaerials.com/viewer, accessed June 14, 2021.

Turnbull, Karen

1981a South Laguna Commercial Buildings, California Department of Parks and Recreation Series 523 Form. https://lagunabeachcity.net/civicax/filebank/blobdload.aspx?BlobID=2518. Accessed June 15, 2021.

1981b South Laguna, California Department of Parks and Recreation Series 523 Form. https://www.lagunabeachcity.net/civicax/filebank/blobdload.aspx?BlobID=2517. Accessed June 15, 2021.

University of California, Santa Barbara (UCSB) Map & Imagery Lab

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1947 FrameFinder. Historical aerial photograph database. Flight C_11730, Frame 4-82. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed June 16, 2021.

1960 FrameFinder. Historical aerial photograph database. Flight PAI_133V_1, Frame 25. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed June 16, 2021.

Altered rear section of 31727 Coast Highway, south and west elevations. Camera facing northeast.

Appendix C

Energy Use Calculations

31727 Coast Highway Civic Site Project

Last Updated: 6/29/2021

Compression-Ignition Engine Brake-Specific Fuel Consumption (BSFC) Factors **[1]**:

HP: 0 to 100	0.0588	HP: Greater than 100	0.0529

Values above are expressed in gallons per horsepower-hour/BSFC.

CONSTRUCTION EQUIPMENT

Construction Equipment	#	Hours per Day	Horsepower	Load Factor	Construction Phase	Fuel Used (gallons)
Concrete/Industrial Saws	1	8	81	0.73	Demolition Phase	611.55
Rubber Tired Dozers	1	1	247	0.4	Demolition Phase	114.89
Tractors/Loaders/Backhoes	2	6	97	0.37	Demolition Phase	556.79
Graders	1	8	187	0.41	Site Preparation Phase	356.64
Tractors/Loaders/Backhoes	1	8	97	0.37	Site Preparation Phase	185.60
Concrete/Industrial Saws	1	8	81	0.73	Grading Phase	305.78
Rubber Tired Dozers	1	1	247	0.4	Grading Phase	57.45
Tractors/Loaders/Backhoes	2	6	97	0.37	Grading Phase	278.39
Cranes	1	4	231	0.29	Building Construction Phase	2,762.00
Forklifts	2	6	89	0.2	Building Construction Phase	2,447.65
Tractors/Loaders/Backhoes	2	8	97	0.37	Building Construction Phase	6,580.23
Air Compressors	1	6	78	0.48	Architectural Coating Phase	884.45
Cement and Mortar Mixers	4	6	9	0.56	Paving Phase	476.24
Pavers	1	7	130	0.42	Paving Phase	1,353.58
Rollers	1	7	80	0.38	Paving Phase	837.84
Tractors/Loaders/Backhoes	1	7	97	0.37	Paving Phase	989.14
					Total Fuel Used	**18,798.22**
						(Gallons)

Construction Phase	Days of Operation
Demolition Phase	22
Site Preparation Phase	11
Grading Phase	11
Building Construction Phase	195
Paving Phase	67
Architectural Coating Phase	67
Total Days	373

WORKER TRIPS

Constuction Phase	MPG [2]	Trips	Trip Length (miles)	Fuel Used (gallons)
Demolition Phase	24.4	10	14.7	132.54
Site Preparation Phase	24.4	5	14.7	33.14
Grading Phase	24.4	10	14.7	66.27
Building Construction Phase	24.4	3	14.7	352.44
Paving Phase	24.4	18	14.7	726.57
Architectural Coating Phase	24.4	1	14.7	40.36
		Total		**1,351.32**

HAULING AND VENDOR TRIPS

Trip Class	MPG [2]	Trips	Trip Length (miles)	Fuel Used (gallons)
HAULING TRIPS				

Demolition Phase	7.5	23	20.0	61.33
Site Preparation Phase	7.5	0	20.0	0.00
Grading Phase	7.5	312	20.0	832.00
Building Construction Phase	7.5	0	20.0	0.00
Paving Phase	7.5	0	20.0	0.00
Architectural Coating Phase	7.5	0	20.0	0.00
			Total	**893.33**

VENDOR TRIPS

Demolition Phase	7.5	0	14.7	0.00
Site Preparation Phase	7.5	0	14.7	0.00
Grading Phase	7.5	0	14.7	0.00
Building Construction Phase	7.5	1	14.7	382.20
Paving Phase	7.5	0	14.7	0.00
Architectural Coating Phase	7.5	0	14.7	0.00
			Total	**382.20**

Total Gasoline Consumption (gallons)	**1,351.32**
Total Diesel Consumption (gallons)	**20,073.75**

Sources:

[1] United States Environmental Protection Agency. 2018. *Exhaust and Crankcase Emission Factors for Nonroad Compression-Ignition Engines in MOVES2014b* . July 2018. Available at: https://nepis.epa.gov/Exe/ZyPDF.cgi?Dockey=P100UXEN.pdf.

[2] United States Department of Transportation, Bureau of Transportation Statistics. 2019. *National Transportation Statistics 2019* . Available at: https://www.bts.gov/topics/national-transportation-statistics.

Appendix D

Phase I Environmental Site Assessment

Phase I Environmental Site Assessment

31727 Coast Highway
Laguna Beach, California 92651

July 1, 2021

City of Laguna Beach
505 Forest Avenue
Laguna Beach, CA 92651

Project Number 21-06-011

Prepared by:

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July 1, 2021

Jeremy Frimond
Senior Administrative Analyst
City of Laguna Beach
505 Forest Avenue
Laguna Beach, CA 92651

Subject: Phase I Environmental Site Assessment
31727 Coast Highway
Laguna Beach, California 92651
Project Number 21-06-011

Dear Mr. Frimond:

Weis Environmental, LLC has completed the contracted environmental consulting services for the above referenced project. The services were performed in accordance with our proposal and agreement fully executed by all parties. The Phase I Environmental Site Assessment has been performed in accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E1527-13 and Title 40 of the Code of Federal Regulations (40 CFR) Part 312. We appreciate the opportunity to be of service to you on this project. Please contact us if you have any questions or comments regarding this report or if we can be of further assistance.

Sincerely,

Weis Environmental, LLC

Samantha Weis
President

Daniel Weis, R.E.H.S.
Environmental Manager

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APPENDICES

1.0 INTRODUCTION

This report presents the methods and findings of a Phase I ESA of the property identified as 31727 Coast Highway in the City of Laguna Beach, Orange County, California (Site) performed in conformance with the contract/agreement for this assignment and the scope and limitations of ASTM Standard Practice E1527-13 and United States Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries (AAI) as published in 40 Code of Federal Regulations (CFR) Part 312. EPA promulgated the AAI rule that became effective in November 2006 and has indicated that the ASTM E1527 practice is consistent with the requirements of AAI and may be used to comply with the provisions of the AAI rule.

1.1 Purpose

The purpose of the ASTM E1527 practice (framework for this Phase I ESA) is to define good commercial and customary practice in the United States of America for conducting an ESA of a parcel of real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (Title 42 United States Code (U.S.C.) Section 9601)) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the "landowner liability protections," or "LLPs"): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. Section 9601(35)(B).

In defining a standard of good commercial and customary practice for conducting this Phase I ESA of the Site, the goal of the processes established by the ASTM E1527 practice is to identify, to the extent feasible, recognized environmental conditions. The term recognized environmental conditions is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. In addition, controlled recognized environmental conditions, historical recognized environmental conditions and/or de minimis conditions, if identified during the completion of the assessment, are discussed herein. Definitions of these terms and other key terminology relevant to the practice are included in Section 14.0 of this report.

1.2 Scope of the Assessment

In general terms, this Phase I ESA included the acquisition of readily available/accessible and practically reviewable regulatory records and historical information, a site reconnaissance, interviews and preparation of this written report of findings. A more detailed description of the four primary components of the Phase I ESA is presented below.

Records Review - A review of Federal, State, Tribal, and local standard ASTM and non-ASTM regulatory databases for a myriad of environmental identifiers including but not limited to properties with underground storage tanks (USTs), properties with leaking USTs, properties that have reported spills/releases that did not occur from a leaking UST, businesses that utilize hazardous materials and/or generate hazardous waste and hazardous waste disposal locations. The regulatory review may also include public records requests with one or more Federal, State, Tribal and/or local agencies. A review

of historical sources is also completed to help ascertain previous land uses of the property in question and in the surrounding area.

Site Reconnaissance - A property inspection and viewing of adjacent and surrounding properties for conditions that could be recognized environmental conditions.

Interviews - Interviews with present and past owners, operators and/or occupants of a property and local government officials.

Reporting - Evaluation of the information gathered during the completion of the Phase I ESA and the subsequent preparation of a written report.

1.3 Limitations and Exceptions

Concerns regarding liability under the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601 et seq. (CERCLA) and analogous State laws, have been a primary driver for Phase I ESA assignments in commercial real estate transactions. While the ASTM E1527 practice can be used in many contexts, a familiarity with CERCLA and its potential LLPs is critical in understanding and applying the ASTM E1527 practice. We advise consultation with legal counsel if further inquiry or information is desired.

AAI represents the minimum level of inquiry necessary to support the LLPs. However, it is important to understand that additional inquiry ultimately may be necessary or desirable for legal as well as business reasons depending upon the outcome of this inquiry and the particular risk tolerances of a given user. For example, additional inquiry may assist a user of a Phase I ESA in determining whether he or she would have continuing obligations in the event he or she acquires a given property and may also assist the user in defining the scope of future steps to be taken to satisfy such obligations. In addition, a user may be concerned about business environmental risks or non-scope ASTM considerations that do not fall within the definition of a recognized environmental condition. In addition, this assessment did not include subsurface or other invasive exploration. Users are also cautioned that Federal, State, Tribal and local laws may impose environmental assessment obligations that are beyond the scope of the ASTM E1527 practice.

The evaluation, opinion and conclusions presented herein are based solely on visual observations and regulatory, historical and personal knowledge related information that existed at the time our assessment was completed. The use of the gathered information is exclusively for the purposes outlined in this report and only for the Site. Our firm can make no warranty, either express or implied, except that the services conducted were performed in accordance with generally accepted environmental assessment practices applicable at the time and location of the assessment and that the conclusions of the assessment have been based in part on professional judgment/experience, an interpretation of readily available data and the standard of care normally followed by similar professionals practicing in a similar locale and under similar circumstances. Any opinions presented cannot apply to Site changes of which our firm is unaware and has not had the opportunity to evaluate. In addition, this report cannot feasibly include any evaluation of undocumented activities at the Site or on adjacent or nearby properties. Lastly, a Phase I ESA meeting or exceeding this practice and completed less than 180 days prior to the date of acquisition of a given property or (for transactions not involving an acquisition) the date of the intended transaction is presumed to be valid.

1.4 Special Terms and Conditions

This Phase I ESA was prepared in accordance with the terms and conditions of the contract/agreement for the work as executed between our firm and the client. There are no other special terms and conditions established between our firm and the client pertinent to the findings of this ESA or methodology used to complete this assessment. In addition, our firm has no final or other vested interest in the Site or adjacent/surrounding properties, or in any entity that owns or occupies the Site or adjacent/surrounding properties.

1.5 Limiting Conditions and Deviations

There were no significant limiting conditions that would inhibit our ability to identify recognized environmental conditions noted during the completion of this assessment. In addition, there were no deviations from the ASTM E1527 standard noted during the completion of this assessment. Any limiting conditions that are not considered to be ones that would inhibit our ability to identify recognized environmental conditions at the Site are referenced in applicable sections of this report.

1.6 Data Failure and Data Gaps

No instances of data failure were encountered during the completion of this assessment. In addition, no data gaps of significance (i.e. those that would inhibit our ability to identify recognized environmental conditions) were identified during the completion of this assessment. Any data gaps that are not considered to be ones that would inhibit our ability to identify recognized environmental conditions at the Site are referenced in applicable sections of this report.

1.7 Reliance

This report has been prepared for the exclusive use of the client of which our firm has contracted with to complete this assessment. This report may not be relied upon by any other person or entity without the written consent of both our firm and our client. The scope of services performed for this assessment may not be appropriate to satisfy the specific needs of other users, and any use or reuse of this document would be at the sole risk of said users. Any other party seeking liability protection under CERCLA must take independent action to accomplish its objective.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The Site is identified by the physical address of 31727 Coast Highway and by the legal addresses of 31729 and 31735 Coast Highway. The Site is further identified by Orange County Assessor's Parcel Numbers 658-101-39 and 658-101-40. The Site is a reported 0.27 acres and is situated west of Coast Highway, south and east of Seacliff Drive and northwest of 4th Avenue. A Vicinity Map is included as Figure 1. A Site Plan is included as Figure 2.

2.2 Site and Vicinity Characteristics

The Site and the surrounding vicinity are situated in an area of the City of Laguna Beach that consists primarily of residential properties, commercial properties, Pacific Coast Highway and other public roadways. Additional details pertaining to the Site and its adjoining properties are provided in the sections below.

2.3 Current Use of the Site

The Site is currently vacant with no known occupants. The building at the Site was most recently utilized as a restaurant.

2.4 Description of Site Improvements

The Site is developed with a single one-story commercial building that is a reported 1,353 square feet and was reportedly constructed in 1928. The building includes brick, wood, stucco and concrete masonry unit exteriors and appears to be wood framed and constructed on a concrete slab-on-grade foundation. Other portions of the Site consist of concrete and asphalt paved parking, minor landscaping, and a concrete masonry wall. Indicators of various utility systems are present throughout the Site, along the Site perimeter and throughout portions of the paved parking lot. These include but are not limited to storm and areas drain inlets and a placard at the southeast corner of the Site indicating the presence of a high pressure gas line. The nature of each of the subsurface features is unknown. A higher level of confidence regarding the nature of extent of surface indicators of subsurface features can be obtained from a utility or geophysical consultant.

2.5 Utilities

Utilities that are reported to be present at the Site or provide service in the surrounding area are noted below along with their municipal provider where applicable. If certain utility systems are not provided by public agencies or entities, they are noted as privately maintained.

Utility	Provider (Where Applicable)
Potable Water	South Coast Water District
Sewage Maintenance	City of Laguna Beach
Electrical	Southern California Edison.
Natural Gas	Southern California Gas Company.
Solid Waste Disposal	Waste Management

2.6 Description of Adjoining Properties

Adjoining properties are defined as any real property or properties, the border of which is contiguous or partially contiguous with that of the subject property of a Phase I ESA, or that would be contiguous or partially contiguous with that of a subject property but for a street, road, or other public thoroughfare separating them. To the extent feasible, our firm performed a visual inspection of adjoining properties from the Site boundaries and along public right of ways. We did not encroach on to adjoining private property during the completion of this assessment. The following table identifies the adjoining property uses:

Direction	Adjoining Property Use
Northeast	Coast Highway followed by commercial properties.
Southeast	Coast Highway followed by commercial properties.
Northwest	Residential and commercial properties.
Southwest	Residential properties.

2.7 Summary Relative to Environmental Concerns

No recognized environmental conditions in connection with the land use of the Site and improvements at the Site are noted. In addition, the land uses of adjoining properties and properties in the vicinity of the Site do not represent recognized environmental conditions that are of direct environmental concern to the Site.

3.0 PHYSICAL SETTING

3.1 Topography

The Site is depicted on the United States Geological Survey (USGS) topographic map for the San Juan Capistrano, California 7.5-minute quadrangle (2018). The Site is shown on the map as being situated at an elevation of approximately 130 feet above mean sea level with a local topographic gradient generally downward toward the southwest. There are no improvements, structures or surface waters depicted on-Site on the map. Adjoining and surrounding roadways are depicted on the map. A Topographic Map is included as Figure 3.

3.2 Hydrology

According to the Water Quality Control Plan for the San Diego Basin (Region 9), published by the California Regional Water Quality Control Board, the Site is situated within the Dana Point Hydrologic Subarea of the Laguna Hydrologic Area of the San Juan Hydrologic Unit. There are no known substantial hydrologic features at the Site including major storm drain inlets, drainages, channels or surface waters. Area drains are present at the Site. Due to the substantial amount of paving at the Site, infiltration of precipitation to the Site is likely relatively minor. Any excess water would appear to flow as surface runoff to surrounding areas of lower elevation and to adjoining roadways and the municipal stormwater conveyance system. The Site does not appear to receive significant drainage from off-Site properties.

3.3 Geology

General geologic information pertaining to the Site is presented in the table below.

Geologic Consideration	Details
California Geomorphic Province	Peninsular Ranges.
Mapped Soils or Formation	Middle Miocene marine sedimentary rocks (Monterey Formation).
Description of Soils or Formation	Generally moderately to well consolidated sandstone, shale, siltstone, and conglomerate.
Distance/Direction to Mapped Faults	No known faults are mapped on the Site.

3.4 Hydrogeology

General hydrogeologic information pertaining to the Site is presented in the table below.

Hydrogeologic Consideration	Details
Groundwater Basin or Unit	Dana Point Hydrologic Subarea.
Beneficial Uses	Agricultural.
Estimated Depth to Groundwater	Greater than 50 feet.

Hydrogeologic Consideration	Details
Estimated Flow of Groundwater	Southwest.
Known Site or Regional Groundwater Contamination Issues	None reported.

3.5 Oil and Gas Exploration

According to online resources provided by the California Department of Conservation, Geologic Energy Management Division, there are no oil, gas or geothermal wells located on the Site or its adjacent properties.

3.6 Summary Relative to Environmental Concerns

No recognized environmental conditions associated with Site physical setting considerations are noted. In addition, physical setting considerations related to the adjoining properties and properties in the vicinity of the Site do not represent recognized environmental conditions that are of direct environmental concern to the Site.

4.0 USER PROVIDED INFORMATION

A representative of the user of this report was interviewed during the completion of this assessment. The questions posed during the interview are defined by the ASTM E1527 practice and we understand that the client also relied on information provided by their client (borrower) in order to respond to the standard interview questions. The client also provided us with any land title records and judicial records that may be available for the Site as part of the required evaluation for environmental liens and activity and use limitations (AULs) in connection with the subject property of a Phase I ESA. As stated in the ASTM E1527 practice, it is the responsibility of the user of the report to provide any available records pertaining to environmental liens and AULs that may exist in connection with a given property. Any land title and judicial recorded provided to our firm are discussed below. If such information is not discussed in the sections below, it was not provided by the user of the report.

In addition to the contact information obtained, the user of the report was also asked if they are aware of other useful documents that may exist and if so whether copies can be provided to the environmental professional within reasonable time and cost constraints. A list of typical useful documents is included in Section 10.8.1 of the ASTM E1527 practice and include but are not limited to environmental assessment reports, compliance audits and permits, registrations for tank and other aboveground or underground systems, safety plans, spill prevention and other facility related plans and geological/geotechnical studies and environmental governmental agency notices and/or correspondence.

4.1 Title Records

Our firm was provided with a title report prepared by First American Title Insurance Company dated June 1, 2021. No environmentally related liens, deed restrictions or activity and use limitations pertaining to the Site were noted in the title report. A copy of the title report is included in Appendix A.

4.2 Environmental Liens

The client is unaware of environmental liens in connection with the Site.

4.3 Activity and Use Limitations

The client is unaware of AULs in connection with the Site.

4.4 Specialized or Actual Knowledge or Experience

The client is unaware of specialized knowledge, actual knowledge or experience that is material to recognized environmental conditions in connection with the Site.

4.5 Commonly Known or Reasonably Ascertainable Information

The client is unaware of commonly known or reasonably ascertainable information within the local community that is material to recognized environmental conditions in connection with the Site.

4.6 Valuation Reduction for Environmental Issues

The client is unaware of information pertaining to an undervalued purchase price of the Site relative to the estimated fair market value of the Site due to the presence of contamination.

4.7 Owner, Property Manager, and Occupant Information

The Site is currently owned by Joseph Scala, as Trustee of the California Hope Trust dated 08/01/2020. The Site is currently vacant with no known occupants.

4.8 Reason for Performing Phase I ESA

The client has commissioned this Phase I ESA as part of a proposed real estate transaction (acquisition and development). The Phase I ESA is also being completed to assist the client in complying with 40 CFR Part 312.

4.9 Proceedings Involving the Site

The client is unaware of pending, threatened, or past litigation and administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Site. The client is also unaware of notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products in connection with the Site.

4.10 Other Provided Documents

Prior environmental documents pertaining to the Site were not provided to our firm during the completion of this assessment.

4.11 Summary Relative to Environmental Concerns

No recognized environmental conditions were noted in connection with the user provided information.

5.0 REGULATORY RECORDS REVIEW

Our firm commissioned the preparation of a regulatory database report from Environmental Risk Information Services (ERIS) as part of the regulatory records review. ERIS searches a myriad of Federal, State and local government environmental databases during the preparation of their deliverables. Certain databases are specifically required by the ASTM E1527 practice and are referenced as "standard ASTM regulatory databases." Such databases are searched to at least the minimum search distance around a given property as defined in the practice. Other regulatory databases are also searched that are not specifically referenced in ASTM E1527. Such databases are referenced as "non-ASTM regulatory databases" and are searched as varying radii around a given property as selected by ERIS.

Descriptions of each database searched and the dates that the regulatory databases were last updated by the applicable agencies are included in the ERIS report. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of an updates. ERIS updates databases in accordance with ASTM E1527 which states that government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public.

Our firm also reviewed unplottable sites listed in the database report by cross-referencing reasonably ascertainable information pertaining to such properties that may include facility names, street names, zip codes or other information. Unplottable sites are ones that cannot be formally mapped or geocoded due to various reasons, including limited geographic information. Any unplottable sites that we identify within the specified search radii have been evaluated as part of the preparation of this report. A copy of the regulatory database report is included in Appendix B.

5.1 Standard ASTM Regulatory Database Search

The tables below present the standard Federal, State, Tribal and local ASTM databases that were searched by ERIS including the search distances from the Site. Below the tables are descriptions of any listings for the Site that may appear in the databases. In addition, a discussion of adjoining properties or properties in the Site vicinity that are listed in one or more regulatory databases that in our professional judgment and opinion have the potential to adversely impact the Site due to current or former releases of hazardous substances and/or petroleum products that occurred at said properties is presented. This practice of discussing only properties of potential environmental concern to the Site is noted in ASTM E1527 which states that the environmental professional may make statements applicable to multiple properties listed in regulatory databases that are not likely to have current or former releases of hazardous substances and/or petroleum products with the potential to migrate to the a given subject property. Our professional judgment and opinions discussed herein are based on several factors including the nature of the regulatory database listings, distance of the off-Site listed properties from the Site, orientation of the listed properties relative to the Site, interpreted the direction of groundwater flow and/or regulatory case status information for the various properties as described in the databases.

The following Federal standard ASTM databases were searched:

Standard Environmental Record Source Name	ERIS Regulatory Database Identification	Search Distance From Site (Miles)
National Priorities List (NPL) Site List	NPL – Proposed NPL – Superfund Record of Decision (ROD)	1.0
Delisted NPL Site List	Deleted NPL	0.5
Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List	CERCLIS - SEMS – SEMS Archive – ODI – IODI – CERCLIS LIENS – SEMS LIENS	0.5
CERCLIS List	CERCLIS LIENS – SEMS LIENS	Site
CERCLIS No Further Remedial Action Planned (NFRAP) Site List	CERCLIS NFRAP	0.5
Resource Conservation and Recovery Act (RCRA) Corrective Action Sites (CORRACTS) Facilities List	RCRA CORRACTS	1.0
RCRA Non-CORRACTS Treatment, Storage and Disposal (TSD) Facilities List	RCRA TSD	0.5
RCRA Generators List	RCRA LQG – RCRA SQG – RCRA CESQG – RCRA NON-GEN – BULK TERMINAL – REFN – FEMA Underground Storage Tank (UST)	0.25
Institutional Control/Engineering Control Registries	FED ENG – FED INST – FED Brownfields	0.5
Emergency Response Notification System (ERNS) List	ERNS – ERNS 1982 to 1986 – ERNS 1987 to 1989	Site

Site – The Site is not listed on any of the standard Federal ASTM regulatory databases.

Adjoining Properties – No adjoining properties are listed on any of the standard Federal ASTM regulatory databases.

Other Properties – There are 12 listings on the standard Federal ASTM regulatory databases pertaining to multiple properties in the surrounding area that are identified on various databases including RCRA SQG (two listings) and RCRA NON-GEN (10 listings). None of these properties are considered to have the potential to adversely impact the Site.

The following State, Tribal and local standard ASTM databases were searched:

Standard Environmental Record Sources Name	ERIS Regulatory Database Identification	Search Distance From Site (Miles)
Equivalent NPL	RESPONSE	1.0
Equivalent CERCLIS	ENVIROSTOR – DELISTED ENVS – HWP - HHSS	0.5
Landfill and/or Solid Waste Disposal Site Lists	SWF/LF – LDS – SWAT – SWRCB SWF – SANDIEGO SWF	0.5

Standard Environmental Record Sources Name	ERIS Regulatory Database Identification	Search Distance From Site (Miles)
Leaking Storage Tank Lists	LUST – DELISTED LST – UST CLOSURE – CLEANUP SITES – INDIAN LUST – DELISTED ILST – LOP ORANGE	0.5
Registered Storage Tank Lists	UST – AST – DELISTED TNK – CERS TANK – DELISTED CTNK – HIST TANK – INDIAN UST – DELISTED IUST – DELISTED COUNTY – ORANGE AST – UST ORANGE	Site and Adjoining Properties
Institutional Control/Engineering Control Registries	LUR – HLUR - DEED	Site
Voluntary Cleanup Sites	VCP	0.5
Brownfield Sites	Not Applicable – No Database Exists	0.5

Site – The Site is not listed on any of the State, Tribal and local standard ASTM regulatory databases.

Adjoining Properties – No adjoining properties are listed on any of the State, Tribal and local standard ASTM regulatory databases.

Other Properties – There are 30 listings on the State, Tribal and local standard ASTM regulatory databases pertaining to multiple properties in the surrounding area that are identified on various databases including LUST (three listings), DELISTED LST (one listing), UST (two listings), HHSS (three listings), UST SWEEPS (three listings), DELISTED TNK (five listings), CERS TANK (two listings), HIST TANK (three listings), LOP ORANGE (five listings), and UST ORANGE (three listings). None of these properties are not considered to have the potential to adversely impact the Site.

5.2 Non-ASTM Regulatory Database Search

A myriad of non-ASTM regulatory databases was searched by ERIS as noted in the regulatory database report.

Site – The Site is not listed on any of the non-ASTM regulatory databases.

Adjoining Properties – One adjoining property is listed on the HAZNET non-ASTM regulatory database (South Laguna Animal Hospital - 31742 Coast Highway. This northeast adjoining property is not listed on databases indicative of releases of hazardous substances or petroleum products to the subsurface. This property is not considered to have the potential to adversely impact the Site.

Other Properties – There are 19 listings on the non-ASTM regulatory databases pertaining to multiple properties in the surrounding area that are identified on various databases including FINDS/FRS (one listing), FED DRYCLEANERS (one listing), DRYCLEANERS (one listing), HAZNET (six listings), CERZ HAZ (one listing), EMMISIONS (eight listings), and HW ORANGE (one listing). None of these properties are not considered to have the potential to adversely impact the Site.

5.3 Regulatory Agency File Reviews

If a property being assessed under a Phase I ESA or any of the adjoining properties are identified on one or more of the above referenced standard environmental record sources, pertinent regulatory files and/or records associated with such listings should be reviewed to assist the environmental professional in evaluating if recognized environmental conditions existing at a given subject property in connection with any listings. However, if in the environmental professional's opinion, such a review is not warranted, file reviews need not be conducted if the environmental professional provides justification for not doing so.

Agency file reviews for the Site completed during this assessment are noted below. No file reviews for adjoining properties or properties in the surrounding area were deemed warranted with the exception researching listings of properties in the surrounding area on the State of California Geotracker database. The agency inquiries were performed by way of on-line searches/queries of published databases and/or direct inquiries with public records clerks at one or more agencies. Both Samantha Weis and Daniel Weis of Weis Environmental conducted the agency file reviews during the completion of this assessment.

Regulatory Agency	Jurisdiction	Date of Inquiry or Request	Contact	Response or Information From Agency
United States EPA	Federal	6/14/2021	Online https://enviro.epa.gov/	No Records Identified
California Department of Toxic Substances Control	State	6/14/2021	Online https://www.envirostor.dtsc.ca.gov/public/ https://hwts.dtsc.ca.gov/report_list.cfm	No Records Identified
State Water Resources Control Board/Regional Water Quality Control Board	State	6/14/2021	Online https://geotracker.waterboards.ca.gov/ https://geotracker.waterboards.ca.gov/historical_ust_facilities	No Records Identified
Orange County Health Care Agency (OCHCA)	Local	6/14/2021	Public Records Clerk	No Records Identified
City of Laguna Beach	Local	6/14/2021	Public Records Clerk	Records Identified

As shown in the table above, records for the Site were identified in City of Laguna Beach files. Various permits are present in the file ranging in dates from the 1970s to the 1990s. The permits pertain to general building and utility related activities with various restaurant related applicants. There are no obvious references to hazardous wastes or materials in the permits. Copies of agency records are included in Appendix C.

5.4 Summary Relative to Environmental Concerns

No recognized environmental conditions associated with regulatory records searches are noted. In addition, regulatory resources related to the adjoining properties and properties in the vicinity of the Site do not represent recognized environmental conditions to the Site.

6.0 HISTORICAL RESOURCE REVIEW

The objective of consulting historical sources is to develop a history of the previous uses of a property and surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with a given property. The goal of the historical research is to identify all obvious uses of a subject property from the present, back to the property's first developed use, or back to 1940, whichever is earlier. The environmental professional exercises professional judgment in reviewing only as many of the standard historical sources referenced in ASTM E1527 that are deemed necessary, are reasonably ascertainable and are likely to be useful. Historical resources reviewed during the completion of this assessment are referenced below. Copies of select historical resources (city directories and the fire insurance map search) are included in Appendix D. Copies of aerial photographs are not appended due to copyright considerations but are available online for viewing. The oldest historical resource reviewed during the research effort was an aerial photograph from 1938. The lack of a review of historical information dating back to the first developed use of the Site is considered to be a data gap but not one of significance given the overall information gathered during the completion of this assessment.

6.1 Aerial Photographs

We reviewed historical aerial photographs from the years 1938, 1946, 1952, 1963, 1967, 1972, 1981, 1994, 1998, 2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, and 2016 provided by online resources (www.historicaerials.com). The table below presents the results of the photograph review.

Photograph Year	Site Observations	Adjoining Property Observations
1938-1972	The Site appears to be developed with a primary structure in its northern portion. Possible outbuildings and smaller structures are also present. The southern portion of the Site appears to be vacant and undeveloped.	Adjoining properties generally appear to consist of residential development, unimproved land and some scattered commercial development. Coast Highway is visible.
1981-2016	The Site appears to be developed in its current configuration.	Adjoining properties appear generally similar to their current configurations.

6.2 City Directories

Our firm reviewed city directories dated ranging in date from 1981 to 2020 provided by ERIS. The following listings for the Site were noted in the directories:

<u>31727 Coast Highway</u>

- 1981 – Unicorn Cafe
- 1985 to 1992 – Unicorn Café and Moniques French Restaurant
- 1996 to 2002 – Te/Ti Amo Ristorante
- 2006 – Te/Ti Amo Ristorante and United Components

<u>31729 Coast Highway</u>

- 1981 to 1997 – No listings.

- 2001 to 2002 – Robert Castoro
- 2006 to 2020 – No listings.

31735 Coast Highway

- 1981 to 2020 – No listings.

The city directory search was also supplemented by a review of historical criss-cross directories ranging in dates from the late 1940s to the late 1970s at the City of Laguna Beach Public Library. Directory listings from this time period indicated residential (i.e. personal names), office (medical, legal and other general), restaurant and general retail uses of no apparent environmental concern. Adjoining and nearby properties in the surrounding area are primarily referenced in the directories as being used for residential and general commercial/retail purposes over the decades with no apparent environmental concerns to the Site.

6.3 Fire Insurance Maps

ERIS search for historical fire insurance maps pertaining to the Site. No published maps were identified.

6.4 Other Historical Sources

Other historical sources are referenced in the ASTM E1527 practice as any source or sources other than the standard historical sources referenced in the practice that are credible to a reasonable person and that identify past uses of a subject property. This category includes, but is not limited to miscellaneous maps, newspaper archives, internet sites, community organizations, local libraries, historical societies, current owners or occupants of neighboring properties, or records in the files and/or personal knowledge of the property owner and/or occupants. No historical sources other than the standard sources described above were deemed necessary and useful to assist in identifying recognized environmental conditions.

6.5 Summary Relative to Environmental Concerns

No recognized environmental conditions associated with historical resources reviewed are noted. In addition, historical resources related to the adjoining properties and properties in the vicinity of the Site do not represent recognized environmental conditions that are of direct environmental concern to the Site.

7.0 SITE RECONAISSANCE

The objective of the Site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with a subject property. The Site visit for our current assessment was completed by Daniel Weis on June 14, 2021. We were unaccompanied during the reconnaissance.

7.1 Methodology and Limiting Conditions

The Site reconnaissance consisted of observing the exterior periphery of the Site as well as walking publicly accessible areas surrounding the Site. The interior of the Site building was not accessible during the inspection. Based on our knowledge of historical land uses and the overall information gathered during the completion of this assessment, the lack of interior access is not considered to be a data gap of significance. Select photographs of the Site obtained during the Site reconnaissance are included in Appendix E.

7.2 Current General Site and Vicinity Characteristics

The Site and the surrounding vicinity are situated in an area of the City of Laguna Beach that consists primarily of residential properties, commercial properties, Pacific Coast Highway and other public roadways. The Site is currently vacant with no known occupants. The building at the Site was most recently utilized as a restaurant. The current uses of the Site and adjoining properties are not ones that are indicative of the use, treatment, storage disposal or generation of hazardous substances or petroleum products that have adversely impacted the Site.

7.3 Indications of Past Site and Vicinity Uses

There are no material differences between the current and past uses of the Site, adjoining properties and the surrounding area Site that were visually and/or physically observed during the Site reconnaissance that pertain to recognized environmental conditions.

7.4 Site-Specific Observations

We examined visible and accessible areas of the Site for the features and conditions noted in the table below.

Feature or Condition	Details
General Description of Structures	The Site is developed with a single one-story commercial building that is a reported 1,353 square feet and was reportedly constructed in 1928. The building appears to be constructed on a concrete slab-on-grade foundation. Other portions of the Site consist of concrete and asphalt paved parking, minor landscaping, and a concrete masonry wall. Indicators of various utility systems are present throughout the Site, along the Site perimeter and throughout portions of the paved parking lot. These include but are not limited to storm and areas drain inlets and a placard at the southeast corner of the Site indicating the presence of a high pressure gas line.
Drains and Sumps	There are several drain features at the Site that appear to lead to the stormwater conveyance system. No significant staining, odors or other suspect conditions were observed or noted.

Feature or Condition	Details
Heating/Cooling Systems	Conventional roof-mounted systems.
Potable Water Supply	South Coast Water District
Roads	Primary access to the Site is from Coast Highway
Septic Systems / Sewage Disposal System	Municipal (City of Laguna Beach)
Wastewater and Stormwater Discharges	None observed.
Wells	None observed.
Drums	A 55-gallon drum labeled for grease storage is present to the west of the Site building within an enclosure area. No significant staining, odors or other suspect conditions were observed or noted.
Electrical or Hydraulic Equipment Known to Contain PCBs or Likely to Contain PCBs	None observed.
Hazardous Substances and Petroleum Products in Connection with Identified Uses	None observed.
Hazardous Substance and Petroleum Products Not Necessarily in Connection With Identified Uses	None observed.
Odors	None noted.
Pits, Ponds or Lagoons	None observed.
Pools of Liquid	None observed.
Solid Waste (Including Fill Material)	A minor amount of trash and debris was observed within an enclosure to the west of the Site building. No significant staining, odors or other suspect conditions were observed or noted.
Stained Soil or Pavement	None observed
Stains or Corrosion	None observed.
Storage Tanks	None observed.
Stressed Vegetation	None observed.
Unidentified Substance Containers	None observed.

7.5 Summary Relative to Environmental Concerns

No recognized environmental conditions associated with the current use of the Site were noted during the Site reconnaissance. In addition, no current uses of the adjoining properties or properties in the surrounding area that were visually and/or physically observed during the Site reconnaissance were noted as being relevant to recognized environmental conditions to the Site.

8.0 INTERVIEWS

8.1 Site Owner

No designated Site owner representative or Key Site Manager were identified or available for an interview during the completion of this assessment. Given the historical and current uses of the Site for restaurant and other general purposes (i.e. office, retail and residential) and lack of environmental concerns identified during the completion of this assessment, this is not considered to be a data gap of significance.

8.2 Key Site Manager

Please refer to section 8.1 above.

8.3 Current Occupants

The Site is currently vacant with no known occupants.

8.4 Local Government Official

During the preparation of this assessment, the public records clerks of Orange County and the City of Laguna Beach were contacted by our firm regarding the Site. Representatives of the agencies indicated that a public records request should be conducted in order to obtain information known by the agencies regarding the Site. Public records requests were completed by our firm as described in Section 5.3.

8.5 Other Parties

Interviews with other persons were not conducted during the preparation of this assessment. As stated in the ASTM E1527 practice, interviews with past owners, operators, and occupants of a subject property who are likely to have material information regarding the potential for contamination at a given property shall be conducted to the extent that they have been identified and that the information likely to be obtained is not duplicative of information already obtained from other sources. Interviews with persons with past association with the Site were not deemed warranted during the completion of this assessment.

8.6 Summary Relative to Environmental Concerns

No recognized environmental conditions associated with the interviews completed during the assessment are noted.

9.0 ADDITIONAL SERVICES – NON-SCOPE ASTM CONSIDERATIONS

No additional services were completed by our firm during the preparation of this assessment. Several non-scope ASTM considerations are referenced in the ASTM E1527 practice that a user of a report may wish to evaluate. Listed considerations in the practice include asbestos-containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality (unrelated to releases of hazardous substances or petroleum products into the environment), industrial hygiene, lead-based paint, lead in drinking water, mold, radon, regulatory compliance and wetlands. No implication is intended by the practice as to the relative importance of inquiry into such non-scope considerations, and the list of considerations is not intended to be all-inclusive.

An evaluation of one or more of the non-scope considerations was not requested of our firm as part of the scope of services for the assessment. Therefore, no findings, opinions and conclusions of this assessment are based on said non-scope ASTM considerations.

10.0 FINDINGS AND OPINIONS

No features and/or conditions indicating the presence or likely presence of hazardous substances and/or petroleum products at the Site that are considered to have the potential to adversely impact the Site were identified during the completion of this assessment.

11.0 CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of the Site identified as 31727 Coast Highway in City of Laguna Beach, California (Orange County Assessor's Parcel Numbers 658-101-39 and 658-101-40). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions or historical recognized environmental conditions in connection with the Site. Additional assessment at the Site is not considered to be warranted at this time.

12.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in Section 312.10 of 40 CFR. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Qualifications of personnel involved with the completion of this report are included in Appendix F.

Daniel Weis, R.E.H.S.
Environmental Manager

13.0 ASSUMPTIONS

No Phase I ESA effort can eliminate uncertainty regarding the potential for recognized environmental conditions to exist in connection with a given property. Performance of the ASTM E1527 practice may reduce such uncertainty but in no way should the findings and report be misconstrued as insurance or a guarantee regarding the potential for recognized environmental conditions in connection with a given property. The ASTM E1527 practice recognizes reasonable limits of time and cost relative to the completion of a Phase I ESA.

During the completion of this ESA, our firm relied on certain information obtained from secondary sources, including but not limited to the user of the report, government agencies, historical research business entities, environmental databases and interviews with one or more persons. The sources obtained and/or consulted are assumed to be reliable. However, our firm cannot warranty or guarantee that the information provided by these other sources is wholly accurate or complete. Our firm is not responsible for any misrepresentations or false statements that may be provided by others or the lack of pertinent/relevant information that should have been provided/disclosed by others and we assume no responsibility for any consequence as a result of such omissions or withheld information.

Accuracy and completeness of records varies among information sources, including from governmental agencies. As a result, there is a possibility that even with the proper application of the methodologies presented in ASTM E1527, conditions may exist that could not be identified within the scope of this assessment or which were not reasonably identifiable from the available information. In addition, any responses received from Federal, State, Tribal, and local regulatory agency secondary sources of information after the issuance of this report may change certain findings and conclusions of this report.

Estimations and opinions regarding the potential for off-Site properties to adversely impact a given subject property is one of the key components of a Phase I ESA. In most cases, recent property-specific or adjacent-property specific measured groundwater data or other hydrogeological information is not reasonably ascertainable. In the absence of such data, reasonable assumptions regarding the depth and flow of groundwater are made based on various sources including comparisons to surface elevations, land topography and available hydrogeological on the State of California Geotracker database. In addition, estimations and opinions regarding potential impacts from off-Site locations may be based on certain assumptions that a hazardous substance or petroleum product may not migrate laterally within unsaturated soil for a substantial distance and that contaminants that have reached saturated soil and groundwater may attenuate over time and/or may decrease in concentration relative to distance from its source. While any interpretations presented herein may be effective in reducing uncertainty regarding potential impacts to a subject property from off-Site locations, in no way should the findings and report be misconstrued as insurance or a guarantee regarding the potential for such impacts to occur. Greater certainty regarding subsurface conditions at a given property can only be achieved by way of a subsurface sampling effort of one or more media.

14.0 DEFINITIONS

Definitions of key terminology relevant to the ASTM E1527 practice are presented below.

Recognized Environmental Condition - The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

Controlled Recognized Environmental Condition - A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

Data Failure - A failure to achieve the historical research objectives as outlined in the ASTM E1527 practice even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

Data Gap - A lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by the ASTM E1527 practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.). Data gaps are only considered to be significant if they affect the ability of the environmental professional to identify recognized environmental conditions.

De Minimis Condition - A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

Environment - (A) the navigable waters, the waters of the contiguous zone, and the ocean waters of which the natural resources are under the exclusive management authority of the United States under the Magnuson-Stevens Fishery Conservation and Management Act [16 U.S.C. §§ 1801 et seq.], and (B) any other surface water, groundwater, drinking water supply, land surface or subsurface strata, or ambient air within the United States or under the jurisdiction of the United States.

Good Faith - The absence of any intention to seek an unfair advantage or to defraud another party; an honest and sincere intention to fulfill one's obligations in the conduct or transaction concerned.

Hazardous Substance - Includes hazardous substances designated under section 311 of the Clean Water Act (CWA) or Section 102 of CERCLA, any toxic pollutant listed under Section 307(a) of the CWA, any waste that has been listed as a RCRA hazardous waste or possesses a RCRA hazardous waste characteristic, any substance that is identified as a hazardous pollutant under Section 112 of the Clean Air Act (CAA), and any imminently hazardous chemical that EPA has taken action pursuant to Section 7 of the Toxic Substances Control Act (TSCA).

Historical Recognized Environmental Condition - A past release of any hazardous substances or petroleum products that 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 in question to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

Petroleum Exclusion – While the definition of a CERCLA hazardous substance specifically excludes petroleum products and crude oil, the EPA has determined that the petroleum exclusion applies to petroleum products such as gasoline and other fuels containing lead, benzene or other hazardous substances that are normally added during the refining process. Notwithstanding the existence of the petroleum exclusion, petroleum products are included within the scope of the ASTM E1527 practice for multiple reasons. Petroleum products have historically been widely used at commercial properties. In addition, other federal and state laws may impose liability for releases or spills of petroleum products.

Reasonably Ascertainable Information - Information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints and (3) practically reviewable.

Release or Threatened Release - Spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping or disposing into the environment (including the abandonment or discarding of barrels, containers and other closed receptacles containing any hazardous substance, or pollutant or contaminant).

15.0 REFERENCES

Sources of information consulted during the completion of our Phase I ESA are noted in the sections below.

15.1 Documents, Plans and Reports

- All Appropriate Inquiry" as necessary to satisfy the defenses available under 42 U.S.C. §§ 9607(b)(3), 9607(r)(1), and 9607(q), relying on definitions provided at 42 U.S.C. §§ 9601(35)(B); and as further explained in 40 CFR §§ 312.1 – 312.31.
- ASTM International, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM Designation E 1527-13, Published November 2013.
- California Geological Survey, 2002, California Geomorphic Provinces Note 36, Electronic Copy, Revised December.
- California State Water Resources Control Board, Water Quality Control Plan for the San Diego River Basin (9), California, Published 2008.
- ERIS Database Report dated June 11, 2021
- ERIS City Directory Report dated June 11, 2021
- USGS topographic map, San Juan Capistrano, California Quadrangle (2018).
- Aerial Photographs - www.historicaerials.com

15.2 Personal Communications

- Designated Client Representative – City of Laguna Beach
- Public Records Clerks – Orange County Health Care Agency (OCHCA) and City of Laguna Beach

15.3 Agencies Consulted

- California Department of Conservation, Geologic Energy Management Division (CalGEM)
- California Department of Toxic Substances Control
- California State Water Resources Control Board
- OCHCA
- City of Laguna Beach
- United States EPA

FIGURES

FIGURE 1
VICINITY MAP

Figure 1 - Vicinity Map

31727 Coast Highway
Laguna Beach, California

N

Prepared by:

Weis Environmental
1938 Kellogg Avenue, Suite 116
Carlsbad, CA 92008

FIGURE 2
SITE PLAN

Figure 2 - Site Plan

31727 Coast Highway
Laguna Beach, California

N

Prepared by:

Weis Environmental
1938 Kellogg Avenue, Suite 116
Carlsbad, CA 92008

FIGURE 3
TOPOGRAPHIC MAP

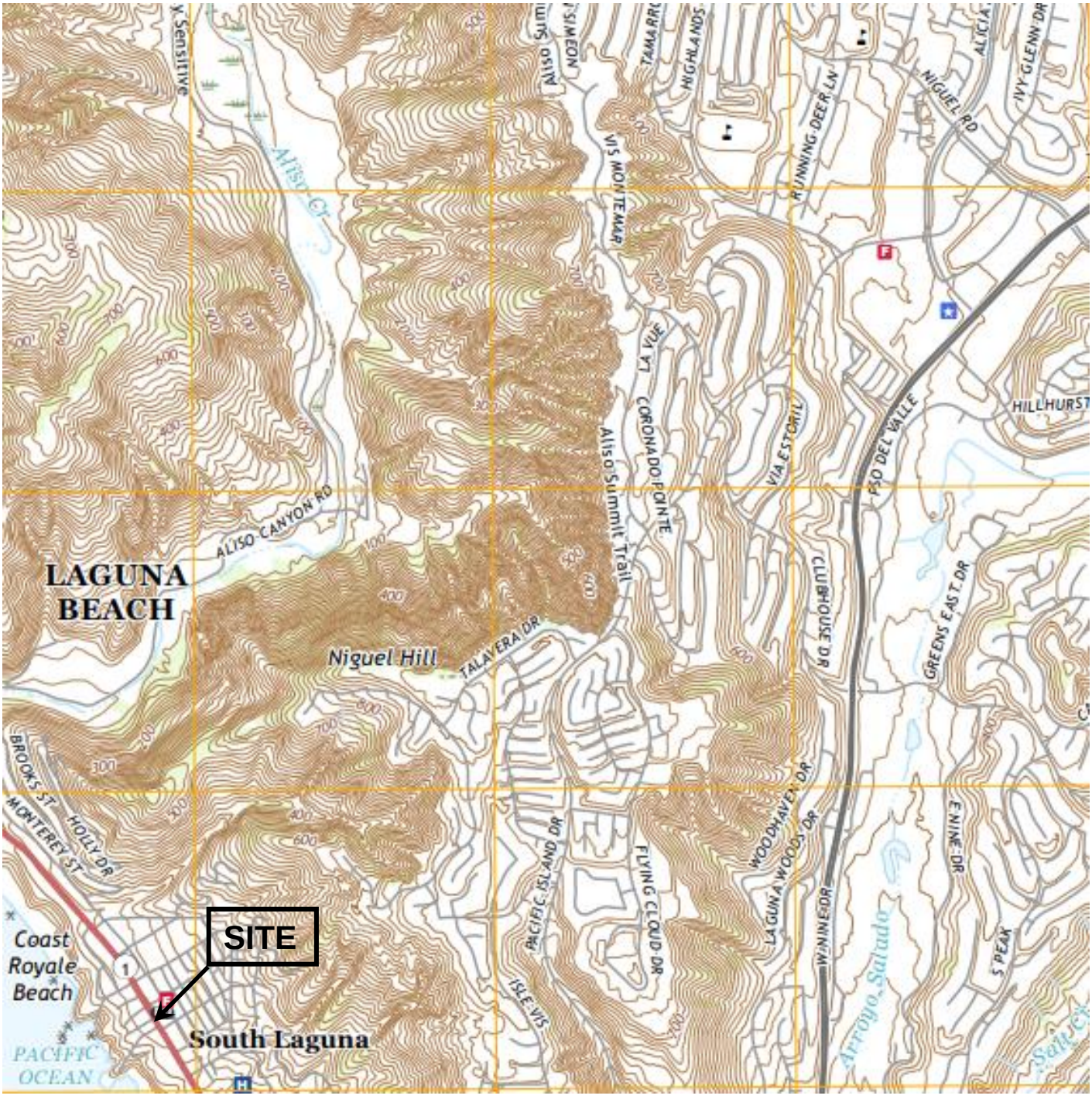


Figure 3 - Topographic Map

31727 Coast Highway
Laguna Beach, California

N

Prepared by:

Weis Environmental
1938 Kellogg Avenue, Suite 116
Carlsbad, CA 92008

Weis ENVIRONMENTAL

APPENDICES

APPENDIX A
TITLE REPORT

First American	ALTA Commitment for Title Insurance
Commitment	ISSUED BY **First American Title Insurance Company** File No: NCS-1071529-SA1

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements; and
(f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  (i) comply with the Schedule B, Part I—Requirements;
  (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  (iii) acquire the Title or create the Mortgage covered by this Commitment.
(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

Arbitration provision intentionally removed.

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Commercial Services
Commitment No.: NCS-1071529-SA1
Property Address: 31729 and 31735 Coast Highway, Laguna Beach, CA
Revision No.:

Issuing Office: 18500 Von Karman Ave, Suite 600, Irvine, CA 92612
Issuing Office File No.: NCS-1071529-SA1
Escrow Officer/Assistant: /

Phone: /
Email: /
Title Officer/Assistant: Candyce Vega/
Phone: (949)885-2443/
Email: CVega@firstam.com/

SCHEDULE A

1. Commitment Date: June 01, 2021 at 7:30 AM
2. Policy to be issued:

   (a) ☒ 2006 ALTA® Standard Owner Policy
   Proposed Insured: City of Laguna Beach
   Proposed Policy Amount: $ To Be Determined

   (b) ☒ 2006 ALTA® Extended Loan Policy
   Proposed Insured: To Be Determined
   Proposed Policy Amount: $ To Be Determined

   (c) ☐ 2006 ALTA® Policy
   Proposed Insured:
   Proposed Policy Amount: $

3. The estate or interest in the Land described or referred to in this Commitment is

   Fee

4. The Title is, at the Commitment Date, vested in:

   Joseph Scala, as Trustee of the California Hope Trust dated 8/01/2010

5. The Land is described as follows:

   See Exhibit "A" attached hereto and made a part hereof

Commitment No.: NCS-1071529-SA1

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

B. Pay the agreed amount for the estate or interest to be insured.

C. Pay the premiums, fees, and charges for the Policy to the Company.

D. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

E. Releases(s) or Reconveyance(s) of Item(s): 9

F. Other: None

G. You must give us the following information:
   a. Any off record leases, surveys, etc.
   b. Statement(s) of Identity, all parties.
   c. Other:

With respect to the trust referred to in the vesting:

a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

The following additional requirements, as indicated by "X", must be met:

[X] H. Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

The Company's Owner's Affidavit form (as provided by the company) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

[] I. An ALTA/NSPS survey of recent date, which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

[] J. The following LLC documentation is required from:

(i) a copy of the Articles of Organization
(ii) a copy of the Operating Agreement, if applicable
(iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iv) express Company Consent to the current transaction

[] K. The following partnership documentation is required **:**

(i) a copy of the partnership agreement, including all applicable amendments thereto
(ii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iii) express Partnership Consent to the current transaction

[] L. The following corporation documentation is required:

(i) a copy of the Articles of Incorporation
(ii) a copy of the Bylaws, including all applicable Amendments thereto
(iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iv) express Corporate Resolution consenting to the current transaction

[] M. Based upon the Company's review of that certain partnership/operating agreement dated **Not disclosed** for the proposed insured herein, the following requirements must be met:
Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.

[] N. A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.

[X] O. Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.

[] P. Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:

[] Q. The Company's "Indemnity Agreement I" must be executed by the appropriate parties.

[] R. Financial statements from the appropriate parties must be submitted to the Company for review.

[] S. A copy of the construction contract must be submitted to the Company for review.

[] T. An inspection of the Land must be performed by the Company for verification of the phase of construction.

[] U. The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.

Commitment No.: NCS-1071529-SA1

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

7. General and special taxes and assessments for the fiscal year 2021-2022, a lien not yet due or payable.

8. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

9. A lien for unsecured property taxes, evidenced by a certificate recorded by the tax collector of Orange County, recorded November 14, 2017, as Instrument No. 2017-000492333 of Official Records.

Debtor:	Scala, Joe Tr California Hope Tr
Year & No.:	2017 & 006178
Amount:	$104.55, and any other amounts due thereunder.

10. Rights of the public in and to that portion of the Land lying within any road, street and/or highway.

11. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

12. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

    Consideration for the deletion of this exception is highly fact intensive. Please contact the underwriter assigned to your file as soon as possible to discuss.

13. Water rights, claims or title to water, whether or not shown by the Public Records.

14. Rights of parties in possession.

ALERT - CA Senate Bill 2 imposes an additional fee of $75 up to $225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.

1. Taxes for proration purposes only for the fiscal year 2020-2021.

First Installment:	$8,321.18, PAID
Second Installment:	$8,321.18, PAID
Tax Rate Area:	05-036
APN:	658-101-39

   (Affects Parcels 1 and 2)

2. Taxes for proration purposes only for the fiscal year 2020-2021.

First Installment:	$4,375.65, PAID
Second Installment:	$4,375.65, PAID
Tax Rate Area:	05-036
APN:	658-101-40

   (Affects Parcel 3)

3. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Commercial Structure known as 31729 and 31735 Coast Highway, Laguna Beach, CA.

4. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

   None

5. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.

The map attached, if any, may or may not be a survey of the land depicted thereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of this Commitment or the Policy, if any, to which the map is attached.

Exhibit A

File No.: NCS-1071529-SA1

The Land referred to herein below is situated in the City of Laguna Beach, County of Orange, State of California, and is described as follows:

PARCEL 1:

THAT PORTION OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 8 WEST, OF THE SAN BERNARDINO MERIDIAN, IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF THE STATE COAST HIGHWAY, AS CONVEYED TO THE STATE OF CALIFORNIA, BY BLANCH L. DOLPH, BY DEED RECORDED IN BOOK 592, PAGE 103, DEEDS, RECORDS OF SAID ORANGE COUNTY, 695 FEET SOUTH 30° 38' 30" EAST FROM AN IRON PIPE MARKING THE INTERSECTION OF SAID SOUTHWESTERLY LINE OF THE STATE COAST HIGHWAY AND THE SOUTHEASTERLY LINE OF EAGLE ROCK WAY, AS SAID WAY IS SHOWN ON A MAP OF COAST ROYAL, RECORDED IN BOOK 21, PAGE 2, MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY,
THENCE CONTINUING SOUTH 30° 38' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID STATE COAST HIGHWAY, A DISTANCE OF 35 FEET;
THENCE SOUTH 59° 21' 30" WEST, A DISTANCE OF 95 FEET;
THENCE NORTH 30° 38' 30" WEST ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF STATE COAST HIGHWAY, A DISTANCE OF 35 FEET;
THENCE NORTH 59° 21' 30" EAST, A DISTANCE OF 95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND IS ALSO SHOWN AS LOTS 3 AND THE NORTHEASTERLY 5 FEET OF AN UNNUMBERED STRIP OF ADJOINING LOT 3 ON THE SOUTHWEST, ON A MAP OF SURVEY, RECORDED IN BOOK 3, PAGE 46, RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

PARCEL 2:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF THE STATE COAST HIGHWAY, AS CONVEYED TO THE STATE OF CALIFORNIA BY BLANCHE L. DOLPH, BY DEED RECORDED IN BOOK 592, PAGE 103, DEEDS, RECORDS OF SAID ORANGE COUNTY, 730 FEET SOUTH 30° 38' 30" EAST FROM AN IRON PIPE MARKING THE INTERSECTION OF SAID SOUTHWESTERLY LINE OF THE STATE COAST HIGHWAY AND THE SOUTHEASTERLY LINE OF EAGLE ROCK WAY, AS SAID WAY IS SHOWN ON A MAP OF COAST ROYAL, RECORDED IN BOOK 21, PAGE 2, MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY;
THENCE CONTINUING SOUTH 30° 38' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID STATE COAST HIGHWAY, A DISTANCE OF 35 FEET;
THENCE SOUTH 59° 21' 30" WEST, A DISTANCE OF 95 FEET;
THENCE NORTH 30° 38' 30" WEST ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF THE SAID STATE COAST HIGHWAY, A DISTANCE OF 35 FEET;
THENCE NORTH 59° 21' 30" EAST, A DISTANCE OF 95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND IS ALSO SHOWN AS LOT 4 AND THE NORTHEASTERLY 5 FEET OF AN UNNUMBERED STRIP ADJOINING SAID LOT 4, ON THE SOUTHWEST, ON A MAP OF SURVEY RECORDED IN BOOK 3, PAGE 46, RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

EXCEPTING THEREFROM SAID PARCEL 2 THE SOUTHEASTERLY 15 FEET THEREOF.

PARCEL 3:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THE SAID LINE OF THE STATE COAST HIGHWAY, AS CONVEYED BY BLANCHE L. DOLPH TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 592, PAGE 103, OF DEEDS, WHICH POINT IS DISTANT 750.00 FEET SOUTH 30° 38' 30" EAST FROM AN IRON PIPE MARKING THE INTERSECTION OF THE SOUTHWESTERLY LINE OF STATE COAST HIGHWAY WITH THE SOUTHEASTERLY LINE OF EAGLE ROCK WAY, AS SAID EAGLE ROCK WAY IS SHOWN ON A MAP OF COAST ROYAL RECORDED IN BOOK 21, PAGE(S) 2, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
THENCE SOUTH 30° 38' 30" EAST ALONG SAID SOUTHWESTERLY LINE OF THE STATE COAST HIGHWAY 50.00 FEET;
THENCE SOUTH 59° 21' 30" WEST 95.00 FEET;
THENCE NORTH 30° 38' 30" WEST, PARALLEL WITH SAID SOUTHWESTERLY LINE OF THE STATE COAST HIGHWAY 50.00 FEET;
THENCE NORTH 59° 21' 30" EAST 95.00 FEET TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN AS LOT 5 AND THE SOUTHEASTERLY 15.00 FEET OF LOT 4 AND THE NORTHEASTERLY 5.00 FEET OF AN UNNAMED STRIP OF LAND ADJOINING SAID LOTS ON THE SOUTHWESTERLY SIDE, ON A MAP FILED IN BOOK 3, PAGE 46, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

For conveyancing purposes only: APN 658-101-39 (Affects Parcels 1 and 2) and 658-101-40 (Affects Parcel 3)

APPENDIX B
REGULATORY DATABASE REPORT

DATABASE REPORT

Project Property:	*31729-31735 Coast Highway* *31729-31735 Coast Highway* *Laguna Beach CA 92651*
Project No:	
Report Type:	*Database Report*
Order No:	*21061000009*
Requested by:	*Weis Environmental, LLC*
Date Completed:	*June 11, 2021*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Table of Contents

Executive Summary

Property Information:

Project Property:		*31729-31735 Coast Highway* *31729-31735 Coast Highway Laguna Beach CA 92651*
Project No:		
Coordinates:		
	Latitude:	*33.50164659*
	Longitude:	*-117.74414602*
	UTM Northing:	*3,707,149.54*
	UTM Easting:	*430,880.26*
	UTM Zone:	*11S*
Elevation:		*123 FT*

Order Information:

Order No:	*21061000009*
Date Requested:	*June 10, 2021*
Requested by:	*Weis Environmental, LLC*
Report Type:	*Database Report*

Historicals/Products:

City Directory Search	*CD - 1 Street Search*
ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*
Fire Insurance Maps	*US Fire Insurance Maps*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	**2**	-	-	**2**
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	**6**	**4**	-	-	**10**
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	0	0	0	0
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
SWRCB SWF	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	0.5	0	0	0	0	-	0
C&D DEBRIS RECY	Y	0.5	0	0	0	0	-	0
RECYCLING	Y	0.5	0	0	0	0	-	0
PROCESSORS	Y	0.5	0	0	0	0	-	0
CONTAINER RECY	Y	0.5	0	0	0	0	-	0
LDS	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	**2**	0	**1**	-	**3**
DELISTED LST	Y	0.5	0	0	**1**	0	-	**1**
UST	Y	0.25	0	**1**	**1**	-	-	**2**
UST CLOSURE	Y	0.5	0	0	0	0	-	0
HHSS	Y	0.25	0	**3**	0	-	-	**3**
UST SWEEPS	Y	0.25	0	**2**	**1**	-	-	**3**
AST	Y	0.25	0	0	0	-	-	0
AST SWRCB	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	**3**	**2**	-	-	**5**
CERS TANK	Y	0.25	0	**1**	**1**	-	-	**2**
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	**3**	0	-	-	**3**
LUR	Y	0.5	0	0	0	0	-	0
CALSITES	Y	0.5	0	0	0	0	-	0
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
VCP	Y	0.5	0	0	0	0	-	0
CLEANUP SITES	Y	0.5	0	0	0	0	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0
County								
ICP ORANGE	Y	0.25	0	0	0	-	-	0
LOP ORANGE	Y	0.5	0	**3**	**1**	**1**	-	**5**
NPUT ORANGE	Y	0.5	0	0	0	0	-	0
UST ORANGE	Y	0.25	0	**2**	**1**	-	-	**3**
AST ORANGE	Y	0.25	0	0	0	-	-	0
UST CLP ANAHEIM	Y	0.5	0	0	0	0	-	0
UST ANAHEIM	Y	0.25	0	0	0	-	-	0
AST ANAHEIM	Y	0.25	0	0	0	-	-	0
Additional Environmental Records								
Federal								
PFAS NPL	Y	0.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	0	**1**	-	-	-	**1**
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	**1**	0	-	-	**1**

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
URANIUM	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCB	Y	0.5	0	0	0	0	-	0
State								
DRYCLEANERS	Y	0.25	0	**1**	0	-	-	**1**
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	0	0	-	0
HWSS CLEANUP	Y	0.5	0	0	0	0	-	0
DTSC HWF	Y	0.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	0	0	0	0
CHMIRS	Y	PO	0	-	-	-	-	0
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	0	**7**	-	-	-	**7**
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HW TRANSPORT	Y	0.125	0	0	-	-	-	0
WASTE TIRE	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
HIST CORTESE	Y	0.5	0	0	0	0	-	0
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	0	**1**	-	-	-	**1**
DELISTED HAZ	Y	0.5	0	0	0	0	-	0
GEOTRACKER	Y	0.125	0	0	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
MINE	Y	1	0	0	0	0	0	0
LIEN	Y	PO	0	-	-	-	-	0
WASTE DISCHG	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	0	**4**	**4**	-	-	**8**
CDL	Y	0.125	0	0	-	-	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County								
HW ORANGE	Y	0.125	0	**1**	-	-	-	**1**
Total:			0	**42**	**18**	**2**	0	**62**

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

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	HAZNET	SOUTH LAGUNA ANIMAL HOSP	31742 S COAST HWY SOUTH LAGUNA BEACH CA 926770000	E	0.01 / 50.95	0	28
2	HAZNET	STANFER OKON	31755 PACIFIC COAST HWY #401 LAGUNA BEACH CA 92651	SSW	0.02 / 89.50	-18	28
2	HAZNET	LAGUNA LIDO INC	31755 PACIFIC COAST HWY LAGUNA BEACH CA 926510000	SSW	0.02 / 89.50	-18	29
2	HAZNET	JANNA MACDOWALL	31755 COAST HWY UNIT 106 LAGUNA BEACH CA 926517003	SSW	0.02 / 89.50	-18	29
2	HAZNET	CATHY SHORT	31755 COAST HWY APT 301 LAGUNA BEACH CA 926517006	SSW	0.02 / 89.50	-18	30
2	HAZNET	LAGUNA LIDO HOA	31755 PACIFIC COAST HWY #401 LAGUNA BEACH CA 926510000	SSW	0.02 / 89.50	-18	31
2	HAZNET	RICHARD J WINKLE	31755 S COAST HWY APT 303 LAGUNA BEACH CA 926510000	SSW	0.02 / 89.50	-18	31
2	RCRA NON GEN	BESHAY, DAVID	31755 COAST HIGHWAY LAGUNA BEACH CA 92651 ***EPA Handler ID:*** CAC002982279	SSW	0.02 / 89.50	-18	32
2	FINDS/FRS	BESHAY, DAVID	31755 COAST HIGHWAY LAGUNA BEACH CA 92651	SSW	0.02 / 89.50	-18	33
3	RCRA NON GEN	SOUTH COAST WATER DISTRICT	31762 SOUTH COAST HIGHWAY LAGUNA BEACH CA 92651 ***EPA Handler ID:*** CAL000434647	ESE	0.03 / 144.83	-1	34
4	DELISTED TNK	7 - ELEVEN FOOD STORES #25801	31696 PACIFIC COAST S LAGUNA BEACH CA 92651	N	0.04 / 203.44	11	35

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
4	HHSS	7-ELEVEN STORE 25801 (2113)	31696 COAST HIGHWAY SOUTH LAGUNA CA 92677	N	0.04 / 203.44	11	35
4	HHSS	7-ELEVEN STORE 2113/25801	31696 COAST HIGHWAY SOUTH LAGUNA CA 92677	N	0.04 / 203.44	11	35
4	LOP ORANGE	SOUTHLAND CORP	31696 S COAST HWY LAGUNA BEACH CA 92677 ***Record ID | Case Closed Date | Type of Closure:*** RO0001775 | 5/2/1985 | Closure certification issued	N	0.04 / 203.44	11	35
4	HIST TANK	7-ELEVEN STORE #25801 (2113)	31696 COAST HIGHWAY SOUTH LAGUNA CA	N	0.04 / 203.44	11	35
4	HIST TANK	7-ELEVEN STORE 2113/25801	31696 COAST HIGHWAY SOUTH LAGUNA CA	N	0.04 / 203.44	11	36
4	UST SWEEPS	7 - ELEVEN FOOD STORES #25801	31696 S PACIFIC COAST HWY SOUTH LAGUNA CA ***C C | Status:*** A30-000-3494 | ACTIVE ***Tank ID:*** 000003, 000004, 000002	N	0.04 / 203.44	11	36
5	DELISTED TNK	7-ELEVEN FOOD STORES #25801	31702 PACIFIC COAST HWY # 25801 LAGUNA BEACH CA 92651	N	0.04 / 209.39	15	36
5	UST ORANGE	7-ELEVEN #25801	31702 COAST HWY LAGUNA BEACH CA 92651 ***Facility ID:*** FA0024455	N	0.04 / 209.39	15	37
5	LUST	7 ELEVEN STORE	31702 PACIFIC COAST LAGUNA BEACH CA 92651 ***Global ID | Status | Status Date:*** T0605902521 | COMPLETED - CASE CLOSED | 4/3/1997	N	0.04 / 209.39	15	37
5	HW ORANGE	7-ELEVEN #25801	31702 COAST HWY LAGUNA BEACH CA 92651	N	0.04 / 209.39	15	40
5	UST	7-Eleven INC #25801	31702 Coast Hwy Laguna Beach CA 92677 ***Facility ID:*** FA0024455	N	0.04 / 209.39	15	40
5	EMISSIONS	7-ELEVEN 25801/HARJINDER&RAMEET DHAILWAL	31702 PACIFIC COAST HWY LAGUNA BEACH CA 92651	N	0.04 / 209.39	15	40
5	CERS TANK	7-Eleven INC #25801	31702 COAST HWY LAGUNA BEACH CA 92677 ***Site ID:*** 1234	N	0.04 / 209.39	15	41

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
5	RCRA NON GEN	7- ELEVEN INC #25801	31702 PACIFIC COAST HWY SOUTH LAGUNA CA 92677 ***EPA Handler ID:*** CAL000267482	N	0.04 / 209.39	15	61
5	UST ORANGE	7-ELEVEN # 2580	31702 COAST LAGUNA BEACH CA 92651 ***Facility ID:*** FA24455	N	0.04 / 209.39	15	62
6	LOP ORANGE	7 ELEVEN STORE	31702 S PACIFIC COAST HWY LAGUNA BEACH CA 92651 ***Record ID | Case Closed Date | Type of Closure:*** RO0001061 | 4/3/1997 | Closure certification issued	NNE	0.05 / 272.13	18	62
7	RCRA NON GEN	LAGUNA BEACH DENTAL GROUP	31796 S COAST HWY LAGUNA BEACH CA 92651 ***EPA Handler ID:*** CAL000272639	SE	0.06 / 333.76	-12	62
8	RCRA NON GEN	MARIANNE & DAVE KUTSCHER	31711 FLORENCE AVENUE LAGUNA BEACH CA 92651 ***EPA Handler ID:*** CAC003076697	ENE	0.07 / 360.06	37	63
9	DELISTED TNK	CITY OF LAG BEACH FIRE STN #4	31646 2ND AVE # 4 LAGUNA BEACH CA 92651	N	0.08 / 439.13	31	64
9	LUST	LAGUNA BEACH FIRE STATION #4	31646 2ND LAGUNA BEACH CA 92651 ***Global ID | Status | Status Date:*** T0605902469 | COMPLETED - CASE CLOSED | 3/8/1993	N	0.08 / 439.13	31	64
9	HHSS	STATION 6	31646 SECOND AVENUE SOUTH LAGUNA CA 92651	N	0.08 / 439.13	31	67
9	LOP ORANGE	LAGUNA BEACH FIRE STATION #4	31646 2ND AVE LAGUNA BEACH CA 92651 ***Record ID | Case Closed Date | Type of Closure:*** RO0002357 | 3/8/1993 | Closure certification issued	N	0.08 / 439.13	31	67
9	HIST TANK	STATION #6	31646 SECOND AVENUE SOUTH LAGUNA CA	N	0.08 / 439.13	31	67
9	UST SWEEPS	CITY OF LAG BEACH FIRE STN #4	31646 2ND AVE SOUTH LAGUNA CA ***C C | Status:*** A30-000-6058 | ACTIVE ***Tank ID:*** 000001, 000002	N	0.08 / 439.13	31	67
10	CERS HAZ	AT&T Mobility - SOUTH LAGUNA (USID12440)	31642 COAST HWY STE 203 LAGUNA BEACH CA 92651	NNW	0.09 / 486.55	15	68
11	DRYCLEANERS	SOUTH LAGUNA CLEANERS	31616 COAST HWY LAGUNA BEACH CA 926516984	NNW	0.11 / 601.17	16	71

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
11	RCRA NON GEN	VACANT LOT	31616 COAST HIGHWAY LAGUNA BEACH CA 92651 ***EPA Handler ID:*** CAP000163410	NNW	0.11 / 601.17	16	71
11	FED DRYCLEANERS	VACANT LOT	31616 COAST HIGHWAY LAGUNA BEACH CA 92651	NNW	0.11 / 601.17	16	73
12	EMISSIONS	SOUTH LAGUNA CLEANERS	31616 S COAST HWY SOUTH LAGUNA CA 92677	NNW	0.12 / 624.59	16	73
13	EMISSIONS	SOUTH LAGUNA CLEANERS, SEAN NE	31616 S. PACIFIC COAST HWY SOUTH LAGUNA CA 92677	NNW	0.12 / 647.39	28	74
13	EMISSIONS	SOUTH LAGUNA CLEANERS, JERRY H	31616 S. PACIFIC COAST HWY SOUTH LAGUNA CA 92677	NNW	0.12 / 647.39	28	74
14	RCRA NON GEN	DR DAVID SABET, DPM	31852 PACIFIC COAST HWY, #105 LAGUNA BEACH CA 92677-3287 ***EPA Handler ID:*** CAL000175554	ESE	0.13 / 711.46	-11	75
14	RCRA NON GEN	COAST DERMATOLOGY AND LASER SURGERY CENTER	31852 COAST HIGHWAY STE 300 LAGUNA BEACH CA 92651 ***EPA Handler ID:*** CAL000431502	ESE	0.13 / 711.46	-11	76
14	RCRA NON GEN	OCEANVIEW AMBULATORY SURGERY CENTER	31852 PACIFIC COAST HWY #403 LAGUNA BEACH CA 92651 ***EPA Handler ID:*** CAL000442593	ESE	0.13 / 711.46	-11	77
15	DELISTED TNK	SOUTH COAST MEDICAL CENTER	31872 PACIFIC COAST HWY LAGUNA BEACH CA 92651	SE	0.15 / 799.48	-13	78
16	RCRA NON GEN	RONLAD HAFT	31571 BLUFF DR LAGUNA BEACH CA 92651-8323 ***EPA Handler ID:*** CAC002975971	NW	0.16 / 839.15	-2	78
17	RCRA SQG	1X S COAST MEDICAL CENTER	31872 COAST HWY SOUTH LAGUNA CA 92677 ***EPA Handler ID:*** CAD981398985	SE	0.16 / 842.92	-13	79
17	UST ORANGE	MISSION HOSPITAL LAGUNA BEACH	31872 COAST HWY LAGUNA BEACH CA 92651 ***Facility ID:*** FA0054616	SE	0.16 / 842.92	-13	80
17	RCRA SQG	MISSION HOSPITAL LAGUNA BEACH	31872 COAST HWY LAGUNA BEACH CA 92651	SE	0.16 / 842.92	-13	81

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			EPA Handler ID: CAL000344364				
17	UST	MISSION HOSPITAL LAGUNA BEACH	31872 COAST HWY LAGUNA BEACH CA 92651	SE	0.16 / 842.92	-13	82
			Facility ID: FA0054616				
17	EMISSIONS	MISSION HOSPITAL LAGUNA BEACH	31872 COAST HWY LAGUNA BEACH CA 92651	SE	0.16 / 842.92	-13	82
17	EMISSIONS	SOUTH COAST MEDICAL CTR	31872 COAST HIGHWAY SOUTH LAGUNA CA 92677	SE	0.16 / 842.92	-13	85
17	EMISSIONS	SOUTH COAST MEDICAL CTR	31872 S COAST HWY LAGUNA BEACH CA 92677	SE	0.16 / 842.92	-13	85
17	EMISSIONS	SOUTH COAST MEDICAL CENTER	31872 S COAST HWY LAGUNA BEACH CA 92677	SE	0.16 / 842.92	-13	86
17	LOP ORANGE	SOUTH COAST MEDICAL FACILITY	31872 S COAST HWY LAGUNA BEACH CA 92677	SE	0.16 / 842.92	-13	90
			Record ID | Case Closed Date | Type of Closure: RO0002726 | 1/15/1997 | Closure certification issued				
17	CERS TANK	MISSION HOSPITAL LAGUNA BEACH	31872 COAST HWY LAGUNA BEACH CA 92651	SE	0.16 / 842.92	-13	90
			Site ID: 418330				
17	DELISTED LST	MISSION HOSPITAL LAGUNA BEACH	31872 COAST HIGHWAY LAGUNA BEACH CA 92651	SE	0.16 / 842.92	-13	109
17	UST SWEEPS	SOUTH COAST MEDICAL CENTER	31872 COAST HWY LAGUNA NIGUEL CA	SE	0.16 / 842.92	-13	110
			C C | Status: A30-000-5445 | ACTIVE ***Tank ID:*** 000005, 000006, 000004				
18	DELISTED TNK	NORMA ROSS (RESIDENTIAL HOUSE)	31515 BLUFF DR LAGUNA BEACH CA 92651	NW	0.24 / 1,245.10	-9	110
19	LUST	SOUTH COAST WATER DISTRICT	31593 WEST LAGUNA BEACH CA 92677	N	0.25 / 1,342.19	96	111
			Global ID | Status | Status Date: T0605902375 | COMPLETED - CASE CLOSED | 11/1/1988				
20	LOP ORANGE	SOUTH COAST WATER DISTRICT	31593 WEST ST LAGUNA BEACH CA 92677	NNE	0.26 / 1,371.85	112	112
			Record ID | Case Closed Date | Type of Closure: RO0001521 | 11/1/1988 | Closure certification issued				

Executive Summary: Summary by Data Source

Standard

Federal

RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Apr 5, 2021 has found that there are 2 RCRA SQG site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
1X S COAST MEDICAL CENTER	31872 COAST HWY SOUTH LAGUNA CA 92677 ***EPA Handler ID**: CAD981398985*	SE	0.16 / 842.92	17
MISSION HOSPITAL LAGUNA BEACH	31872 COAST HWY LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAL000344364*	SE	0.16 / 842.92	17

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Apr 5, 2021 has found that there are 10 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
7- ELEVEN INC #25801	31702 PACIFIC COAST HWY SOUTH LAGUNA CA 92677 ***EPA Handler ID**: CAL000267482*	N	0.04 / 209.39	5
MARIANNE & DAVE KUTSCHER	31711 FLORENCE AVENUE LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAC003076697*	ENE	0.07 / 360.06	8
VACANT LOT	31616 COAST HIGHWAY LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAP000163410*	NNW	0.11 / 601.17	11

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
BESHAY, DAVID	31755 COAST HIGHWAY LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAC002982279*	SSW	0.02 / 89.50	2
SOUTH COAST WATER DISTRICT	31762 SOUTH COAST HIGHWAY LAGUNA BEACH CA 92651 ***EPA Handler ID**: CAL000434647*	ESE	0.03 / 144.83	3
LAGUNA BEACH DENTAL GROUP	31796 S COAST HWY LAGUNA BEACH CA 92651	SE	0.06 / 333.76	7

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***EPA Handler ID**: CAL000272639*			
COAST DERMATOLOGY AND LASER SURGERY CENTER	31852 COAST HIGHWAY STE 300 LAGUNA BEACH CA 92651	ESE	0.13 / 711.46	14
	***EPA Handler ID**: CAL000431502*			
OCEANVIEW AMBULATORY SURGERY CENTER	31852 PACIFIC COAST HWY #403 LAGUNA BEACH CA 92651	ESE	0.13 / 711.46	14
	***EPA Handler ID**: CAL000442593*			
DR DAVID SABET, DPM	31852 PACIFIC COAST HWY, #105 LAGUNA BEACH CA 92677-3287	ESE	0.13 / 711.46	14
	***EPA Handler ID**: CAL000175554*			
RONLAD HAFT	31571 BLUFF DR LAGUNA BEACH CA 92651-8323	NW	0.16 / 839.15	16
	***EPA Handler ID**: CAC002975971*			

State

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Mar 9, 2021 has found that there are 3 LUST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
7 ELEVEN STORE	31702 PACIFIC COAST LAGUNA BEACH CA 92651	N	0.04 / 209.39	5
	***Global ID**	**Status**	**Status Date**: T0605902521	COMPLETED - CASE CLOSED	4/3/1997*			
LAGUNA BEACH FIRE STATION #4	31646 2ND LAGUNA BEACH CA 92651	N	0.08 / 439.13	9
	***Global ID**	**Status**	**Status Date**: T0605902469	COMPLETED - CASE CLOSED	3/8/1993*			
SOUTH COAST WATER DISTRICT	31593 WEST LAGUNA BEACH CA 92677	N	0.25 / 1,342.19	19
	***Global ID**	**Status**	**Status Date**: T0605902375	COMPLETED - CASE CLOSED	11/1/1988*			

DELISTED LST - Delisted Leaking Storage Tanks

A search of the DELISTED LST database, dated May 5, 2021 has found that there are 1 DELISTED LST site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MISSION HOSPITAL LAGUNA BEACH	31872 COAST HIGHWAY LAGUNA BEACH CA 92651	SE	0.16 / 842.92	17

UST - Permitted Underground Storage Tank (UST) in GeoTracker

A search of the UST database, dated Mar 23, 2021 has found that there are 2 UST site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
7-Eleven INC #25801	31702 Coast Hwy Laguna Beach CA 92677 ***Facility ID**: FA0024455*	N	0.04 / 209.39	5

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MISSION HOSPITAL LAGUNA BEACH	31872 COAST HWY LAGUNA BEACH CA 92651 ***Facility ID**: FA0054616*	SE	0.16 / 842.92	17

HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 3 HHSS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
7-ELEVEN STORE 2113/25801	31696 COAST HIGHWAY SOUTH LAGUNA CA 92677	N	0.04 / 203.44	4
7-ELEVEN STORE 25801 (2113)	31696 COAST HIGHWAY SOUTH LAGUNA CA 92677	N	0.04 / 203.44	4
STATION 6	31646 SECOND AVENUE SOUTH LAGUNA CA 92651	N	0.08 / 439.13	9

UST SWEEPS - Statewide Environmental Evaluation and Planning System

A search of the UST SWEEPS database, dated Oct 1, 1994 has found that there are 3 UST SWEEPS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
7 - ELEVEN FOOD STORES #25801	31696 S PACIFIC COAST HWY SOUTH LAGUNA CA ***C C | Status**: A30-000-3494 | ACTIVE* ***Tank ID**: 000003, 000004, 000002*	N	0.04 / 203.44	4
CITY OF LAG BEACH FIRE STN #4	31646 2ND AVE SOUTH LAGUNA CA ***C C | Status**: A30-000-6058 | ACTIVE* ***Tank ID**: 000001, 000002*	N	0.08 / 439.13	9

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SOUTH COAST MEDICAL CENTER	31872 COAST HWY LAGUNA NIGUEL CA ***C C | Status**: A30-000-5445 | ACTIVE* ***Tank ID**: 000005, 000006, 000004*	SE	0.16 / 842.92	17

DELISTED TNK - Delisted Storage Tanks

A search of the DELISTED TNK database, dated Apr 14, 2021 has found that there are 5 DELISTED TNK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
7 - ELEVEN FOOD STORES #25801	31696 PACIFIC COAST S LAGUNA BEACH CA 92651	N	0.04 / 203.44	4
7-ELEVEN FOOD STORES #25801	31702 PACIFIC COAST HWY # 25801 LAGUNA BEACH CA 92651	N	0.04 / 209.39	5
CITY OF LAG BEACH FIRE STN #4	31646 2ND AVE # 4 LAGUNA BEACH CA 92651	N	0.08 / 439.13	9

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SOUTH COAST MEDICAL CENTER	31872 PACIFIC COAST HWY LAGUNA BEACH CA 92651	SE	0.15 / 799.48	15
NORMA ROSS (RESIDENTIAL HOUSE)	31515 BLUFF DR LAGUNA BEACH CA 92651	NW	0.24 / 1,245.10	18

CERS TANK - California Environmental Reporting System (CERS) Tanks

A search of the CERS TANK database, dated Apr 29, 2021 has found that there are 2 CERS TANK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
7-Eleven INC #25801	31702 COAST HWY LAGUNA BEACH CA 92677 ***Site ID**: 1234*	N	0.04 / 209.39	5

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MISSION HOSPITAL LAGUNA BEACH	31872 COAST HWY LAGUNA BEACH CA 92651 ***Site ID**: 418330*	SE	0.16 / 842.92	17

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

A search of the HIST TANK database, dated May 27, 1988 has found that there are 3 HIST TANK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
7-ELEVEN STORE #25801 (2113)	31696 COAST HIGHWAY SOUTH LAGUNA CA	N	0.04 / 203.44	4

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
7-ELEVEN STORE 2113/25801	31696 COAST HIGHWAY SOUTH LAGUNA CA	N	0.04 / 203.44	4
STATION #6	31646 SECOND AVENUE SOUTH LAGUNA CA	N	0.08 / 439.13	9

County

LOP ORANGE - Orange County - LOP Lead Cases List

A search of the LOP ORANGE database, dated Apr 29, 2021 has found that there are 5 LOP ORANGE site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SOUTHLAND CORP	31696 S COAST HWY LAGUNA BEACH CA 92677	N	0.04 / 203.44	4
	Record ID* | *Case Closed Date* | *Type of Closure: *RO0001775* | *5/2/1985* | *Closure certification issued*			
7 ELEVEN STORE	31702 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	NNE	0.05 / 272.13	6
	Record ID* | *Case Closed Date* | *Type of Closure: *RO0001061* | *4/3/1997* | *Closure certification issued*			
LAGUNA BEACH FIRE STATION #4	31646 2ND AVE LAGUNA BEACH CA 92651	N	0.08 / 439.13	9
	Record ID* | *Case Closed Date* | *Type of Closure: *RO0002357* | *3/8/1993* | *Closure certification issued*			
SOUTH COAST WATER DISTRICT	31593 WEST ST LAGUNA BEACH CA 92677	NNE	0.26 / 1,371.85	20
	Record ID* | *Case Closed Date* | *Type of Closure: *RO0001521* | *11/1/1988* | *Closure certification issued*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SOUTH COAST MEDICAL FACILITY	31872 S COAST HWY LAGUNA BEACH CA 92677	SE	0.16 / 842.92	17
	Record ID* | *Case Closed Date* | *Type of Closure: *RO0002726* | *1/15/1997* | *Closure certification issued*			

UST ORANGE - Orange County - Underground Storage Tanks Listing

A search of the UST ORANGE database, dated Apr 29, 2021 has found that there are 3 UST ORANGE site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
7-ELEVEN # 2580	31702 COAST LAGUNA BEACH CA 92651	N	0.04 / 209.39	5
	Facility ID: *FA24455*			
7-ELEVEN #25801	31702 COAST HWY LAGUNA BEACH CA 92651	N	0.04 / 209.39	5

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***Facility ID**: FA0024455*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MISSION HOSPITAL LAGUNA BEACH	31872 COAST HWY LAGUNA BEACH CA 92651	SE	0.16 / 842.92	17
	***Facility ID**: FA0054616*			

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Nov 2, 2020 has found that there are 1 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
BESHAY, DAVID	31755 COAST HIGHWAY LAGUNA BEACH CA 92651	SSW	0.02 / 89.50	2

FED DRYCLEANERS - Drycleaner Facilities

A search of the FED DRYCLEANERS database, dated Feb 17, 2021 has found that there are 1 FED DRYCLEANERS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
VACANT LOT	31616 COAST HIGHWAY LAGUNA BEACH CA 92651	NNW	0.11 / 601.17	11

State

DRYCLEANERS - Dry Cleaning Facilities

A search of the DRYCLEANERS database, dated Feb 22, 2021 has found that there are 1 DRYCLEANERS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SOUTH LAGUNA CLEANERS	31616 COAST HWY LAGUNA BEACH CA 926516984	NNW	0.11 / 601.17	11

HAZNET - Hazardous Waste Manifest Data

A search of the HAZNET database, dated Oct 24, 2016 has found that there are 7 HAZNET site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SOUTH LAGUNA ANIMAL HOSP	31742 S COAST HWY SOUTH LAGUNA BEACH CA 926770000	E	0.01 / 50.95	1

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
RICHARD J WINKLE	31755 S COAST HWY APT 303 LAGUNA BEACH CA 926510000	SSW	0.02 / 89.50	2
LAGUNA LIDO HOA	31755 PACIFIC COAST HWY #401 LAGUNA BEACH CA 926510000	SSW	0.02 / 89.50	2
CATHY SHORT	31755 COAST HWY APT 301 LAGUNA BEACH CA 926517006	SSW	0.02 / 89.50	2
JANNA MACDOWALL	31755 COAST HWY UNIT 106 LAGUNA BEACH CA 926517003	SSW	0.02 / 89.50	2
LAGUNA LIDO INC	31755 PACIFIC COAST HWY LAGUNA BEACH CA 926510000	SSW	0.02 / 89.50	2
STANFER OKON	31755 PACIFIC COAST HWY #401 LAGUNA BEACH CA 92651	SSW	0.02 / 89.50	2

CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the CERS HAZ database, dated Feb 9, 2021 has found that there are 1 CERS HAZ site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
AT&T Mobility - SOUTH LAGUNA (USID12440)	31642 COAST HWY STE 203 LAGUNA BEACH CA 92651	NNW	0.09 / 486.55	10

EMISSIONS - Toxic Pollutant Emissions Facilities

A search of the EMISSIONS database, dated Dec 31, 2018 has found that there are 8 EMISSIONS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
7-ELEVEN 25801/HARJINDER&RAMEET DHAILWAL	31702 PACIFIC COAST HWY LAGUNA BEACH CA 92651	N	0.04 / 209.39	5

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SOUTH LAGUNA CLEANERS	31616 S COAST HWY SOUTH LAGUNA CA 92677	NNW	0.12 / 624.59	12
SOUTH LAGUNA CLEANERS, JERRY H	31616 S. PACIFIC COAST HWY SOUTH LAGUNA CA 92677	NNW	0.12 / 647.39	13
SOUTH LAGUNA CLEANERS, SEAN NE	31616 S. PACIFIC COAST HWY SOUTH LAGUNA CA 92677	NNW	0.12 / 647.39	13

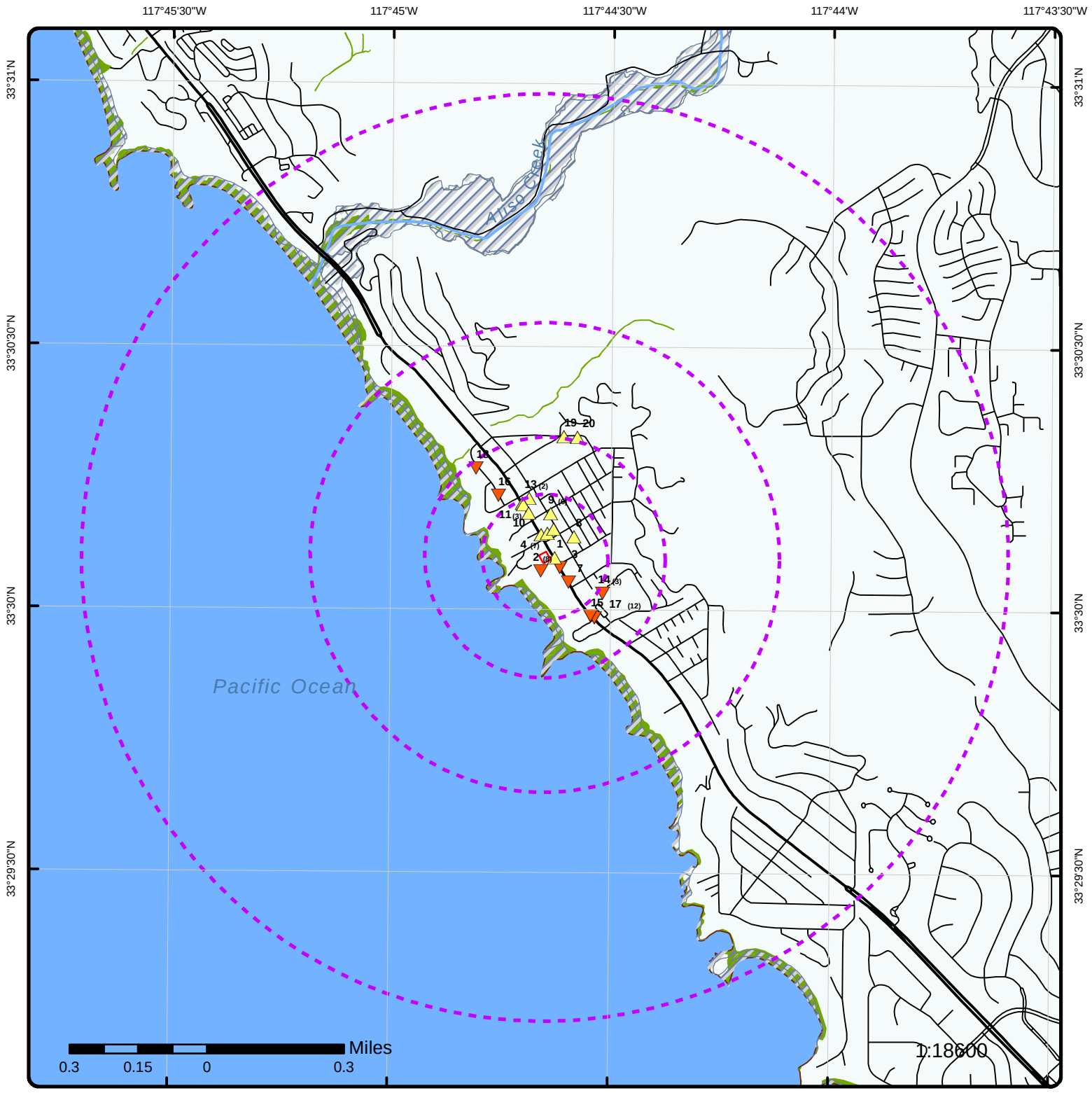
Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SOUTH COAST MEDICAL CTR	31872 COAST HIGHWAY SOUTH LAGUNA CA 92677	SE	0.16 / 842.92	17
SOUTH COAST MEDICAL CENTER	31872 S COAST HWY LAGUNA BEACH CA 92677	SE	0.16 / 842.92	17
MISSION HOSPITAL LAGUNA BEACH	31872 COAST HWY LAGUNA BEACH CA 92651	SE	0.16 / 842.92	17
SOUTH COAST MEDICAL CTR	31872 S COAST HWY LAGUNA BEACH CA 92677	SE	0.16 / 842.92	17

County

HW ORANGE - Orange County - Hazardous Waste Facilities

A search of the HW ORANGE database, dated Apr 29, 2021 has found that there are 1 HW ORANGE site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
7-ELEVEN #25801	31702 COAST HWY LAGUNA BEACH CA 92651	N	0.04 / 209.39	5



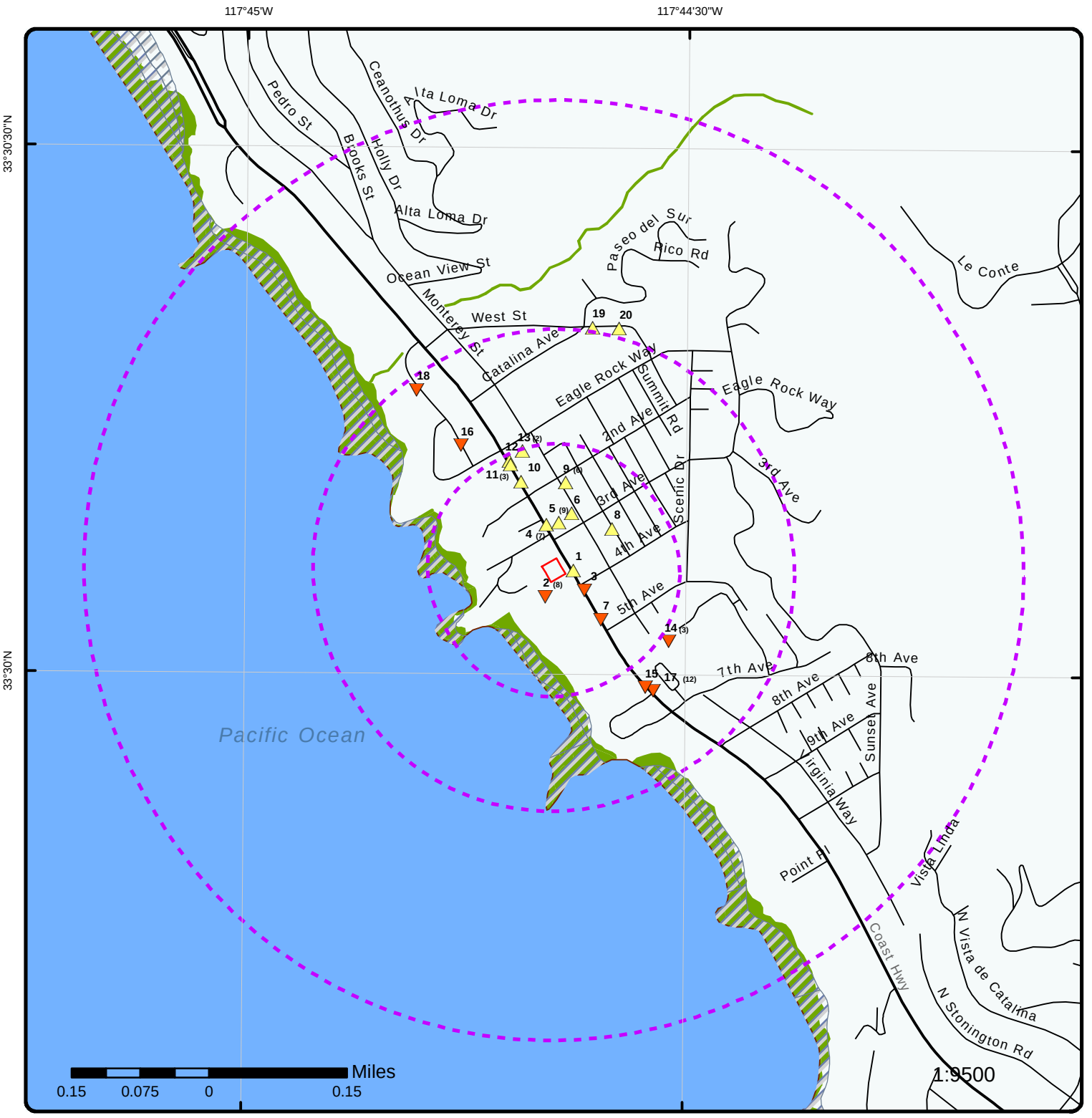
Map: 1.0 Mile Radius

Order Number: 21061000009

Address: 31729-31735 Coast Highway, Laguna Beach, CA

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

Source: © 2016 ESRI



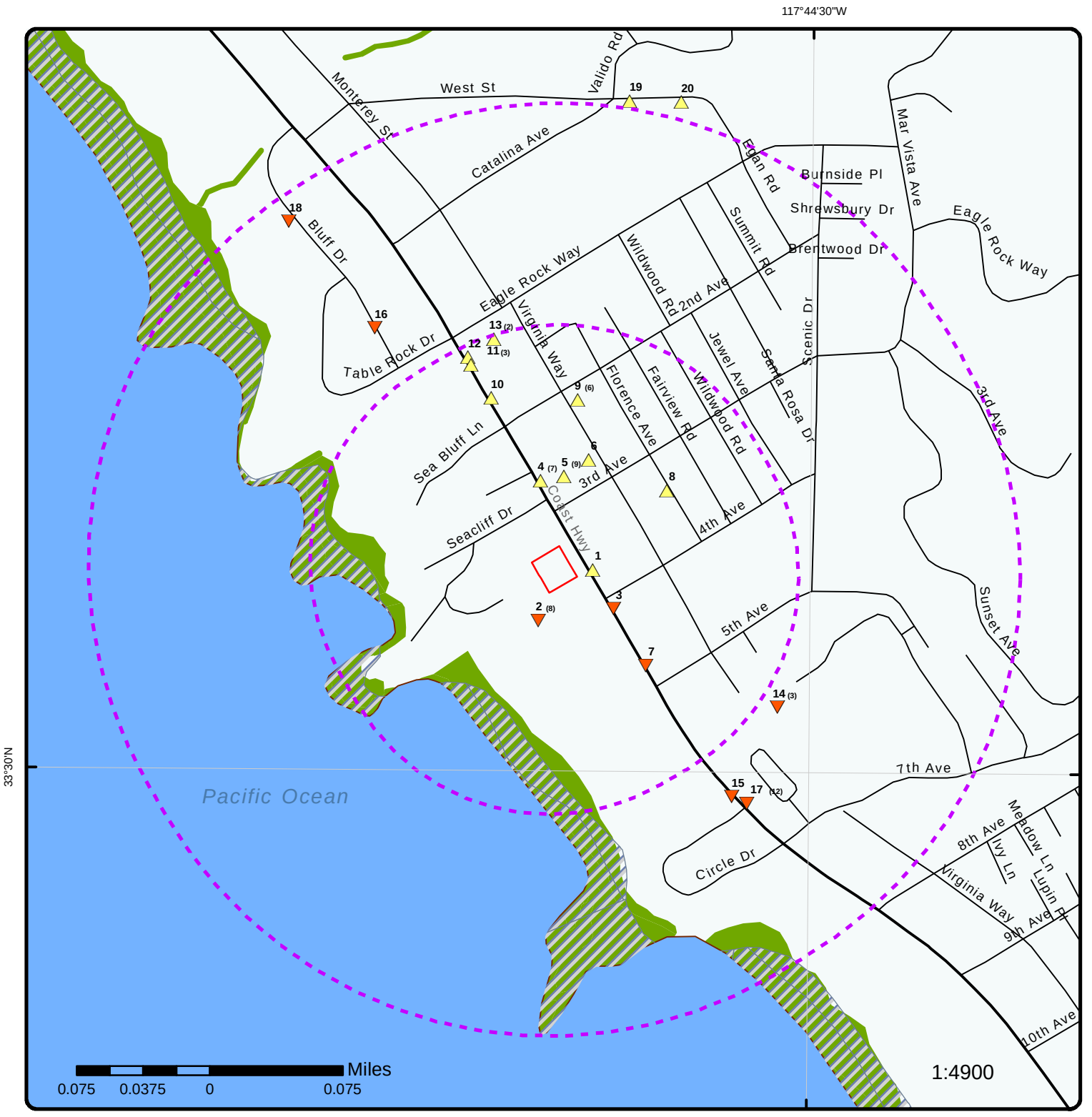
Map: 0.5 Mile Radius

Order Number: 21061000009

Address: 31729-31735 Coast Highway, Laguna Beach, CA

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

Source: © 2016 ESRI

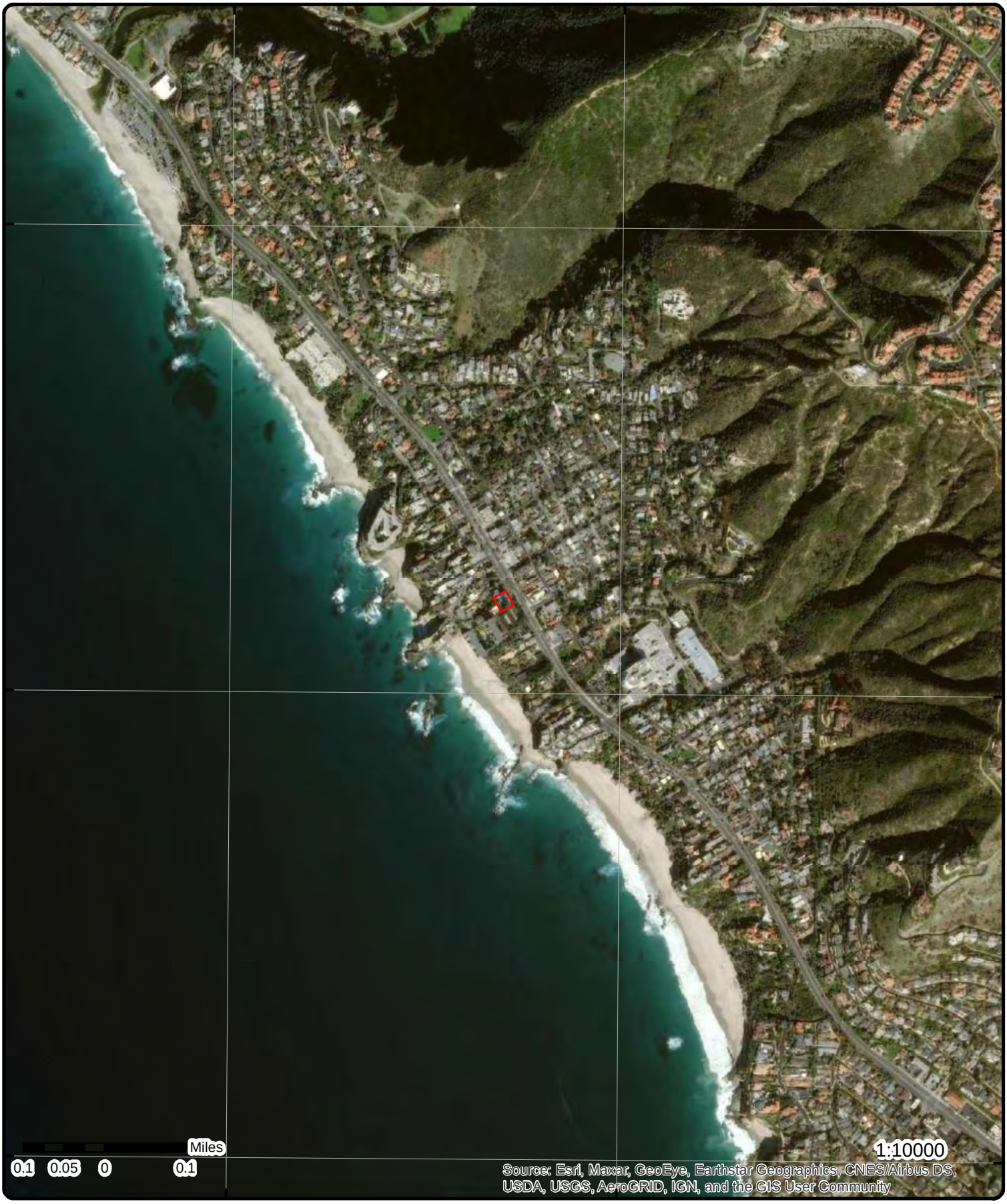


Map: 0.25 Mile Radius

Order Number: 21061000009

Address: 31729-31735 Coast Highway, Laguna Beach, CA

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



Aerial **Year: 2020**

Order Number: 21061000009

Address: 31729-31735 Coast Highway, Laguna Beach, CA

Source: ESRI World Imagery

Topographic Map

Year: 2015

Order Number: 21061000009

Address: 31729-31735 Coast Highway, CA

Quadrangle(s): Laguna Beach, CA; San Juan Capistrano, CA; Dana Point, CA

Source: USGS Topographic Map

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 1	E	0.01 / 50.95	123.24 / 0	SOUTH LAGUNA ANIMAL HOSP 31742 S COAST HWY SOUTH LAGUNA BEACH CA 926770000	HAZNET

SIC Code:		**Mailing City:**	LAGUNA NIGUEL
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAL000093254	**Mailing Zip:**	926770000
Create Date:	9/9/1994	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	DR MICHEAL WIEKAMP
Inact Date:	6/30/2000	**Owner Addr 1:**	31742 S COAST HWY
County Code:	30	**Owner Addr 2:**	
County Name:	Orange	**Owner City:**	LAGUNA BEACH
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	31742 S COAST HWY	**Owner Zip:**	926510000
Mailing Addr 2:		**Owner Phone:**	0000000000
Owner Fax:			

Contact Information

--	--
Contact Name:	DR MICHAEL WIEKAMP
Street Address 1:	INACT 00VQ FINAL NOTICE - BATCH
Street Address 2:	4/10/01
City:	--
State:	99
Zip:	--
Phone:	--
--	--

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of 8	SSW	0.02 / 89.50	104.78 / -18	STANFER OKON 31755 PACIFIC COAST HWY #401 LAGUNA BEACH CA 92651	HAZNET

SIC Code:		**Mailing City:**	LAGUNA BEACH
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAC002623990	**Mailing Zip:**	92651
Create Date:	11/15/2007	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	LAGUNA LIDO HOA
Inact Date:	5/14/2008	**Owner Addr 1:**	31755 PACIFIC COAST HWY #401
County Code:	30	**Owner Addr 2:**	
County Name:	Orange	**Owner City:**	LAGUNA BEACH
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	31755 PACIFIC COAST HWY #401	**Owner Zip:**	92651
Mailing Addr 2:		**Owner Phone:**	9494994478
Owner Fax:			

Contact Information

--	--
Contact Name:	STANFER OKON
Street Address 1:	31755 PACIFIC COAST HWY #401
Street Address 2:	
City:	LAGUNA BEACH
State:	CA
Zip:	92651
Phone:	9494994478
--	--
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Tanner Information

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

--	--
Generator EPA ID:	CAC002623990
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD009007626
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	H132
Method Description:	LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL(TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)
Tons:	0.4
Year:	2007
--	--

2	2 of 8	SSW	0.02 / 89.50	104.78 / -18	LAGUNA LIDO INC 31755 PACIFIC COAST HWY LAGUNA BEACH CA 926510000	HAZNET

SIC Code:		Mailing City:	LAGUNA BEACH
NAICS Code:		Mailing State:	CA
EPA ID:	CAC001428256	Mailing Zip:	926510000
Create Date:	5/14/1999	Region Code:	4
Fac Act Ind:	No	Owner Name:	LAGUNA LIDO INC
Inact Date:	10/25/2000	Owner Addr 1:	31755 PACIFIC COAST HWY
County Code:	30	Owner Addr 2:	
County Name:	Orange	Owner City:	LAGUNA BEACH
Mail Name:	GREG SCHWALAM	Owner State:	CA
Mailing Addr 1:	31755 PACIFIC COAST HWY	Owner Zip:	926510000
Mailing Addr 2:		Owner Phone:	9498740566
Owner Fax:			

Contact Information

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Contact Name:	MIKE CHANDLEY/SAFETY KLEEN
Street Address 1:	2116 S YALE ST
Street Address 2:	
City:	SANTA ANA
State:	CA
Zip:	927040000
Phone:	7145570840
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Tanner Information

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Generator EPA ID:	CAC001428256
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD099452708
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	222
State Waste Code Desc.:	Oil/water separation sludge
Method Code:	H01
Method Description:	Transfer station
Tons:	2.0808
Year:	1999
--	--

2	3 of 8	SSW	0.02 / 89.50	104.78 / -18	JANNA MACDOWALL 31755 COAST HWY UNIT 106 LAGUNA BEACH CA 926517003	HAZNET

SIC Code:		Mailing City:	LAGUNA BEACH
NAICS Code:		Mailing State:	CA
EPA ID:	CAC002695378	Mailing Zip:	926517003

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

Create Date:	6/4/2012	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	JANNA MACDOWALL
Inact Date:	12/2/2012	**Owner Addr 1:**	31755 COAST HWY UNIT 106
County Code:	30	**Owner Addr 2:**	
County Name:	Orange	**Owner City:**	LAGUNA BEACH
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	31755 COAST HWY UNIT 106	**Owner Zip:**	926517003
Mailing Addr 2:		**Owner Phone:**	9494630890
Owner Fax:			

Contact Information

--	--
Contact Name:	JANNA MACDOWALL
Street Address 1:	31755 COAST HWY UNIT 106
Street Address 2:	
City:	LAGUNA BEACH
State:	CA
Zip:	926517003
Phone:	9494630890
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Tanner Information

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Generator EPA ID:	CAC002695378
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	AZC950823111
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	H132
Method Description:	LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL(TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)
Tons:	0.8
Year:	2012
--	--

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	4 of 8	SSW	0.02 / 89.50	104.78 / -18	CATHY SHORT 31755 COAST HWY APT 301 LAGUNA BEACH CA 926517006	HAZNET

SIC Code:		**Mailing City:**	LAGUNA BEACH
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAC001501208	**Mailing Zip:**	000000000
Create Date:	7/20/1998	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	CATHY SHORT
Inact Date:	10/25/2000	**Owner Addr 1:**	31755 SOUTH COAST HWY APT 301
County Code:	30	**Owner Addr 2:**	
County Name:	Orange	**Owner City:**	LAGUNA BEACH
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	31755 SOUTH COAST HWY APT 301	**Owner Zip:**	--
Mailing Addr 2:		**Owner Phone:**	7144941061
Owner Fax:			

Contact Information

--	--
Contact Name:	CATHY SHORT
Street Address 1:	31755 SOUTH COAST HWY APT 301
Street Address 2:	
City:	LAGUNA BEACH
State:	CA
Zip:	--
Phone:	7144941061
--	--
--	--

Tanner Information

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

Generator EPA ID:	CAC001501208
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD009007626
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	D80
Method Description:	Disposal, landfill
Tons:	6.5738
Year:	1998
--	--

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	5 of 8	SSW	0.02 / 89.50	104.78 / -18	LAGUNA LIDO HOA 31755 PACIFIC COAST HWY #401 LAGUNA BEACH CA 926510000	HAZNET

SIC Code:		**Mailing City:**	LAGUNA BEACH
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAC002563127	**Mailing Zip:**	926510000
Create Date:	3/19/2003	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	LAGUNA LIDO HOA
Inact Date:	9/16/2003	**Owner Addr 1:**	31755 PACIFIC COAST HWY
County Code:	30	**Owner Addr 2:**	
County Name:	Orange	**Owner City:**	LAGUNA BEACH
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	31755 PACIFIC COAST HWY	**Owner Zip:**	926510000
Mailing Addr 2:		**Owner Phone:**	7144583608
Owner Fax:			

Contact Information

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Contact Name:	JIM MAROLT
Street Address 1:	31755 PACIFIC COAST HWY
Street Address 2:	
City:	LAGUNA BEACH
State:	CA
Zip:	926510000
Phone:	7144583608
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Tanner Information

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Generator EPA ID:	CAC002563127
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD009007626
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	D80
Method Description:	Disposal, landfill
Tons:	7.1638
Year:	2003
--	--

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	6 of 8	SSW	0.02 / 89.50	104.78 / -18	RICHARD J WINKLE 31755 S COAST HWY APT 303 LAGUNA BEACH CA 926510000	HAZNET

SIC Code:		**Mailing City:**	LAGUNA BEACH
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAC002118616	**Mailing Zip:**	926510000
Create Date:	9/9/1998	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	RICHARD WINKLE

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

Inact Date:	10/25/2000	**Owner Addr 1:**	31755 S COAST HWY APT 303
County Code:	30	**Owner Addr 2:**	
County Name:	Orange	**Owner City:**	LAGUNA BEACH
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	31755 S COAST HWY APT 303	**Owner Zip:**	926510000
Mailing Addr 2:		**Owner Phone:**	7149689010
Owner Fax:			

Contact Information

--	--
Contact Name:	RICHARD WINKLE
Street Address 1:	31755 S COAST HWY APT 303
Street Address 2:	
City:	LAGUNA BEACH
State:	CA
Zip:	926510000
Phone:	7149689010
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Tanner Information

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Generator EPA ID:	CAC002118616
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD009007626
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	D80
Method Description:	Disposal, landfill
Tons:	12.642
Year:	1998
--	--

2	7 of 8	SSW	0.02 / 89.50	104.78 / -18	**BESHAY, DAVID** **31755 COAST HIGHWAY** **LAGUNA BEACH CA 92651**	**RCRA NON GEN**

EPA Handler ID:	CAC002982279
Gen Status Universe:	No Report
Contact Name:	BESHAY, DAVID
Contact Address:	31755 COAST HIGHWAY , , LAGUNA BEACH , CA, 92651 ,
Contact Phone No and Ext:	951-816-0189
Contact Email:	ANDREWC@PWSEI.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20180926
Location Latitude:	33.501069
Location Longitude:	-117.7443

Violation/Evaluation Summary

Note: NO RECORDS: As of April 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

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

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

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20180926
Handler Name:	BESHAY, DAVID
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	31755 COAST HIGHWAY
Name:	BESHAY, DAVID	***Street 2:***	
Date Became Current:		***City:***	LAGUNA BEACH
Date Ended Current:		***State:***	CA
Phone:	951-816-0189	***Country:***	
Source Type:	Implementer	***Zip Code:***	92651

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	31755 COAST HIGHWAY
Name:	BESHAY, DAVID	***Street 2:***	
Date Became Current:		***City:***	LAGUNA BEACH
Date Ended Current:		***State:***	CA
Phone:	951-816-0189	***Country:***	
Source Type:	Implementer	***Zip Code:***	92651

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	8 of 8	SSW	0.02 / 89.50	104.78 / -18	***BESHAY, DAVID*** ***31755 COAST HIGHWAY*** ***LAGUNA BEACH CA 92651***	***FINDS/FRS***

Registry ID:	110070404536
FIPS Code:	06059
HUC Code:	
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	31-DEC-18
Update Date:	
Interest Types:	OTHER HAZARDOUS WASTE ACTIVITIES
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	
Census Block Code:	
EPA Region Code:	09
County Name:	ORANGE
US/Mexico Border Ind:	
Latitude:	
Longitude:	

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

Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070404536
Program Acronyms:

RCRAINFO:CAC002982279

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	1 of 1	ESE	0.03 / 144.83	122.12 / -1	SOUTH COAST WATER DISTRICT 31762 SOUTH COAST HIGHWAY LAGUNA BEACH CA 92651	RCRA NON GEN

EPA Handler ID: CAL000434647
Gen Status Universe: No Report
Contact Name: TRISHA WOOLSLAYER
Contact Address: 31762 SOUTH COAST HIGHWAY , , LAGUNA BEACH , CA, 92651 ,
Contact Phone No and Ext: 949-499-4555
Contact Email: EHSGROUP@SCWD.ORG
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20180327
Location Latitude: 33.501327
Location Longitude: -117.743528

Violation/Evaluation Summary

Note: NO RECORDS: As of April 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

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

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20180327
Handler Name: SOUTH COAST WATER DISTRICT
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

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

Owner/Operator Ind:	Current Owner	**Street No:**			
Type:	Other	**Street 1:**	PO BOX 30205		
Name:	SOUTH COAST WATER DISTRICT	**Street 2:**			
Date Became Current:		**City:**	LAGUNA NIGUEL		
Date Ended Current:		**State:**	CA		
Phone:	949-499-4555	**Country:**			
Source Type:	Implementer	**Zip Code:**	92677		
Owner/Operator Ind:	Current Operator	**Street No:**			
Type:	Other	**Street 1:**	31762 SOUTH COAST HIGHWAY		
Name:	TRISHA WOOLSLAYER	**Street 2:**			
Date Became Current:		**City:**	LAGUNA BEACH		
Date Ended Current:		**State:**	CA		
Phone:	949-499-4555	**Country:**			
Source Type:	Implementer	**Zip Code:**	92651		

4	*1 of 7*	*N*	*0.04 / 203.44*	*133.68 / 11*	***7 - ELEVEN FOOD STORES #25801 31696 PACIFIC COAST S LAGUNA BEACH CA 92651***	***DELISTED TNK***

Delisted Storage Tanks

Facility ID:	3494	**Latitude:**	33.50248
Permitting Agency:	ORANGE COUNTY	**Longitude:**	-117.74439
County:	Orange		
Original Source:	UST		
Record Date:	30-JAN-2017		

4	*2 of 7*	*N*	*0.04 / 203.44*	*133.68 / 11*	***7-ELEVEN STORE 25801 (2113) 31696 COAST HIGHWAY SOUTH LAGUNA CA 92677***	***HHSS***

County:
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0001fa0d.pdf

4	*3 of 7*	*N*	*0.04 / 203.44*	*133.68 / 11*	***7-ELEVEN STORE 2113/25801 31696 COAST HIGHWAY SOUTH LAGUNA CA 92677***	***HHSS***

County:
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002ef10.pdf

4	*4 of 7*	*N*	*0.04 / 203.44*	*133.68 / 11*	***SOUTHLAND CORP 31696 S COAST HWY LAGUNA BEACH CA 92677***	***LOP ORANGE***

Record ID:	RO0001775	**Case Closed Date:**	5/2/1985
Case ID:	85UT042	**Type of Closure:**	Closure certification issued
Released Substance:	Gasoline-Automotive (motor gasoline and additives), leaded & unleaded		

4	*5 of 7*	*N*	*0.04 / 203.44*	*133.68 / 11*	***7-ELEVEN STORE #25801 (2113) 31696 COAST HIGHWAY SOUTH LAGUNA CA***	***HIST TANK***

Owner Name:	THE SOUTHLAND CORPORATION	**No of Containers:**	4
Owner Street:	1240 S. STATE COLLEGE BLVD., S	**County:**	RIVERSIDE
Owner City:	ANAHEIM	**Facility State:**	CA
Owner State:	CA	**Facility Zip:**	92677

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

Owner Zip: 92806

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4 | **6 of 7** | **N** | **0.04 / 203.44** | **133.68 / 11** | **7-ELEVEN STORE 2113/25801**
31696 COAST HIGHWAY
SOUTH LAGUNA CA

HIST TANK

Owner Name:	THE SOUTHLAND CORPORATION	**No of Containers:**	3
Owner Street:	1240 S. STATE COLLEGE BLVD., S	**County:**	ORANGE
Owner City:	ANAHEIM	**Facility State:**	CA
Owner State:	CA	**Facility Zip:**	92677
Owner Zip:	92806		

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4 | **7 of 7** | **N** | **0.04 / 203.44** | **133.68 / 11** | **7 - ELEVEN FOOD STORES #25801**
31696 S PACIFIC COAST HWY
SOUTH LAGUNA CA

UST SWEEPS

C C:	A30-000-3494	**D Filename:**	SITE12A
BOE:	44-016275	**Page No:**	228
Comp:	3494	**County:**	ORANGE
Status:	ACTIVE	**State :**	CA
No of Tanks:	3	**Zip:**	92677
Jurisdict:	ORANGE COUNTY	**Latitude:**	0
Agency:	ENVIRONMENTAL HEALTH	**Longitude:**	0
Phone:		**Georesult:**	N

Tank Details

Tank ID:	000003	**S Contain:**	
O Tank ID:		**Stg:**	P
SWRCB No:	30-000-003494-000003	**Storage :**	
Removed:		**Storag Type:**	PRODUCT
Installed:		**P Contain:**	
A Date:		**Content:**	LEADED
Capac:	12000	**ONA:**	
Tank Use:	M.V. FUEL	**D File Name:**	TANK12A

Tank Details

Tank ID:	000004	**S Contain:**	
O Tank ID:		**Stg:**	P
SWRCB No:	30-000-003494-000004	**Storage :**	
Removed:		**Storag Type:**	PRODUCT
Installed:		**P Contain:**	
A Date:		**Content:**	REG UNLEADED
Capac:	12000	**ONA:**	
Tank Use:	M.V. FUEL	**D File Name:**	TANK12A

Tank Details

Tank ID:	000002	**S Contain:**	
O Tank ID:		**Stg:**	P
SWRCB No:	30-000-003494-000002	**Storage :**	
Removed:		**Storag Type:**	PRODUCT
Installed:		**P Contain:**	
A Date:		**Content:**	REG UNLEADED
Capac:	15000	**ONA:**	
Tank Use:	M.V. FUEL	**D File Name:**	TANK12A

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5 | **1 of 9** | **N** | **0.04 / 209.39** | **138.25 / 15** | **7-ELEVEN FOOD STORES #25801**
31702 PACIFIC COAST HWY #

DELISTED TNK

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					25801 LAGUNA BEACH CA 92651	

Delisted Storage Tanks

Facility ID: 18786
Permitting Agency: ORANGE COUNTY
County: Orange
Original Source: UST
Record Date: 30-JAN-2017
Latitude: 33.50223
Longitude: -117.74423

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	2 of 9	N	0.04 / 209.39	138.25 / 15	7-ELEVEN #25801 31702 COAST HWY LAGUNA BEACH CA 92651	UST ORANGE

Facility ID: FA0024455
Sr No:
Notes:
Data Source: Permitted Underground Storage Tank (UST) Facilities Listing

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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	3 of 9	N	0.04 / 209.39	138.25 / 15	7 ELEVEN STORE 31702 PACIFIC COAST LAGUNA BEACH CA 92651	LUST

Global ID: T0605902521
Status: COMPLETED - CASE CLOSED
Status Date: 4/3/1997
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: ORANGE
Latitude: 33.5023145040296
Longitude: -117.74403244257

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 9UT3175
Local Case No: 96UT003
Begin Date: 1/11/1996
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
CUF Case: YES
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Dana Point (901.14)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:
Potential COC: Gasoline
How Discovered: Tank Closure
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: KL
File Location: Local Agency

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type: Other
Date : 1/11/1996
Action: Leak Discovery

Action Type: Other
Date : 1/11/1996
Action: Leak Reported

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com

City: SANTA ANA
Phone No: 7144336261
Organization Name: ORANGE COUNTY LOP

Contact Type: Local Agency Caseworker
Address: 1241 EAST DYER ROAD SUITE 120
Contact Name: GENIECE HIGGINS
Email: ghiggins@ochca.com
City: SANTA ANA
Phone No: 7144336260
Organization Name: ORANGE COUNTY LOP

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 4/3/1997

Status: Open - Case Begin Date
Status Date: 1/11/1996

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name: 7 ELEVEN STORE
Potential COC: GASOLINE
Site Facility Type: LUST CLEANUP SITE
Facility Type:
Cleanup Status: COMPLETED - CASE CLOSED
Composting Method:
Project Status:
Address: 31702 PACIFIC COAST
WDR Place Type:
City: LAGUNA BEACH
WDR File:
Zip: 92651
WDR Order:
County: ORANGE
CUF Priority Assig: D
CUF Claim: 14851
CUF Amount Paid:
File Location: LOCAL AGENCY
Designated Beneficial Use: AGR - Note: See basin plan for exceptions.
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902521
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 4/3/1997
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902521&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Dana Point (901.14)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 96UT003
CASEWORKER: GENIECE HIGGINS
CASEWORKER: KEVIN LAMBERT
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT3175
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Agricultural Supply - Note: See basin plan for exceptions.
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status: Completed - Case Closed
Date : 4/3/1997

Status: Open - Case Begin Date
Date : 1/11/1996

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 27, 2021)

Action Type: Leak Action
Action Date: 1/11/1996
Received Issue Date:
Action: Leak Discovery

Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 1/11/1996
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Documents (as of Feb 27, 2021)

Document Type: Site Documents ***Size :*** 860 KB
Document Date: 9/28/2020* ***Submitted By:*** PAT MCCONNELL (AUTH_RP)
Type: OTHER REPORT / DOCUMENT ***Submitted:***
Title: 25801_COND_OF_PAYMENT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7661703288/T0605902521.PDF

Document Type: Site Documents ***Size :*** 103 KB
Document Date: 9/28/2020* ***Submitted By:*** PAT MCCONNELL (AUTH_RP)
Type: OTHER REPORT / DOCUMENT ***Submitted:***
Title: 25801_RR
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1864061832/T0605902521.PDF

Document Type: Site Documents ***Size :*** 647 KB
Document Date: 9/28/2020* ***Submitted By:*** PAT MCCONNELL (AUTH_RP)
Type: OTHER REPORT / DOCUMENT ***Submitted:***
Title: 25801_NON_RECOVERY
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8145457386/T0605902521.PDF

Document Type: Site Documents ***Size :*** 110 KB
Document Date: 9/22/2020* ***Submitted By:*** PAT MCCONNELL (AUTH_RP)
Type: OTHER REPORT / DOCUMENT ***Submitted:***
Title: 25801_NARRATIVE
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8490290760/T0605902521.PDF

Document Type: Site Documents ***Size :*** 374 KB
Document Date: 9/22/2020* ***Submitted By:*** PAT MCCONNELL (AUTH_RP)
Type: OTHER REPORT / DOCUMENT ***Submitted:***
Title: 25801_INV_HISTORY
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1907356977/T0605902521.PDF

Document Type: Site Documents ***Size :*** 80 KB
Document Date: 9/22/2020* ***Submitted By:*** PAT MCCONNELL (AUTH_RP)
Type: OTHER REPORT / DOCUMENT ***Submitted:***
Title: 25801_WORK_PHASE_SUM
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9225350141/T0605902521.PDF

Document Type: Site Documents ***Size :*** 169 KB
Document Date: 9/22/2020* ***Submitted By:*** PAT MCCONNELL (AUTH_RP)
Type: OTHER REPORT / DOCUMENT ***Submitted:***
Title: 25801_DIRECTIVES
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9112285912/T0605902521.PDF

Document Type: Site Documents ***Size :*** 184 KB
Document Date: 9/22/2020* ***Submitted By:*** PAT MCCONNELL (AUTH_RP)
Type: OTHER REPORT / DOCUMENT ***Submitted:***
Title: 25801_REPORTS
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2552317738/T0605902521.PDF

Document Type: Site Documents ***Size :*** 9,494 KB
Document Date: 5/9/1997* ***Submitted By:*** PAT MCCONNELL (AUTH_RP)
Type: OTHER REPORT / DOCUMENT ***Submitted:***
Title: REPORT OF PRODUCT PIPING UPGRADE ACTIVITIES
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8136208593/T0605902521.PDF

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

Document Type: Site Documents | **Size :** 66 KB
Document Date: 5/9/1997* | **Submitted By:** PAT MCCONNELL (AUTH_RP)
Type: WELL DESTRUCTION REPORT | **Submitted:**
Title: VAPOR EXTRACTION WELL ABANDONMENT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8387411952/T0605902521.PDF

Document Type: Site Documents | **Size :** 71 KB
Document Date: 2/4/1997* | **Submitted By:** PAT MCCONNELL (AUTH_RP)
Type: REQUEST FOR CLOSURE | **Submitted:**
Title: REQUEST FOR CLOSURE
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1233328044/T0605902521.PDF

Document Type: Site Documents | **Size :** 126 KB
Document Date: 1/16/1997* | **Submitted By:** PAT MCCONNELL (AUTH_RP)
Type: REQUEST FOR CLOSURE | **Submitted:**
Title: REQUEST FOR CLOSURE
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8634243309/T0605902521.PDF

Document Type: Site Documents | **Size :** 2,717 KB
Document Date: 1/3/1997* | **Submitted By:** PAT MCCONNELL (AUTH_RP)
Type: SITE ASSESSMENT REPORT | **Submitted:**
Title: RESULTS OF ADDITIONAL SITE ASSESSMENT ACTIVITIES
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5386241078/T0605902521.PDF

Document Type: Site Documents | **Size :** 390 KB
Document Date: 6/19/1996* | **Submitted By:** PAT MCCONNELL (AUTH_RP)
Type: SITE INVESTIGATION WORKPLAN | **Submitted:**
Title: WORKPLAN FOR ADDITIONAL SITE ASSESSMENT
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5209829509/T0605902521.PDF

Document Type: Site Documents | **Size :** 4,796 KB
Document Date: 5/15/1996* | **Submitted By:** PAT MCCONNELL (AUTH_RP)
Type: SITE ASSESSMENT REPORT | **Submitted:**
Title: RESULTS OF SITE ASSESSMENT ACTIVITIES
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4109170019/T0605902521.PDF

Document Type: Site Documents | **Size :** 1,110 KB
Document Date: 1/11/1996* | **Submitted By:** PAT MCCONNELL (AUTH_RP)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: REPORT OF UST REMOVAL AND PRODUCT PIPING UPGRADE ACTIVITIES
Title Link: https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8720818579/T0605902521.PDF

5	4 of 9	N	0.04 / 209.39	138.25 / 15	**7-ELEVEN #25801** **31702 COAST HWY** **LAGUNA BEACH CA 92651**	**HW ORANGE**

Facility ID: FA0024455

5	5 of 9	N	0.04 / 209.39	138.25 / 15	**7-Eleven INC #25801** **31702 Coast Hwy** **Laguna Beach CA 92677**	**UST**

Facility ID: FA0024455 | **Latitude:**
CERS ID: 10165969 | **Longitude:**
County: Orange
Permitting Agency: Orange County Environmental Health
Note: Information related to facilities can be searched on Geo Tracker Website: https://geotracker.waterboards.ca.gov/search
Site Facility Type: PERMITTED UNDERGROUND STORAGE TANK (UST)

5	6 of 9	N	0.04 / 209.39	138.25 / 15	**7-ELEVEN** **25801/HARJINDER&RAMEET DHAILWAL** **31702 PACIFIC COAST HWY**	**EMISSIONS**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					LAGUNA BEACH CA 92651	

2015 Toxic Data

Facility ID:	147747	***COID:***	ORA
Facility SIC Code:	5541	***DISN:***	SOUTH COAST AQMD
CO:	30	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2016 Toxic Data

Facility ID:	147747	***TS:***	
Facility SIC Code:	5541	***HRA:***	
CERR CODE:		***CH Index:***	
COID:	ORA	***AH Index:***	
CO:	30	***Air Basin:***	SC
DISN:	SOUTH COAST AQMD	***District:***	SC
CHAPIS:			

2017 Toxic Data

Facility ID:	147747	***COID:***	ORA
Facility SIC Code:	5541	***DISN:***	SOUTH COAST AQMD
CO:	30	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2018 Toxic Data

Facility ID:	147747	***COID:***	ORA
Facility SIC Code:	5541	***DISN:***	SOUTH COAST AQMD
CO:	30	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

5	***7 of 9***	***N***	***0.04 / 209.39***	***138.25 / 15***	***7-Eleven INC #25801*** ***31702 COAST HWY*** ***LAGUNA BEACH CA 92677***	***CERS TANK***

Site ID:	1234	***Latitude:***	33.502483
Longitude:	-117.743942		

Regulated Programs

EI ID:	10165969
EI Description:	Hazardous Waste Generator
EI ID:	10165969

EI Description: Chemical Storage Facilities

EI ID: 10165969
EI Description: Underground Storage Tank

Violations

Violation Date: 07/03/2013 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2711(a)(8)
Violation Notes:

Returned to compliance on 07/30/2013. The plot plan previously submitted does not show location of piping. Submit an updated plot plan of the facility showing the location of tanks, piping and monitoring equipment.

Violation Description:

Failure to submit, obtain approval, or maintain a complete/accurate plot plan.

Violations

Violation Date: 05/25/2017 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.7 25292.1(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25292.1(a)
Violation Notes:

Returned to compliance on 05/11/2018. In order to abate this violation, please repair the spill bucket associated with the 91-Octane UST and retest. Please send a report indicating that the spill bucket has been retested.

Violation Description:

Failure to operate the UST system to prevent unauthorized releases including leaks, spills, and/or overfills.

Violations

Violation Date: 01/25/2019 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.7 25290.1(c),25290.2(c),25291(a)(2),2529.1(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c),25290.2(c),25291(a)(2),2529.1(e)
Violation Notes:

Returned to compliance on 09/18/2019. OBSERVATION: Test reports provided indicate that Secondary Containment Testing did not pass for UDC 3/4 due to a failed "test boot". CORRECTIVE ACTION: Immediately submit plans if required, repair and re-test and send results to this Agency within sixty (60) days. Contact this Agency to discuss submission of plans if they are necessary.

Violation Description:

Failure to maintain secondary containment (e.g., failure of secondary containment testing).

Violations

Violation Date: 05/17/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2715(f)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)(2)
Violation Notes:

Returned to compliance on 05/22/2018. One employee, Rasika Jayalath, was last trained by DO on 1/11/17. Please be advised that employees must be trained by the DO annually. This employee must be trained by DO within 30 days of this inspection and training record be submitted to this agency.

Violation Description:

Failure to have at least one facility employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).

Evaluations

Eval Date: 05/09/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Monitor cert notification for 5-25; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/19/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Monitor cert notification for 5-25; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/26/2020
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

This Agency has received and reviewed the Monitoring System Certification Form and the Secondary Containment Report Form for testing conducted 5/18/20. Test reports shows passing results for all components tested and is in agreement with on-site inspection. Inspection report mailed to facility; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/03/2013
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

A routine inspection was conducted. The lead cashier on site, Maria Garcia, granted me permission to inspect today. The outside perimeter area and rear of store were inspected. A drum stored outside was stored closed and labeled with required hazardous waste information and appeared to be in good condition. Manifests for disposal of hazardous waste were available for review. A business emergency plan and absorbent for spill response was on site ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/08/2019
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS Received and reviewed the following: - Overfill Protection Equipment Operability (10-29-2018) - Secondary Containment Testing Results (1-25-2019) Overfill Operability: - T1 and T2 results = PASS. Flapper Valves tested and activate at less than 95%. Results sent to main file. Secondary Containment Testing: - Review of the results show that UDC 3/4 did not pass testing. All other components PASS. Report form

indicated the UDC did not pass due to a damaged Test Boot. Repair and Re-test. Plan check may be necessary. Contact this inspector for questions and clarification. Violation issued.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/25/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

On site to conduct a routine Hazardous Materials Disclosure Business Emergency Plan (HMBEP) inspection. Met with Wendy Misiewich of 7-11 Stores. Ms. Wisiewich provided consent to enter and conduct this inspection. This facility submitted the HMBEP into the CERS database. The submission was accepted. The following were verified: - Chemical Disclosure; - Contingency plan/BEP; - Training program; and, - Facility Map. Please note that if the facility decides to discontinue any of the above chemicals, proper disposal or removal of chemicals is required and maintenance of disposal records will be verified. Within 30 days of removal, contact this agency to verify that the hazardous material is no longer stored on site and remove it from the facility's listed disclosable chemicals. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/11/2018
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Reviewed Spill Bucket Testing Report Form for activities conducted on 12/13/17, after replacement of the 91 spill bucket. Spill bucket was tested visually and passed test. Violation I189 regarding spill bucket not passing test, has been corrected.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/18/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Monitor cert notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 09/18/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Secondary containment test on UDC 3/4 was conducted on 9/17/18 after completion of repairs after failure during initial SB989 testing on 1/25/19. UDC 3/4 was filled with 4 inches above highest penetration and passed 15 minute test using VPLT instrument. Outstanding violation I382 regarding failure to maintain secondary containment cited in inspection report dated 2/8/19, has been corrected. Copy of Secondary Containment Testing Report Form must be submitted to this agency within 30 days of testing.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/23/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Received phone call from Michelle Cleghorn of Tanknology informing me that the technician for the monitoring cert scheduled for 9:00 today called in sick. She re-scheduled this cert for 6/25 at 1:00 pm.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/03/2013
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

I was on site to conduct a routine inspection. A monitoring system certification was being performed by Tanknology at the same time. The technician on site, Jeremy Rider, showed me his ICC UST Service Technician certification card with pass date of 2/04/2015, his Veeder-Root certified technician card with expiration date of 1/25/2015, and his Franklin/FE Petro "knowledge of listed products" certification with expiration date of 5/23/2015. The lead cashier on site, Maria Garcia, granted me permission to inspect today. The test button to the Veeder-Root TLS 350R monitoring system was depressed and an audible and visual alarm was activated. The panel has a message, "ALL FUNCTIONS NORMAL." All sensors (annular space sensors, turbine sump sensors, and UDC sensors) were placed in water to simulate a leak, and an audible and visual alarm was activated on the monitoring system. Automatic shutdown of the turbine was activated when a leak was simulated, when sensors were [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/10/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Documents submitted to CERS on 1/6/15 were reviewed and declined with the following considerations: - Gasoline: Information listed in "Mixture Component" section should be removed since this material is reported as "pure" under "Hazardous Material Type" section. - Waste Absorbent & Spent Dispenser Fuel Filter: This waste is stored in a 55 gallon drum but must be reported in pounds. However, it is not reportable since there is less 500 pounds stored on site and must be removed. If the volume of carbon dioxide (shown on site map) stored on site is 1000 cubic feet or greater, then a Hazardous Materials Inventory form for this material must also be submitted. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/01/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

CERS submittal reviewed and was accepted. Flapper valves verified on site and has been corrected on the tank information page.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/10/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Comments: On site to witness monitoring system certification testing activities and to conduct routine UST inspection. Annular and turbine sump sensors alarmed properly (visual and audible) and shut down respective turbine when submerged in water. UDC sensors alarmed properly (visual and audible) and shut down all turbines when submerged in water. Fail-safe, sensor out and emergency shut off were tested and passed. Line leak detectors were tested and passed. Site has flappers for overfill prevention. Spill buckets were tested and passed. Valid permit, designated operator documentation, monthly inspection reports, responses to alarms, monitoring plan, response plan, employee training records, tank pages, certification of financial responsibility, copies of monitoring system certification and secondary containment reports are available for review. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/07/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Reviewed status, as per direction of Darwin; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/16/2020
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Reviewed Secondary Containment Testing Report Form for activities conducted on 9/17/19, after completion of repairs on UDC 3/4 that failed initial SB989 testing on 1/25/19. Failed UDC passed test.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/07/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Reviewed status, as per direction of Darwin; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/18/2020
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

On site for routine Hazardous Materials Business Plan (HMBP. Maria Maldonado, Manager, provided consent to inspect. Observed the following materials on site at reportable quantities: - Carbon dioxide - Gasoline Hazardous materials disclosed in CERS match what is reported on site. Training was reported to have been conducted with Belshire. Per California Health & Safety Code Ch. 6.95, businesses that store and handle hazardous materials at or over reportable quantities (55 gal of a liquid, 500 lbs of a solid, 200 cubic ft of a compressed gas) must prepare and implement an HMBP. The facility is responsible for identifying all hazardous materials, including hazardous wastes, which are at or above disclosure thresholds. If there is a change in the type of amount of chemicals that are maintained on site, please submit revised documents (electronically though CERS) within 30 days of change. The HMBP must be submitted online through the California Environmental [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/24/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 10/25/2017
Violations Found: No
Eval General Type: Other/Unknown

Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

CERS submittal reviewed and was accepted this date.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/31/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Prepared for onsite inspection.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/19/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS Received and reviewed the following from 5-21-2019: - UST Monitoring System Certification Results - UST Spill Bucket Testing Results - UST Line Leak Detector Test Results All results indicate PASS. Results sent to main file. The Secondary Containment Testing indicated a fail for UDC 3/4 due to a failed boot. A report citing violation I382 on 2/8/2019. Plans will be required to be submitted if the boots are in contact with the UDC wall. A copy of the inspection report included with this report. Violation I382 = OUTSTANDING | CLASS II Secondary Containment Test reports indicate that UDC 3/4 failed testing. Submit plans to this Agency for the repair if necessary, repair and re-test and send results to this Agency. Plan and/or repair logs and/or re-test results have not been received by this Agency. Immediately contact this inspector and provide an update and/or submit plans or re-test results along with repair documentation. Report [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/22/2018
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

I received copy of training records documenting that Rasika Jayalath was last trained by DO on 5/22/18. Violation I651 regarding failure to provide annual DO training for employees, cited during on site inspection conducted on 5/17/18, has been corrected.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/31/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Inspector Comments: On site to conduct hazardous materials chemical inventory and business emergency plan inspection. I walked through the facility and inspected hazardous materials storage area to verify materials reported in CERS. Facility has gasoline and carbon dioxide that meet required disclosure quantities. Employee training records are available on site. Business emergency plan is available on site. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/31/2016

Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

Inspector Comments: On site to conduct routine hazardous waste inspection. Wendy Misiewich granted consent to conduct inspection. I walked the perimeter and inspected waste storage area. I did not observe any hazardous waste in municipal trash. Fuel waste solids drum is stored closed and labeled. Manifests were reviewed. Business emergency plan is available on site and emergency contact information is posted. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/12/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

SB 989 test notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/27/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Reviewed CERS submittal this date. Submittal was accepted.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/16/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Comments: I received a copy of Secondary Containment Testing Report Form (3 year SB989) for activities conducted on 1/21/16 and 1/26/16. All components passed test.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/17/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site to conduct routine hazardous waste inspection. I walked the perimeter and inspected waste storage area. I did not observe any hazardous waste in municipal trash. Fuel waste drums are stored closed and labeled. Manifests were reviewed. Emergency contact information and procedures are posted in manager' office and cashier area.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/20/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health

Eval Program: UST
Eval Source: CERS
Eval Notes:

prep for A01 inspection 6/23; ran Report 7800, review past history in report and on EC.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/20/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

CERS submittal reviewed and was not accepted. See comments below and previous A27 comments regarding the status of the spill buckets. Hi Jamil, Please change the containment sump section to "no" to identify the spill buckets as direct bury. Please update within 30 days. Any questions, please feel free to contact me at minh.le@ochca.com or 714-720-1327. Thank you. Minh Le.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/23/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

reviewed Facility forms on CERS and responded.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/26/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

update waste stream page; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/30/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Reviewed and accepted documents submitted to CERS on 8/9/16,that included updated designated operator (DO) statement naming Jackson Scott of Belshire Environmental as the primary DO for this facility.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 09/16/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Documents submitted to CERS on 8/29/15 were reviewed and accepted.; Note: data in [EVAL Notes] field for some records is truncated from the

source.

Eval Date: 06/23/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Comments: I received a copy off Monitoring System Certification, Line Leak Detector Test and Spill Bucket Testing Report Form for activities conducted on 6/10/15. All components passed.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/23/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

prep for mon cert/A01; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/24/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Monitor cert reschedule notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/30/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

This Agency received a plot plan of the facility showing location of UST's, piping and monitoring equipment. Violation #TR08 is now corrected. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/31/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Comments: On site to witness monitoring system certification testing activities and to conduct routine UST inspection. Annular and turbine sump sensors alarmed properly (visual and audible) and shut down respective turbine when submerged in water. Fill sumps are not monitored. UDC sensors alarmed properly (visual and audible) and shut down all turbines when submerged in water. Fail-safe, sensor out and emergency shut off were tested and passed. Line leak detectors were tested and passed. Site has flappers for overfill prevention. Spill buckets were tested visually without any changes in water level. Valid permit, designated operator documentation, monthly inspection reports, responses to alarms, monitoring plan (updated monitoring plan with correct sensor was reviewed online), response plan, employee training records, tank pages, certification of financial responsibility, copies of monitoring system certification and secondary reports [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/16/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Reviewed and accepted updated designated operator (DO) statement submitted to CERS on 6/7/16, naming Jackie Dougherty of Belshire Environmental as the primary DO for this site.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/18/2020
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site to conduct a routine hazardous waste inspection. Maria Maldonado, Manager, provided consent to inspect. The facility generates gasoline water mixture from annual monitoring certification. A perimeter walk was conducted. Municipal dumpster does not appear to conatin any hazardous waste. Manifests from Belshire were available and reviewed. Emergency response information is posted and employees are reported to be trained. No hazardous waste violations were observed on this date. Inspection report mailed to facility. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/10/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Reviewed and accepted documents submitted to CERS on 1/6/15 that included certification of financial responsibility with coverage period from 12/18/14 to 12/18/15.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/31/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Prepared for onsite inspection.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/20/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

prep for A01 inspection 6/23; ran Report 7800, review past history in report and on EC.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/27/2016
Violations Found: No

Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Reviewed and accepted annual certification documents submitted to CERS on 1/14/16.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/11/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

This Agency received a monitoring system certification dated 4/15/2014. The following monitoring equipment was certified to be operational per manufacturer's specifications: in-tank gauging probes, annular space sensors, piping sump sensors, mechanical line leak detectors, tank overfill, dispenser containment sensors and shear valves. Positive shut-down due to leaks and sensor failure/disconnection was confirmed. Comments were, "site has not fill sumps; no overfill alarm." Also, a plot plan of the location of tanks and monitoring system was included.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/21/2019
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS On site to conduct an UNderground Storage Tank (UST) inspection of the facility and witness the annual monitoring system certification, spill bucket testing, and line leak detector testing. Met this date with Maria Maldonado, manager, who granted consent to enter and inspect the facility. TECHNICIAN Luis Navarro | Tanknology Certifications | Current CERS ID 10165969 The site contains two (2) DW USTs for regular and premium fuel. Site is monitored by a Veeder Root (VR) TLS 350 system. The USTs are monitored by VR 420 sensors. The turbine sumps are monitored by VR 208 sensors. There are no sensors in the fill sumps. The UDCs are monitored by VR 352 sensors. All sensors were located at the lowest points of the sumps. All sensors shut down the system when places in liquid. Spill buckets passed hydrostatic testing. Fail Safe also passed. Overfill prevention testing was conducted. Overfill prevention is flapper valves. The Secondary [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/21/2019
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS On site to conduct a Hazardous Waste. Met this date with Maria Maldonado, manager, who granted consent to enter and inspect the facility. EPA ID CAL000267482 Inspected facility this date. Facility generates was fuel solids. Drum was closed and properly labeled. Manifests available for review. Emergency Information is posted. Training is conducted. No signs of hazardous waste in the dumpsters. Report mailed to the facility.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/25/2017
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

On site to witness annual monitor certification and to conduct a routine UST inspection. Met with Jorge Hernandez of Tanknology. Jorge Hernandez conducted the tank testing, monitor system certification, and spill bucket testing. Mr. Hernandez's ICC, VMI, and Veeder-Root certifications were observed and verified. The facility contains: - (2) 12,000 gallon double walled USTs containing regular and supreme gasoline, respectively. Spill buckets are direct bury buckets. (2) 15 minute ENCON tests were conducted. The USTs are continuously monitored by a Veeder-Root TLS-350R system. Alarm history and set-up tape was reviewed during this inspection. The panel read all functions normal. USTs contain: - Flapper valves (fill-tube shut off valves) for overfill protection. In CERS, Please remove that the USTs have a ball float. The following were tested: - All Sump, annular, and UDC sensors tested sent alarm to the veeder root panel and shut off the - "Fail [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/12/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

7-Eleven This Agency received a Certification of Financial Responsibility (CFR) form dated 12/03/2012 with coverage period from 12/18/2012 to 12/18/2013.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/10/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

Inspector Comments: On site to conduct routine hazardous waste inspection. Francisca Mora granted consent to conduct inspection. I walked the perimeter and inspected waste storage area. I did not observe any hazardous waste in municipal trash. Fuel waste drums are stored closed and labeled. Manifests were reviewed. Business emergency plan is available on site. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/31/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

NOT ACCEPTED 6/13/2014 CERS submittal of the HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION page for GASOLINE, as it indicates that gasoline is a MIXTURE; change this to PURE. Please make changes and re-submit. ACCEPTED 10/30/2014 CERS submittal of BUSINESS ACTIVITIES form and OWNER OPERATOR IDENTIFICATION form. NOT ACCEPTED 6/13/2014 CERS submittal of BEP and EMPLOYEE TRAINING PLAN, as the BEP is a Orange County Fire Authority document that list outdated address and phone number; submit a BEP with current and accurate information (blank form can be downloaded from our agency's website at www.occupainfo.com/forms). ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/22/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

SB 989 notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/24/2017
Violations Found: No
Eval General Type: Other/Unknown

Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Reviewed CERS submittal. Submittal was not excepted. See comment below. Emergency Response Plan: Please change the phone number for the Local Unified Program Agency (UPA/CUPA) to 714-433-6000. The number you currently have listed is incorrect. Any questions, please feel free to contact me at minh.le@ochca.com or 714-720-1327. Thank you. Minh Le.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/17/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

On site to witness monitoring system certification testing activities and to conduct routine UST inspection. Annular and turbine sump sensors alarmed properly (visual and audible) and shut down respective turbine when submerged in water. UDC sensors alarmed properly (visual and audible) and shut down all turbines when submerged in water. Fill sumps do not have sensors. Fail-safe, sensor out and emergency shut off were tested and passed. Line leak detectors were tested and passed. Site has flappers for overfill prevention. Spill buckets are direct bury. They were tested visually and passed. Valid permit is posted on a bulletin board in cashier area, designated operator (DO) documentation, monthly inspection reports with responses to alarms, monitoring plan, response plan, owner/operator agreement, employee training records, tank pages, certification of financial responsibility, copies of monitoring system certification and secondary containment reports are [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/16/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Monitor cert notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/15/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Forwarded monitoring system certification results (5/25/17) to both Joyce Krall and Minh Le.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/23/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

reviewed UST and Facility forms on CERS and responded. I reviewed Facility forms and UST forms submitted by this facility on CERS and responded with the following comments: 2/21/2013 submittal of Facility Information forms and UST forms: "Submission ACCEPTED pending thorough review of most recent submittal." 1/16/2014 submittal of Facility Information forms and UST forms: "Submission ACCEPTED pending thorough review of most recent submittal." 3/21/2014 submittal of Facility Information forms and UST forms: - entered: "Submission ACCEPTED pending thorough review of most recent submittal" for Facility Information forms, - entered: "ACCEPTED" for UST forms. 6/13/2014 submittal of Facility Information forms:

"ACCEPTED." ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/27/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Reviewed and accepted documents submitted to CERS on 1/14/16 which included certification of financial responsibility with coverage period from 12/18/15 to 12/18/16.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/18/2020
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

On site to conduct a routine Underground Storage Tank (UST) inspection and witness the annual monitoring system certification and spill bucket testing. Met with Luis Navarro, service technician with Tanknology. Also present was Maria Maldonado, manager. This facility has the following double walled (DW) USTs: - two (2) 12,000 gallon tank (regular and premium) Two UDCs The system is monitored by a Veeder Root (VR) TLS 350 system. The monitor is operational for audible and visual alarms and the display reads "all functions normal." The USTs are monitored by VR 420 sensors. The turbine sumps are monitored by VR 208 sensors. There are no sensors in the fill sumps. The UDCs are monitored by VR 352 sensors. All sensors were observed at the lowest point. All sensors shut down the system when placed in liquid. Spill buckets were tested visually without any changes in the water level. Sensor out and fail-safe were verified and passed. Overfill prevention is flapper valves. [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/04/2018
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

I received a copy of Monitoring System Certification, Line Leak Detector Test Form and Spill Bucket Testing Report Form for activities conducted on 5/17/18. All components passed test.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/17/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Monitor cert notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/21/2019
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS On site to conduct a Hazardous Materials Disclosure and Business Emergency Plan inspection. Met this date with Maria

Maldonado, manager, who granted consent to enter and inspect the facility. CERS ID 10165969 Verified the following this date: - Business Activities - Business Ownership - Hazardous Materials Inventory - Facility Site Map - Business Emergency Plan - Training Records No violations this date. Report mailed to facility and to corporate.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/31/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

Prepared for onsite inspection.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/31/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENT: On site for a follow-up underground storage tank inspection. Site verification needed to determine if the spill buckets were direct bury or contained in sump. Joe Rhodes Maintenance was on site to open the sumps for viewing. Facility has two double-walled tanks with the spill buckets and vapor buckets buried inside a sump filled with pea-gravel. Spill buckets were determined to be direct-buried. Modification of the spill buckets will require a Facility Modification Application. Please submit an application to this Agency immediately. Once approved, facility must notify this Agency within 48 hours of re-testing. An inspector must be on-site to witness the re-test. The test report dated 5/25/2017 showed the spill buckets failed on both tanks (87 and 91). However, the re-inspection and the re-test dated 6/26/2017, concluded that only the 91 tank's spill bucket was replaced. Please verify. The following violation is still outstanding: – UST [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/20/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Michelle Cleghorn of Tanknolgy called me this morning and reported that the technician will not be there today, so we rescheduled for this Wednesday.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/23/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

This Agency received a monitoring system certification dated 7/03/2013. The following monitoring equipment was certified to be operational per manufacturer's specifications: in-tank gauging probes, annular space sensors, piping sump sensors, mechanical line leak detectors, tank overfill, dispenser containment sensors and shear valves. Positive shut-down due to leaks and sensor failure/disconnection was confirmed. Also, a plot plan of the location of tanks and monitoring system and a secondary containment testing report form indicating all fill spill buckets tested had "PASS" results was included. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/25/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health

Eval Program: HW
Eval Source: CERS
Eval Notes:

A routine hazardous waste inspection was conducted. The manager on site, Wendy Misiewich, granted me permission to inspect today. The outside perimeter area, rear of store, and trash dumpster were inspected. No hazardous waste observed in dumpster. A drum was observed stored outside that was closed and labeled with required hazardous waste information. Manifests for disposal of hazardous waste were available for review. A business emergency plan and absorbent for spill response were on site. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/25/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

reviewed 2/21/2013 submittal of HazMat Inventory forms and Emergency Response and Training Plans: ACCEPTED... I reviewed 2/21/2013 submittal of HazMat Inventory forms and Emergency Response and Training Plans and responded with: "Submission ACCEPTED pending thorough review of most recent submittal."; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/15/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTION COMMENT: Received the Annual Monitoring System Certification Test Result, dated 5/25/2017. The following tests PASSED: - Monitoring System Certification - Line Leak Detector The Spill Bucket Test for did not pass during the Annual Monitoring System Certification. The following violation remains outstanding: I189 – UST system is operated to prevent unauthorized release, including spills and overfills. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/25/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

I was on site to conduct a routine inspection at a scheduled monitoring system certification being performed by Tanknology. The technician on site, Francisco Castro, showed me his ICC UST Service Technician certification card with expiration date of 8/06/2015, his Veeder Root certified technician card with expiration date of 3/01/2015, and his FTA lead detector tester certification with expiration date of 1/26/2017. The test button to the Veeder Root TLS 350R monitoring system was depressed and an audible and visual alarm was activated. The panel has a message, "ALL FUNCTIONS NORMAL." All sensors (annular space sensors, turbine sump sensors, and UDC sensors) were placed in water to simulate a leak, and an audible and visual alarm was activated on the monitoring system. Automatic shutdown of the turbine was activated when a leak was simulated, when sensors were disconnected, and when power to the monitoring system was turned off. Overfill protection is a flapper valve [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/09/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

Eval Date: 07/23/2013
Violations Found: No

Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 06/02/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Comments: I received a copy of Monitoring System Certification, Line Leak Detector Test and Spill Bucket Testing Report Form for activities conducted on 5/31/16. All components passed test.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/25/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site to conduct a routine hazardous waste inspection. Met with Wendy Misiewich of 7-11 Stores. Ms. Wisiewich provided consent to enter and conduct this inspection. Hazardous waste observed on-site included (1) 55-gallon drum for used fuel filters. During UST testing, waste water containing gasoline is stored on-site and picked up by Belshire within the appropriate accumulation time. Hazardous waste was properly labeled and stored closed. Hazardous waste manifests were available for review. Perimeter of the facility was inspected. Did not observe any indication of a hazardous waste release or illegal dumping along the perimeter of the facility. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/15/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

I received an email with the following message: "From: JrMaint [mailto:JrMaint@jrmaint.com] Sent: Friday, April 11, 2014 11:02 AM To: HCA EH UST Notifications Subject: 7-11 25801 Re: 7-11 25801 31702 P.C.H. South Laguna, CA 92677 The Veeder Root UST monitor system had to be cold started, I have scheduled a certification for Tuesday 4/15/14 at 10:00am to verify the system operation (not meant to be an annual certification) if this date or time is unacceptable please contact me. Thank you, Joe Steed Ph# 714-891-8777" ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/11/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Cold Start Monitor cert notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/22/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health

Eval Program: UST
Eval Source: CERS
Eval Notes:

reviewed submittals on CERS.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: UST Tank Operator
Entity Name: 7-ELEVEN INC
Entity Title:
Address: PO BOX 711, ATTN: ENVIRONMENTAL DEPARTMENT
City: DALLAS
State: TX
Country: United States
Zip Code: 75221
Phone: (800) 828-0711

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6406

Affil Type Desc: Operator
Entity Name: HARJINDER SINGH & RAMEET KAUR DHALIWAL (DHALIWAL BROS, INC)
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (949) 499-3039

Affil Type Desc: Parent Corporation
Entity Name: 7-ELEVEN INC.
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Property Owner
Entity Name: 7-ELEVEN INC.
Entity Title:
Address: P.O. Box 711 Attn: Environmental Department
City: Dallas
State: TX
Country: United States
Zip Code: 75221
Phone: (800) 828-0711

Affil Type Desc: Identification Signer
Entity Name: STEPHEN BOYD
Entity Title: REGIONAL GASOLINE ENVIRONMENTAL COMPLIANCE MANAGER
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Legal Owner
Entity Name: 7-ELEVEN INC
Entity Title:
Address: P.O. Box 711 Attn: Environmental Department
City: Dallas
State: TX
Country: United States
Zip Code: 75221
Phone: (800) 828-0711

Affil Type Desc: UST Tank Owner
Entity Name: 7-ELEVEN INC
Entity Title:
Address: PO BOX 711, ATTN: ENVIRONMENTAL DEPARTMENT
City: DALLAS
State: TX
Country: United States
Zip Code: 75221
Phone: (800) 828-0711

Affil Type Desc: Environmental Contact
Entity Name: JAMIL HERSHEWE
Entity Title:
Address: P.O. Box 711 Attn: Environmental Department
City: Dallas
State: TX
Country:
Zip Code: 75221
Phone:

Affil Type Desc: UST Permit Applicant
Entity Name: STEPHEN BOYD
Entity Title: REGIONAL GASOLINE ENVIRONMENTAL COMPLIANCE MANAGER
Address:
City:
State:
Country:
Zip Code:
Phone: (714) 771-5484

Affil Type Desc: Document Preparer
Entity Name: Steve Skanderson, Stantec
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: UST Property Owner Name
Entity Name: 7-ELEVEN INC
Entity Title:
Address: PO BOX 711, ATTN: ENVIRONMENTAL DEPARTMENT
City: DALLAS
State: TX
Country: United States
Zip Code: 75221
Phone: (800) 828-0711

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: P.O. Box 711 Attn: Environmental Department
City: Dallas
State: TX
Country:
Zip Code: 75221

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Phone:						
5	8 of 9	N	0.04 / 209.39	138.25 / 15	7- ELEVEN INC #25801 31702 PACIFIC COAST HWY SOUTH LAGUNA CA 92677	RCRA NON GEN

EPA Handler ID: CAL000267482
Gen Status Universe: No Report
Contact Name: JOSE RIOS
Contact Address: 1722 ROUTH STREET , SUITE 1000 , DALLAS , TX, 75201 ,
Contact Phone No and Ext: 972-828-6592
Contact Email: JOSE.RIOS@7-11.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20030311
Location Latitude: 33.502204
Location Longitude: -117.744139

Violation/Evaluation Summary

Note: NO RECORDS: As of April 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

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

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20030311
Handler Name: 7- ELEVEN INC #25801
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: 7-ELEVEN INC.
Date Became Current:
Date Ended Current:
Phone: 714-771-5484
Source Type: Implementer
Street No:
Street 1: PO BOX 711
Street 2:
City: DALLAS
State: TX
Country:
Zip Code: 75221

Owner/Operator Ind: Current Operator
Street No:

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

Type:	Other	**Street 1:**	1722 ROUTH STREET
Name:	JOSE RIOS	**Street 2:**	SUITE 1000
Date Became Current:		**City:**	DALLAS
Date Ended Current:		**State:**	TX
Phone:	972-828-6592	**Country:**	
Source Type:	Implementer	**Zip Code:**	75201

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	9 of 9	N	0.04 / 209.39	138.25 / 15	7-ELEVEN # 2580 31702 COAST LAGUNA BEACH CA 92651	UST ORANGE

Facility ID: FA24455
Sr No:
Notes:
Data Source: Removed Underground Storage Tank (UST) Facilities

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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	1 of 1	NNE	0.05 / 272.13	140.63 / 18	7 ELEVEN STORE 31702 S PACIFIC COAST HWY LAGUNA BEACH CA 92651	LOP ORANGE

Record ID:	RO0001061	**Case Closed Date:**	4/3/1997
Case ID:	96UT003	**Type of Closure:**	Closure certification issued
Released Substance:	Gasoline-Automotive (motor gasoline and additives), leaded & unleaded		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	1 of 1	SE	0.06 / 333.76	110.49 / -12	LAGUNA BEACH DENTAL GROUP 31796 S COAST HWY LAGUNA BEACH CA 92651	RCRA NON GEN

EPA Handler ID: CAL000272639
Gen Status Universe: No Report
Contact Name: ASHLEIGH ALEGRE
Contact Address: 31796 SOUTH COAST HWY. , , LAGUNA BEACH , CA, 92651-0000 ,
Contact Phone No and Ext: 949-415-1020
Contact Email: RISK@PACDEN.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20030701
Location Latitude: 33.500997
Location Longitude: -117.743295

Violation/Evaluation Summary

Note: NO RECORDS: As of April 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

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

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

Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20030701
Handler Name: LAGUNA BEACH DENTAL GROUP
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: BUEHLER DENTAL CORP
Date Became Current:
Date Ended Current:
Phone: 949-415-1020
Source Type: Implementer
Street No:
Street 1: 31796 S COAST HWY
Street 2:
City: LAGUNA BEACH
State: CA
Country:
Zip Code: 92651-0000

Owner/Operator Ind: Current Operator
Type: Other
Name: ASHLEIGH ALEGRE
Date Became Current:
Date Ended Current:
Phone: 949-415-1020
Source Type: Implementer
Street No:
Street 1: 31796 SOUTH COAST HWY.
Street 2:
City: LAGUNA BEACH
State: CA
Country:
Zip Code: 92651-0000

8	1 of 1	ENE	0.07 / 360.06	159.51 / 37	MARIANNE & DAVE KUTSCHER 31711 FLORENCE AVENUE LAGUNA BEACH CA 92651	RCRA NON GEN

EPA Handler ID: CAC003076697
Gen Status Universe: No Report
Contact Name: MARIANNE & DAVE KUTSCHER
Contact Address: 31711 FLORENCE AVENUE , , LAGUNA BEACH , CA, 92651 ,
Contact Phone No and Ext: 949-303-5536
Contact Email: TAMMYHURLEY@ALLIANCE-ENVIRO.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20200728
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of April 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No

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

Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20200728
Handler Name: MARIANNE & DAVE KUTSCHER
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: MARIANNE & DAVE KUTSCHER
Date Became Current:
Date Ended Current:
Phone: 949-303-5536
Source Type: Implementer
Street No:
Street 1: 31711 FLORENCE AVENUE
Street 2:
City: LAGUNA BEACH
State: CA
Country:
Zip Code: 92651

Owner/Operator Ind: Current Owner
Type: Other
Name: MARIANNE & DAVE KUTSCHER
Date Became Current:
Date Ended Current:
Phone: 949-303-5536
Source Type: Implementer
Street No:
Street 1: 31711 FLORENCE AVENUE
Street 2:
City: LAGUNA BEACH
State: CA
Country:
Zip Code: 92651

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	1 of 6	N	0.08 / 439.13	153.85 / 31	CITY OF LAG BEACH FIRE STN #4 31646 2ND AVE # 4 LAGUNA BEACH CA 92651	DELISTED TNK

Delisted Storage Tanks

Facility ID: 6058
Permitting Agency: ORANGE COUNTY
County: Orange
Original Source: UST
Record Date: 30-JAN-2017
Latitude: 33.50317
Longitude: -117.74398

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	2 of 6	N	0.08 / 439.13	153.85 / 31	LAGUNA BEACH FIRE STATION #4 31646 2ND LAGUNA BEACH CA 92651	LUST

Global ID: T0605902469
Status: COMPLETED - CASE CLOSED
Status Date: 3/8/1993
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: ORANGE
Latitude: 33.503009
Longitude: -117.743907

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 9UT2269
Potential COC: Diesel

Local Case No: 92UT104
Begin Date: 8/5/1992
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
CUF Case: NO
How Discovered: Tank Closure
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: KL
File Location: Local Agency
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Dana Point (901.14)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type: ENFORCEMENT
Date : 3/8/1993
Action: Closure/No Further Action Letter

Action Type: Other
Date : 8/5/1992
Action: Leak Reported

Action Type: Other
Date : 8/5/1992
Action: Leak Discovery

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: GENIECE HIGGINS
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 EAST DYER ROAD SUITE 120
Email: ghiggins@ochca.com
Phone No: 7144336260

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com
Phone No: 7144336261

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 3/8/1993

Status: Open - Case Begin Date
Status Date: 8/5/1992

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name: LAGUNA BEACH FIRE STATION #4
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
Potential COC: DIESEL
Facility Type:
Composting Method:
Address: 31646 2ND
City: LAGUNA BEACH
Zip: 92651
County: ORANGE
CUF Claim:
File Location: LOCAL AGENCY
Designated Beneficial Use: AGR - Note: See basin plan for exceptions.
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902469
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 3/8/1993
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902469&tabname=regulatoryhistory

Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Dana Point (901.14)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 92UT104
CASEWORKER: GENIECE HIGGINS
CASEWORKER: KEVIN LAMBERT
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT2269
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Agricultural Supply - Note: See basin plan for exceptions.
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status: Completed - Case Closed
Date : 3/8/1993

Status: Open - Case Begin Date
Date : 8/5/1992

LUST Sites from GeoTracker Search - Cleanup Action Report (as of Feb 27, 2021)

Action Type: EXCAVATION
Phase:
Contaminant Mass Removed:
Description:
Begin Date: 1/1/1965
End Date: 1/1/1965

LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 27, 2021)

Action Type: Other Regulatory Actions
Action Date: 3/8/1993
Received Issue Date: 3/8/1993
Action: Closure/No Further Action Letter
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902469&enforcement_id=6326532&temptable=ENFORCEMENT
Title Description Comments:

RACC

Action Type: Leak Action
Action Date: 8/5/1992
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 8/5/1992
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Documents (as of Feb 27, 2021)

Document Type: Site Documents
Size :

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

Document Date: 3/8/1993 **Submitted By:** GENIECE HIGGINS (REGULATOR)
Type: CLOSURE/NO FURTHER ACTION LETTER **Submitted:**
Title: RACC
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0605902469&enforcement_id=6326532

9	3 of 6	N	0.08 / 439.13	153.85 / 31	STATION 6 31646 SECOND AVENUE SOUTH LAGUNA CA 92651	HHSS

County: Orange
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002ec4e.pdf

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9	4 of 6	N	0.08 / 439.13	153.85 / 31	LAGUNA BEACH FIRE STATION #4 31646 2ND AVE LAGUNA BEACH CA 92651	LOP ORANGE

Record ID: RO0002357 **Case Closed Date:** 3/8/1993
Case ID: 92UT104 **Type of Closure:** Closure certification issued
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4

9	5 of 6	N	0.08 / 439.13	153.85 / 31	STATION #6 31646 SECOND AVENUE SOUTH LAGUNA CA	HIST TANK

Owner Name: ORANGE COUNTY FIRE DEPARTMENT **No of Containers:** 2
Owner Street: 180 SO. WATER STREET **County:** ORANGE
Owner City: ORANGE **Facility State:** CA
Owner State: CA **Facility Zip:** 92651
Owner Zip: 92666

9	6 of 6	N	0.08 / 439.13	153.85 / 31	CITY OF LAG BEACH FIRE STN #4 31646 2ND AVE SOUTH LAGUNA CA	UST SWEEPS

C C: A30-000-6058 **D Filename:** SITE12A
BOE: **Page No:** 227
Comp: 6058 **County:** ORANGE
Status: ACTIVE **State :** CA
No of Tanks: 2 **Zip:** 92677
Jurisdict: ORANGE COUNTY **Latitude:** 33.503317
Agency: ENVIRONMENTAL HEALTH **Longitude:** -117.743612
Phone: **Georesult:** S5HPNTS--A

Tank Details

Tank ID: 000001 **S Contain:**
O Tank ID: **Stg:** P
SWRCB No: 30-000-006058-000001 **Storage :**
Removed: **Storag Type:** PRODUCT
Installed: **P Contain:**
A Date: **Content:** DIESEL
Capac: 550 **ONA:**
Tank Use: M.V. FUEL **D File Name:** TANK12A

Tank Details

Tank ID: 000002 **S Contain:**
O Tank ID: **Stg:** P
SWRCB No: 30-000-006058-000002 **Storage :**

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

Removed:		**Storag Type:**	PRODUCT
Installed:		**P Contain:**	
A Date:		**Content:**	REG UNLEADED
Capac:	550	**ONA:**	
Tank Use:	M.V. FUEL	**D File Name:**	TANK12A

10	1 of 1	NNW	0.09 / 486.55	138.33 / 15	**AT&T Mobility - SOUTH LAGUNA (USID12440)** **31642 COAST HWY STE 203** **LAGUNA BEACH CA 92651**	CERS HAZ

Site ID:	357946
Latitude:	33.503150
Longitude:	-117.744510
County:	

Regulated Programs

EI ID:	10404796	**EI Description:**	Chemical Storage Facilities

Evaluations

Eval Date:	06/21/2016
Violations Found:	No
Eval General Type:	Other/Unknown
Eval Type:	Other, not routine, done by local agency
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Read/review HMBEP updates in CERS. Accepted.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	11/13/2015
Violations Found:	No
Eval General Type:	Other/Unknown
Eval Type:	Other, not routine, done by local agency
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

CERS review - facility was set to N/A - but resubmitted on 9/17/15 with statement "Site is over threshold, submitting all 3 sections". Activated a new PR because business wants to report.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	01/29/2018
Violations Found:	No
Eval General Type:	Other/Unknown
Eval Type:	Other, not routine, done by local agency
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

reviewed submissions in CERS. Progam comments reviewed. Inspection not due till 2019. 1-9-18 facility - accepted pending field inspection and validation. 1-9-18 inventory - accepted pending field inspection and validation. 1-9-18 plans - accepted pending field inspection and validation.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	03/31/2016
Violations Found:	No
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Orange County Environmental Health

Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

On site for the triennial Hazardous Materials/Business Emergency Plan (HMBEP) inspection. Permission to inspect granted by AT&T/Knoche. The on site chemicals match the HMBEP submitted in CERS. Accepted.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/24/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Reviewed CERS submittal. Submittal was not excepted. See comment below. Emergency Response Plan: Please change the phone number for the Local Unified Program Agency (UPA/CUPA) to 714-433-6000. The number you currently have listed is incorrect. Any questions, please feel free to contact me at minh.le@ochca.com or 714-720-1327. Thank you. Minh Le.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/08/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

CERS 2017 - Accepted: address & contact updated / 1 HM = CO2; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/07/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Based on the submittal in the California Environmental Reporting System (CERS) dated 10/3/19, the site has corrected the previous violation cited for failure to submit an accurate site map. The site is in compliance.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 09/30/2019
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

On-site and met with Martin Jackson, Engineer Field Assurance, to walk around the facility and the perimeter. Observed that the hazardous materials stored on-site are consistent with what was disclosed in the California Environmental Reporting System (CERS) submittal dated 3/18/19. The site map appears to require edits and is missing the locations of the fire hydrants (across the street and in front of the fire station up 2nd street) and storm drains along PCH around the site. Please revise the map within 30 days. Employees are trained. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/22/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP

Eval Source: CERS
Eval Notes:

Read/review 2016 HMBEP updates. Accepted.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/30/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Read/review 2016 HMBEP. Accepted.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Legal Owner
Entity Name: New Cingular Wireless PCS, LLC dba AT&T Mobility
Entity Title:
Address: 308 S. Akard St., 17th Floor
City: Dallas
State: TX
Country: United States
Zip Code: 75202
Phone: (214) 464-1712

Affil Type Desc: Operator
Entity Name: AT&T Mobility
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (800) 566-9347

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

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6406

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 308 S. Akard St., 17th Floor
City: Dallas
State: TX
Country:
Zip Code: 75202

Phone:

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

Affil Type Desc: Environmental Contact
Entity Name: AT&T EH&S Hotline - Option #1
Entity Title:
Address: 308 S. Akard St., 17th Floor
City: Dallas
State: TX
Country:
Zip Code: 75202
Phone:

Affil Type Desc: Identification Signer
Entity Name: Jeremy McGrue
Entity Title: National EPCRA Manager
Address:
City:
State:
Country:
Zip Code:
Phone:

11	1 of 3	NNW	0.11 / 601.17	139.15 / 16	SOUTH LAGUNA CLEANERS 31616 COAST HWY LAGUNA BEACH CA 926516984	DRYCLEANERS

EPA ID: CAL000016326
Create Date: 11/14/1989
Facility Act Ind: No
Inact Date: 6/30/2005
Reason: SIC/NAICS
Region Code: 4
DD Latitude: 33.503313
DD Longitude: -117.744932
Facility County Code: 30
Mail Name:
Owner Name: J HOPPIE
Owner Street 1: 31616 COAST HWY
Owner Street 2:

Owner City: LAGUNA BEACH
Owner State: CA
Owner Zip: 926516984
Owner Phone: 9494991165
Owner Fax:
Contact Name: JERRY HOPPIE OWNER
Contact Street 1: 31616 COAST HWY
Contact Street 2:
Contact City: LAGUNA BEACH
Contact State: CA
Contact Zip: 926516984
Contact Phone: 9494991165
Contact Fax:

NAICS Details

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

11	2 of 3	NNW	0.11 / 601.17	139.15 / 16	VACANT LOT 31616 COAST HIGHWAY LAGUNA BEACH CA 92651	RCRA NON GEN

EPA Handler ID: CAP000163410
Gen Status Universe: No Report
Contact Name: SEAN B PURCER
Contact Address: 7356 PYRAMID PLACE , , LOS ANGELES , CA, 90046 , US
Contact Phone No and Ext: 805-236-7397

Contact Email: SPURCER@BAINBRIDGEGRP.COM
Contact Country: US
County Name: ORANGE
EPA Region: 09
Land Type: Private
Receive Date: 20050624
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of April 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

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

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20050624
Handler Name: VACANT LOT
Source Type: Temporary
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Waste Code Details

Hazardous Waste Code: F002
Waste Code Description: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: GILBERT BROWN
Date Became Current: 19740715
Date Ended Current:
Phone:
Source Type: Temporary
Street No:
Street 1: 7356 PYRAMID PLACE
Street 2:
City: LOS ANGELES
State: CA
Country: US
Zip Code: 92651

Owner/Operator Ind: Current Operator
Street No:

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

Type:	Private		**Street 1:**		
Name:	GILBERT BROWN		**Street 2:**		
Date Became Current:	20050201		**City:**		
Date Ended Current:			**State:**		
Phone:			**Country:**	US	
Source Type:	Temporary		**Zip Code:**		

11	3 of 3	NNW	0.11 / 601.17	139.15 / 16	VACANT LOT 31616 COAST HIGHWAY LAGUNA BEACH CA 92651	FED DRYCLEANERS

FRS Facility ID:	110070797789
NPDES IDs:	
NAICS Codes:	81232
SIC Codes:	
Latitude:	33.53322
Longitude:	-117.765285

12	1 of 1	NNW	0.12 / 624.59	138.69 / 16	SOUTH LAGUNA CLEANERS 31616 S COAST HWY SOUTH LAGUNA CA 92677	EMISSIONS

1993 Criteria Data

Facility ID:	5398	**CERR Code:**	
Facility SIC Code:	7216	**TOGT:**	2.5
CO:	30	**ROGT:**	0
Air Basin:	SC	**COT:**	0
District:	SC	**NOXT:**	0
COID:	ORA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	0
CHAPIS:		**PM10T:**	0

1993 Toxic Data

Facility ID:	5398	**COID:**	ORA
Facility SIC Code:	7216	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1995 Criteria Data

Facility ID:	5398	**CERR Code:**	
Facility SIC Code:	7216	**TOGT:**	2.5
CO:	30	**ROGT:**	0
Air Basin:	SC	**COT:**	0
District:	SC	**NOXT:**	0
COID:	ORA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	0
CHAPIS:		**PM10T:**	0

1995 Toxic Data

Facility ID:	5398	**COID:**	ORA
Facility SIC Code:	7216	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	

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

Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
CERR Code:

---

13 | 1 of 2 | NNW | 0.12 / 647.39 | 150.79 / 28 | SOUTH LAGUNA CLEANERS, SEAN NE
31616 S. PACIFIC COAST HWY
SOUTH LAGUNA CA 92677 | EMISSIONS

1987 Criteria Data

Facility ID:	5398	**CERR Code:**	
Facility SIC Code:	7216	**TOGT:**	1.6
CO:	30	**ROGT:**	0
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	ORA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1987 Toxic Data

Facility ID:	5398	**COID:**	ORA
Facility SIC Code:	7216	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

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13 | 2 of 2 | NNW | 0.12 / 647.39 | 150.79 / 28 | SOUTH LAGUNA CLEANERS, JERRY H
31616 S. PACIFIC COAST HWY
SOUTH LAGUNA CA 92677 | EMISSIONS

1990 Criteria Data

Facility ID:	5398	**CERR Code:**	
Facility SIC Code:	7216	**TOGT:**	5
CO:	30	**ROGT:**	0
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	0
COID:	ORA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1990 Toxic Data

Facility ID:	5398	**COID:**	ORA
Facility SIC Code:	7216	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Non-Cancer Acute Haz Ind:						
14	1 of 3	ESE	0.13 / 711.46	111.84 / -11	DR DAVID SABET, DPM 31852 PACIFIC COAST HWY, #105 LAGUNA BEACH CA 92677-3287	RCRA NON GEN

EPA Handler ID: CAL000175554
Gen Status Universe: No Report
Contact Name: DAVID SABET
Contact Address: 31852 S COAST HWY STE 105 , , LAGUNA BEACH , CA, 92651 ,
Contact Phone No and Ext: 949-499-4534
Contact Email: DSABET@COX.NET
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 19970123
Location Latitude: 33.500149
Location Longitude: -117.742645

Violation/Evaluation Summary

Note: NO RECORDS: As of April 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

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

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19970123
Handler Name: DR DAVID SABET, DPM
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: DAVID SABET
Date Became Current:
Date Ended Current:
Phone: 949-499-4534
Source Type: Implementer
Street No:
Street 1: 31852 S COAST HWY STE 105
Street 2:
City: LAGUNA BEACH
State: CA
Country:
Zip Code: 92651

Owner/Operator Ind: Current Owner
Street No:

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

Type:	Other	**Street 1:**	31852 S COAST HWY STE 105
Name:	DR DAVID SABET	**Street 2:**	
Date Became Current:		**City:**	LAGUNA BEACH
Date Ended Current:		**State:**	CA
Phone:	949-499-4534	**Country:**	
Source Type:	Implementer	**Zip Code:**	92677-3287

14	2 of 3	ESE	0.13 / 711.46	111.84 / -11	**COAST DERMATOLOGY AND LASER SURGERY CENTER** **31852 COAST HIGHWAY STE 300** **LAGUNA BEACH CA 92651**	**RCRA NON GEN**

EPA Handler ID:	CAL000431502
Gen Status Universe:	No Report
Contact Name:	GINA FAHL
Contact Address:	31852 COAST HIGHWAY STE 300 , , LAGUNA BEACH , CA, 92651 ,
Contact Phone No and Ext:	949-499-1389
Contact Email:	
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20171013
Location Latitude:	33.500574
Location Longitude:	-117.741704

Violation/Evaluation Summary

Note:	NO RECORDS: As of April 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

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

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20171013
Handler Name:	COAST DERMATOLOGY AND LASER SURGERY CENTER
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	31852 COAST HIGHWAY STE 300
Name:	GINA FAHL	**Street 2:**	

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

Date Became Current:		**City:**	LAGUNA BEACH
Date Ended Current:		**State:**	CA
Phone:	949-499-1389	**Country:**	
Source Type:	Implementer	**Zip Code:**	92651
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	SEA ISLAND DR
Name:	GLENN GOLDBERG	**Street 2:**	
Date Became Current:		**City:**	DANA POINT
Date Ended Current:		**State:**	CA
Phone:	949-499-1389	**Country:**	
Source Type:	Implementer	**Zip Code:**	92629

14	3 of 3	ESE	0.13 / 711.46	111.84 / -11	**OCEANVIEW AMBULATORY SURGERY CENTER** **31852 PACIFIC COAST HWY #403** **LAGUNA BEACH CA 92651**	**RCRA NON GEN**

EPA Handler ID:	CAL000442593
Gen Status Universe:	No Report
Contact Name:	DAN MILL MD
Contact Address:	31852 PACIFIC COAST HWY #401 , , LAGUNA BEACH , CA, 92651 ,
Contact Phone No and Ext:	949-499-2800
Contact Email:	DCM2@DANMILLSMD.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20190122
Location Latitude:	33.500149
Location Longitude:	-117.742645

Violation/Evaluation Summary

Note:	NO RECORDS: As of April 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

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

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190122
Handler Name:	OCEANVIEW AMBULATORY SURGERY CENTER
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

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

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	31852 PACIFIC COAST HWY #401
Name:	DAN MILL MD	***Street 2:***	
Date Became Current:		***City:***	LAGUNA BEACH
Date Ended Current:		***State:***	CA
Phone:	949-499-2800	***Country:***	
Source Type:	Implementer	***Zip Code:***	92651

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	31852 PACIFIC COAST HWY #401
Name:	DANIEL MILLS MD	***Street 2:***	
Date Became Current:		***City:***	LAGUNA BEACH
Date Ended Current:		***State:***	CA
Phone:	949-499-2800	***Country:***	
Source Type:	Implementer	***Zip Code:***	92651

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
15	*1 of 1*	*SE*	*0.15 / 799.48*	*109.72 / -13*	***SOUTH COAST MEDICAL CENTER 31872 PACIFIC COAST HWY LAGUNA BEACH CA 92651***	***DELISTED TNK***

Delisted Storage Tanks

Facility ID:	5445	***Latitude:***	33.4998
Permitting Agency:	ORANGE COUNTY	***Longitude:***	-117.7424
County:	Orange		
Original Source:	UST		
Record Date:	30-JAN-2017		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	*1 of 1*	*NW*	*0.16 / 839.15*	*120.68 / -2*	***RONLAD HAFT 31571 BLUFF DR LAGUNA BEACH CA 92651-8323***	***RCRA NON GEN***

EPA Handler ID:	CAC002975971
Gen Status Universe:	No Report
Contact Name:	RONLAD HAFT
Contact Address:	1025 THOMAS JEFFERSON ST NW , , WASHINGTON , DC, 20007-5201 ,
Contact Phone No and Ext:	305-968-1242
Contact Email:	GENEVADEGUIRE@ALLIANCE-ENVIRO.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20180815
Location Latitude:	33.503639
Location Longitude:	-117.74593

Violation/Evaluation Summary

Note:	NO RECORDS: As of April 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

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

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

Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20180815
Handler Name: RONLAD HAFT
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: RONLAD HAFT
Date Became Current:
Date Ended Current:
Phone: 305-968-1242
Source Type: Implementer
Street No:
Street 1: 1025 THOMAS JEFFERSON ST NW
Street 2:
City: WASHINGTON
State: DC
Country:
Zip Code: 20007-5201

Owner/Operator Ind: Current Owner
Type: Other
Name: RONLAD HAFT
Date Became Current:
Date Ended Current:
Phone: 305-968-1242
Source Type: Implementer
Street No:
Street 1: 1025 THOMAS JEFFERSON ST NW
Street 2:
City: WASHINGTON
State: DC
Country:
Zip Code: 20007-5201

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
17	1 of 12	SE	0.16 / 842.92	110.12 / -13	1X S COAST MEDICAL CENTER 31872 COAST HWY SOUTH LAGUNA CA 92677	RCRA SQG

EPA Handler ID: CAD981398985
Gen Status Universe: Small Quantity Generator
Contact Name:
Contact Address: US
Contact Phone No and Ext:
Contact Email:
Contact Country: US
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 19960901
Location Latitude: 33.500637
Location Longitude: -117.74079

Violation/Evaluation Summary

Note: NO RECORDS: As of April 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No

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

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19860425
Handler Name:	1X S COAST MEDICAL CENTER
Federal Waste Generator Code:	1
Generator Code Description:	Large Quantity Generator
Source Type:	Notification

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19960901
Handler Name:	1X S COAST MEDICAL CENTER
Federal Waste Generator Code:	2
Generator Code Description:	Small Quantity Generator
Source Type:	Implementer

Owner/Operator Details

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

Historical Handler Details

Receive Dt:	19860425
Generator Code Description:	Large Quantity Generator
Handler Name:	1X S COAST MEDICAL CENTER

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
17	2 of 12	SE	0.16 / 842.92	110.12 / -13	MISSION HOSPITAL LAGUNA BEACH 31872 COAST HWY LAGUNA BEACH CA 92651	UST ORANGE

Facility ID:	FA0054616
Sr No:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Notes:						
Data Source:		Permitted Underground Storage Tank (UST) Facilities Listing				

17	3 of 12	SE	0.16 / 842.92	110.12 / -13	MISSION HOSPITAL LAGUNA BEACH 31872 COAST HWY LAGUNA BEACH CA 92651	RCRA SQG

EPA Handler ID:	CAL000344364
Gen Status Universe:	Small Quantity Generator
Contact Name:	MICHAEL F GARCIA
Contact Address:	27800 , MED CTR RD , SUITE 448 , MISSION VIEJO , CA, 92691 , US
Contact Phone No and Ext:	949-364-4247
Contact Email:	MICHAEL.GARCIA@STJOE.ORG
Contact Country:	US
County Name:	ORANGE
EPA Region:	09
Land Type:	Private
Receive Date:	20160229
Location Latitude:	33.505089
Location Longitude:	-117.746556

Violation/Evaluation Summary

Note:	NO RECORDS: As of April 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

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

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20160229
Handler Name:	MISSION HOSPITAL LAGUNA BEACH
Federal Waste Generator Code:	2
Generator Code Description:	Small Quantity Generator
Source Type:	Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code:	181
Waste Code Description:	Other inorganic solid waste
Hazardous Waste Code:	214
Waste Code Description:	Unspecified solvent mixture

Hazardous Waste Code: 311
Waste Code Description: Pharmaceutical waste

Hazardous Waste Code: 331
Waste Code Description: Off-specification, aged, or surplus organics

Hazardous Waste Code: 551
Waste Code Description: Laboratory waste chemicals

Hazardous Waste Code: 791
Waste Code Description: Liquids with pH < 2

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code: F003
Waste Code Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Hazardous Waste Code: U058
Waste Code Description: 2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	27800
Type:	Private	***Street 1:***	MED CTR RD
Name:	MISSION HOSPITAL REGIONAL MED CTR	***Street 2:***	SUITE 448
Date Became Current:	20100201	***City:***	MISSION VIEJO
Date Ended Current:		***State:***	CA
Phone:	949-364-4247	***Country:***	US
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	92691

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	
Name:	MISSION HOSPITAL REGIONAL MED CTR	***Street 2:***	
Date Became Current:	20100201	***City:***	
Date Ended Current:		***State:***	
Phone:		***Country:***	
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	

17	***4 of 12***	***SE***	***0.16 / 842.92***	***110.12 / -13***	***MISSION HOSPITAL LAGUNA BEACH 31872 COAST HWY LAGUNA BEACH CA 92651***	***UST***

Facility ID:	FA0054616	***Latitude:***	33.5006
CERS ID:	10566628	***Longitude:***	-117.74049
County:	Orange		
Permitting Agency:	Orange County Environmental Health		
Note:	Information related to facilities can be searched on Geo Tracker Website: https://geotracker.waterboards.ca.gov/search		
Site Facility Type:	PERMITTED UNDERGROUND STORAGE TANK (UST)		

17	***5 of 12***	***SE***	***0.16 / 842.92***	***110.12 / -13***	***MISSION HOSPITAL LAGUNA BEACH***	***EMISSIONS***

31872 COAST HWY
LAGUNA BEACH CA 92651

2010 Toxic Data

Facility ID:	160826	***COID:***	ORA
Facility SIC Code:	8062	***DISN:***	SOUTH COAST AQMD
CO:	30	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2011 Criteria Data

Facility ID:	160826	***CERR Code:***	
Facility SIC Code:	8062	***TOGT:***	3.78339237602014492002440650505815101893
CO:	30	***ROGT:***	3.43143
Air Basin:	SC	***COT:***	3.12745
District:	SC	***NOXT:***	3.78085
COID:	ORA	***SOXT:***	.02338
DISN:	SOUTH COAST AQMD	***PMT:***	.28698
CHAPIS:		***PM10T:***	.28684656

2011 Toxic Data

Facility ID:	160826	***COID:***	ORA
Facility SIC Code:	8062	***DISN:***	SOUTH COAST AQMD
CO:	30	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2014 Criteria Data

Facility ID:	160826	***CERR Code:***	
Facility SIC Code:	8062	***TOGT:***	9.52901582441289116770596963363017052191
CO:	30	***ROGT:***	4.77949
Air Basin:	SC	***COT:***	2.72089
District:	SC	***NOXT:***	2.10274
COID:	ORA	***SOXT:***	.02127
DISN:	SOUTH COAST AQMD	***PMT:***	1.27098
CHAPIS:		***PM10T:***	.97227184

2014 Toxic Data

Facility ID:	160826	***COID:***	ORA
Facility SIC Code:	8062	***DISN:***	SOUTH COAST AQMD
CO:	30	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2015 Criteria Data

Facility ID:	160826	***CERR Code:***	
Facility SIC Code:	8062	***TOGT:***	9.67433491323203753917579836611134998373
CO:	30	***ROGT:***	4.9294683
Air Basin:	SC	***COT:***	2.623175
District:	SC	***NOXT:***	1.94485812
COID:	ORA	***SOXT:***	.020652375
DISN:	SOUTH COAST AQMD	***PMT:***	1.25560225
CHAPIS:		***PM10T:***	.95715235

2015 Toxic Data

Facility ID:	160826	***COID:***	ORA
Facility SIC Code:	8062	***DISN:***	SOUTH COAST AQMD
CO:	30	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2016 Criteria Data

Facility ID:	160826	***CERR CODE:***	
Facility SIC Code:	8062	***TOGT:***	10.833470654330446602406796564662915852206
CO:	30	***ROGT:***	5.4382
Air Basin:	SC	***COT:***	2.28
District:	SC	***NOXT:***	1.52
COID:	ORA	***SOXT:***	.0183359
DISN:	SOUTH COAST AQMD	***PMT:***	1.20733
CHAPIS:		***PM10T:***	.91115408

2016 Toxic Data

Facility ID:	160826	***TS:***	
Facility SIC Code:	8062	***HRA:***	
CERR CODE:		***CH Index:***	
COID:	ORA	***AH Index:***	
CO:	30	***Air Basin:***	SC
DISN:	SOUTH COAST AQMD	***District:***	SC
CHAPIS:			

2017 Criteria Data

Facility ID:	160826	***CERR Code:***	
Facility SIC Code:	8062	***TOGT:***	6.71260072622796400175964886554841146954
CO:	30	***ROGT:***	3.36263
Air Basin:	SC	***COT:***	2.06714
District:	SC	***NOXT:***	1.35
COID:	ORA	***SOXT:***	.0167647
DISN:	SOUTH COAST AQMD	***PMT:***	.85235
CHAPIS:		***PM10T:***	.6552936

2017 Toxic Data

Facility ID:	160826	***COID:***	ORA

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

Facility SIC Code:	8062	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2018 Criteria Data

Facility ID:	160826	**CERR Code:**	
Facility SIC Code:	8062	**TOGT:**	5.667778910479558542329293386201126419 29
CO:	30	**ROGT:**	2.842492
Air Basin:	SC	**COT:**	1.916968
District:	SC	**NOXT:**	1.422492
COID:	ORA	**SOXT:**	.01511514
DISN:	SOUTH COAST AQMD	**PMT:**	1.192321
CHAPIS:		**PM10T:**	.896479696

2018 Toxic Data

Facility ID:	160826	**COID:**	ORA
Facility SIC Code:	8062	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

17	***6 of 12***	***SE***	***0.16 / 842.92***	***110.12 / -13***	***SOUTH COAST MEDICAL CTR 31872 COAST HIGHWAY SOUTH LAGUNA CA 92677***	***EMISSIONS***

1987 Criteria Data

Facility ID:	1751	**CERR Code:**	
Facility SIC Code:	8062	**TOGT:**	.2
CO:	30	**ROGT:**	.08446
Air Basin:	SC	**COT:**	1.5
District:	SC	**NOXT:**	6.5
COID:	ORA	**SOXT:**	.1
DISN:	SOUTH COAST AQMD	**PMT:**	2.3
CHAPIS:		**PM10T:**	2.3

1987 Toxic Data

Facility ID:	1751	**COID:**	ORA
Facility SIC Code:	8062	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

17	***7 of 12***	***SE***	***0.16 /***	***110.12 /***	***SOUTH COAST MEDICAL CTR***	***EMISSIONS***

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
			842.92	-13	31872 S COAST HWY LAGUNA BEACH CA 92677	

1990 Criteria Data

Facility ID:	1751	***CERR Code:***	
Facility SIC Code:	8011	***TOGT:***	.3
CO:	30	***ROGT:***	.24223
Air Basin:	SC	***COT:***	1
District:	SC	***NOXT:***	3.8
COID:	ORA	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	.2
CHAPIS:		***PM10T:***	.2

1990 Toxic Data

Facility ID:	1751	***COID:***	ORA
Facility SIC Code:	8011	***DISN:***	SOUTH COAST AQMD
CO:	30	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

17	8 of 12	SE	0.16 / 842.92	110.12 / -13	SOUTH COAST MEDICAL CENTER 31872 S COAST HWY LAGUNA BEACH CA 92677	EMISSIONS

1993 Criteria Data

Facility ID:	1751	***CERR Code:***	
Facility SIC Code:	8011	***TOGT:***	.8
CO:	30	***ROGT:***	.44782
Air Basin:	SC	***COT:***	1.1
District:	SC	***NOXT:***	1.6
COID:	ORA	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	.2
CHAPIS:		***PM10T:***	.2

1993 Toxic Data

Facility ID:	1751	***COID:***	ORA
Facility SIC Code:	8011	***DISN:***	SOUTH COAST AQMD
CO:	30	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1995 Criteria Data

Facility ID:	1751	***CERR Code:***	
Facility SIC Code:	8011	***TOGT:***	.8
CO:	30	***ROGT:***	.44782
Air Basin:	SC	***COT:***	1.1
District:	SC	***NOXT:***	1.6

COID:	ORA	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	.2
CHAPIS:		***PM10T:***	.2

1995 Toxic Data

Facility ID:	1751	***COID:***	ORA
Facility SIC Code:	8011	***DISN:***	SOUTH COAST AQMD
CO:	30	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1997 Criteria Data

Facility ID:	1751	***CERR Code:***	
Facility SIC Code:	8062	***TOGT:***	.02601582
CO:	30	***ROGT:***	.02239979736
Air Basin:	SC	***COT:***	.061
District:	SC	***NOXT:***	.276
COID:	ORA	***SOXT:***	.00403
DISN:	SOUTH COAST AQMD	***PMT:***	.020265
CHAPIS:		***PM10T:***	.019785

1997 Toxic Data

Facility ID:	1751	***COID:***	ORA
Facility SIC Code:	8062	***DISN:***	SOUTH COAST AQMD
CO:	30	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1998 Criteria Data

Facility ID:	1751	***CERR Code:***	
Facility SIC Code:	8062	***TOGT:***	.03101582
CO:	30	***ROGT:***	.02679229736
Air Basin:	SC	***COT:***	.061
District:	SC	***NOXT:***	.276
COID:	ORA	***SOXT:***	.00403
DISN:	SOUTH COAST AQMD	***PMT:***	.020265
CHAPIS:		***PM10T:***	.019785

1998 Toxic Data

Facility ID:	1751	***COID:***	ORA
Facility SIC Code:	8062	***DISN:***	SOUTH COAST AQMD
CO:	30	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1999 Criteria Data

Facility ID:	1751	***CERR Code:***	
Facility SIC Code:	8062	***TOGT:***	.02601582
CO:	30	***ROGT:***	.02239979736
Air Basin:	SC	***COT:***	.061
District:	SC	***NOXT:***	.276
COID:	ORA	***SOXT:***	.00403
DISN:	SOUTH COAST AQMD	***PMT:***	.020265
CHAPIS:		***PM10T:***	.019785

1999 Toxic Data

Facility ID:	1751	***COID:***	ORA
Facility SIC Code:	8062	***DISN:***	SOUTH COAST AQMD
CO:	30	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2000 Criteria Data

Facility ID:	1751	***CERR Code:***	
Facility SIC Code:	8062	***TOGT:***	.02601582
CO:	30	***ROGT:***	.02
Air Basin:	SC	***COT:***	.061
District:	SC	***NOXT:***	.276
COID:	ORA	***SOXT:***	.00403
DISN:	SOUTH COAST AQMD	***PMT:***	.020265
CHAPIS:		***PM10T:***	.02

2000 Toxic Data

Facility ID:	1751	***COID:***	ORA
Facility SIC Code:	8062	***DISN:***	SOUTH COAST AQMD
CO:	30	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2001 Criteria Data

Facility ID:	1751	***CERR Code:***	
Facility SIC Code:	8062	***TOGT:***	.03
CO:	30	***ROGT:***	.03
Air Basin:	SC	***COT:***	.06
District:	SC	***NOXT:***	.27
COID:	ORA	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	.02
CHAPIS:		***PM10T:***	.02

2001 Toxic Data

Facility ID:	1751	***COID:***	ORA
Facility SIC Code:	8062	***DISN:***	SOUTH COAST AQMD
CO:	30	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	

District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

2002 Criteria Data

Facility ID:	1751	**CERR Code:**	
Facility SIC Code:	8062	**TOGT:**	.5340447
CO:	30	**ROGT:**	.2485591496
Air Basin:	SC	**COT:**	3.19843
District:	SC	**NOXT:**	2.4682
COID:	ORA	**SOXT:**	.030849
DISN:	SOUTH COAST AQMD	**PMT:**	.32026
CHAPIS:		**PM10T:**	.319264

2002 Toxic Data

Facility ID:	1751	**COID:**	ORA
Facility SIC Code:	8062	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2003 Criteria Data

Facility ID:	1751	**CERR Code:**	
Facility SIC Code:	8062	**TOGT:**	.5314447
CO:	30	**ROGT:**	.24
Air Basin:	SC	**COT:**	3.19843
District:	SC	**NOXT:**	2.4682
COID:	ORA	**SOXT:**	.030849
DISN:	SOUTH COAST AQMD	**PMT:**	.32026
CHAPIS:		**PM10T:**	.32

2003 Toxic Data

Facility ID:	1751	**COID:**	ORA
Facility SIC Code:	8062	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2008 Criteria Data

Facility ID:	1751	**CERR Code:**	
Facility SIC Code:	8062	**TOGT:**	6.6787296356318468219566610267663528383434
CO:	30	**ROGT:**	2.68276
Air Basin:	SC	**COT:**	.84661
District:	SC	**NOXT:**	1.14408
COID:	ORA	**SOXT:**	.0125
DISN:	SOUTH COAST AQMD	**PMT:**	.15162
CHAPIS:		**PM10T:**	.150276

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

2008 Toxic Data

Facility ID: 1751
Facility SIC Code: 8062
CO: 30
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: ORA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

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17 | ***9 of 12*** | ***SE*** | ***0.16 / 842.92*** | ***110.12 / -13*** | ***SOUTH COAST MEDICAL FACILITY***
31872 S COAST HWY
LAGUNA BEACH CA 92677 | ***LOP ORANGE***

Record ID: RO0002726
Case ID: 95UT071
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
Case Closed Date: 1/15/1997
Type of Closure: Closure certification issued

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17 | ***10 of 12*** | ***SE*** | ***0.16 / 842.92*** | ***110.12 / -13*** | ***MISSION HOSPITAL LAGUNA BEACH***
31872 COAST HWY
LAGUNA BEACH CA 92651 | ***CERS TANK***

Site ID: 418330
Longitude: -117.740540
Latitude: 33.500590

Regulated Programs

EI ID: 10566628
EI Description: Chemical Storage Facilities

EI ID: 110058338981
EI Description: US EPA Air Emission Inventory System (EIS)

EI ID: 10566628
EI Description: Hazardous Waste Generator

EI ID: 10566628
EI Description: Underground Storage Tank

Violations

Violation Date: 11/09/2015
Violation Program: UST
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Notes:
Violation Source: CERS
Violation Division: Orange County Environmental Health

Returned to compliance on 02/16/2016. The annual monitoring certification testing was due on October 17, 2015 and is now past due. Immediately schedule the annual certification to be completed and notify OC CUPA of the monitoring certification date.

Violation Description:

Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test

Violations

Violation Date: 03/05/2019 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Notes:

OBSERVATION: Financial responsibility documentation site have expired. Current financial responsibility documents are required to be submitted annually. CORRECTIVE ACTION: Complete and submit a copy of the financial responsibility within thirty (30) days.

Violation Description:

Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.

Violations

Violation Date: 03/03/2015 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.7 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)
Violation Notes:

Returned to compliance on 03/15/2016. The Diesel Generator UST did not pass SB989 testing due to a failed penetration fittings. Submit plans to OC CUPA within 30 days to repair the failed components and conduct another secondary containment test.

Violation Description:

Failure to maintain secondary containment, as evidenced by failure of secondary containment testing.

Violations

Violation Date: 10/17/2014 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2711(a)(8)
Violation Notes:

Returned to compliance on 05/04/2016. The plot plan has not been submitted electronically to this Agency.

Violation Description:

Failure to submit, obtain approval, or maintain a complete/accurate plot plan.

Violations

Violation Date: 02/16/2016 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Notes:

Returned to compliance on 03/15/2016. 2015 annual training was not conducted by the Designated Operator. Complete the annual training and send records to this Agency within 30 days.

Violation Description:

The owner/operator has failed to comply with one or more of the following: to maintain a copy of the designated operator monthly inspections for the last 12 months

and/or

maintain a list of trained employees on-site or off-site at a readily available location, if approved by the CUPA.

Violations

Violation Date: 08/14/2019 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health

Citation: HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284
Violation Notes:

Returned to compliance on 03/03/2020. As of July 1, 2019, a UST Permit to Operate was not issued by this Agency. A violation for operating without a permit has been issued this date. CORRECTIVE ACTION: New and current CFR must be uploaded to CERS and plans for Line Leak Detector must be submitted and approved and the testing must be conducted. Immediately submit plans to this Agency for a Line Leak Detector and submit a CFR to CERS.

Violation Description:

Failure to obtain a valid permit to operate from the UPA including but not limited to unpaid permit fees.

Violations

Violation Date: 03/04/2020 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284
Violation Notes:

OBSERVATION: A permit to operate the UST system has not been issued. No person may own or operate an UST unless a permit for its operation has been issued by the local agency to the owner or operator of the UST system. CORRECTIVE ACTION: A new and current CFR must be uploaded to CERS before a permit to operate can be issued. Immediately obtain a new and current CFR and uploaded to CERS

Violation Description:

Failure to obtain a valid permit to operate from the UPA including but not limited to unpaid permit fees.

Violations

Violation Date: 01/06/2015 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2637(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(e)
Violation Notes:

Returned to compliance on 03/03/2015. SB989 Secondary Containment testing was conducted on 10-17-14. Testing results have not been received by this Agency.

Violation Description:

Failure to submit a copy of the secondary containment test results to the CUPA within 30 days after the test.

Violations

Violation Date: 10/17/2014 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Notes:

Returned to compliance on 03/15/2016. UST Response plan has not been submitted electronically to this Agency.

Violation Description:

Failure to submit, obtain approval, or maintain a complete/accurate response plan.

Violations

Violation Date: 03/04/2020 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Notes:

OBSERVATION: Financial responsibility documents have not been submitted to the CUPA. Current financial responsibility documents are required to

be submitted annually. CORRECTIVE ACTION: Complete and submit a copy of the financial responsibility within 30 days and upload to CERS.

Violation Description:

Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.

Violations

Violation Date: 03/05/2019 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Notes:

Returned to compliance on 03/05/2019. OBSERVATION: Owner/Operator failed to meet one or more of the requirements applicable to overfill prevention equipment. CORRECTIVE ACTION: Overfill equipment was tested this date. Send test results within thirty (30) days.

Violation Description:

Failure to comply with one or more of the following overfill prevention equipment requirements:
Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or
Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or
Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or
Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling.

Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, 2018.

For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter.

For USTs installed on and after October 1, 2018, perform an inspection at installation and every 36 months thereafter.

Inspected within 30 days after a repair to the overfill prevention equipment.

Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer.

Inspected by a certified UST service technician.

Maintain records of overfill prevention equipment inspection for 36 months.

Violations

Violation Date: 03/15/2016 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Notes:

Returned to compliance on 05/04/2016. Previous Designated Operator Statement is expired and listed Michael Mathis as the DO who does not have the required certifications. Upload a new DO statement within 30 days.

Violation Description:

Failure to submit statement of UST compliance and/or Designated Operator certification.

Violations

Violation Date: 03/05/2019 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2715(c)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(4)
Violation Notes:

Returned to compliance on 03/05/2019. OBSERVATION: DO Training is overdue for 2019. Training will be conducted this date. CORRECTIVE ACTION: Maintain list of employees trained by the DO and copies of "Facility Employee Training Certificate" for training that occurs on or after 10/1/18. Submit training records within thirty (30) days.

Violation Description:

Failure to maintain a list of employees trained by the designated operator on-site or off-site at a readily available location, if approved by the UPA. For training that occurs on or after October 1, 2018, failure to maintain a copy of the "Facility Employee Training Certificate" on-site or off-site at a readily available location, if approved by the UPA.

Violations

Violation Date: 03/05/2019 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.7 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)
Violation Notes:

Returned to compliance on 03/03/2020. OBSERVATION: Owner/Operator did not install LLD on pressurized piping system. CORRECTIVE ACTION: Install and test LLD on pressurized piping system. Plans must be submitted within Sixty (60) days for installation of the line leak detector.

Violation Description:

Failure to install a line leak detector (LLD).

Violations

Violation Date: 10/17/2014 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Notes:

Returned to compliance on 05/04/2016. Financial Responsibility has not been submitted electornically to this Agency.

Violation Description:

Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.

Violations

Violation Date: 01/06/2015 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Notes:

Returned to compliance on 03/03/2015. Monitor Certification was complete for the BOILER tank on 10-17-2014. Monitor testing results have not been received by this Agency.

Violation Description:

Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test

Violations

Violation Date: 02/13/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Orange County Environmental Health
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Notes:

Returned to compliance on 08/15/2018. Please submit a current Certification of Financial Responsibility, with supporting documents, to an approved electronic reporting database within 30 days. UST documents must be submitted online through the California Electronic Reporting System (CERS).

Violation Description:

Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.

Violations

Violation Date: 10/17/2014
Violation Source: CERS
Violation Program: UST
Violation Division: Orange County Environmental Health
Citation: HSC 6.7 25286(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25286(a)
Violation Notes:

Returned to compliance on 03/15/2016. UST Forms and monitoring plan have not been submitted electronically to this Agency.

Violation Description:

Failure to submit an complete and accurate application for a permit to operate an underground storage tank, or for renewal of the permit.

Enforcements

Enf Action Date: 03/24/2015
Enf Action Program: UNSPEC
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Source: CERS
Enf Action Division: Orange County Environmental Health
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Haz Mat Disclosure.

Evaluations

Eval Date: 02/16/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Review ESubmit and Violations and History for monitor Cert and Inspection and for a Final Plan CHeck Inspection for an SB 989 re-test.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/21/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Received monitor certification results dated 2-15-2017. Received spill bucket test results dated 2-15-2017. Received secondary containment test results for the generator and the boiler dated 2-15-2017. All results PASSED. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/24/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 01/09/2015
Violations Found: No

Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

assisted Gerrit in reviewing plans for Mission Hospital.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/16/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS On-site to conduct witness the annual monitoring system certification and spill bucket testing. Also, SB 989 Re-testing will be conducted this date after approved repairs to the BOILER UST failure on 2-16-2015 (SR0126733). This site has twp (2) Underground Storage Tanks, one (1) 6,000 gallon Diesel for the back up Generator (Generator UST) and one (1) 10,000 gallon Diesel for the Boiler System. Met this date with Michael Mathis, Assistant Director of Facilities and discussed the open violations and follow-up for the facility. The monitoring certification by American Tank Testing this date. TECHNICIAN and Designated Operator (DO) Razvan Raicu | American Tank Testing Inc VeederRoot | #A29421 | Expiration 1-10-2018 ICC Technician | #5248044 | Expiration 10-1-2017 SITE UST Facility site has two (2) USTs. One (1) 6,000 gallon Diesel for the back up Generator (Generator UST) and one (1) 10,000 gallon Diesel for the Boiler System. The UST [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/11/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Review file and open violations. Emailed Ross from American Tank Testing for monitor certification and if he will be conducting the SB989 re test as well for repaired components. SB 989 re-test will be conducted the same day.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/03/2015
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS This Agency received the following documents this date: 1.) SB989 Results from the 10-17-14 Testing (BOILER Tank Component Failed). Refer to Violation. 2.) Monitor Certification from the 10-17-14 Inspection. 3.) Monitor Certification for the Plan Check Final SR125199/ All components passed. Violation I205 = CORRECTED - Monitor Certification results received by this Agency. All components PASSED for the GENERATOR Tank. Violation I296 = CORRECTED - SB989 Results received this date. Boiler Tank = FAIL, Generator Tank = PASS (Refer to Violation). To date, there has been no electronic submittal of the required UST Forms. Violations I161, I582, I583, and I673 remain Outstanding and must be corrected immediately. These violations were cited on the 10-17-2015 inspection report and have remained uncorrected and have now been ELEVATED to CLASS II.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/14/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Thank you for using the E-Submit portal. Your Hazardous Material Business Emergency Plan was reviewed this date and Declined. Please make the following corrections and re-submit within 30 days: 1. Chemical Description: a. Synthetic Diesel Amber 305). Enter the CAS #. I couldnt find a match for this chemical. b. Mpctdt2 (boiler water treatment product): I couldnt match the CAS # provided for potassium hydroxide. I found 1310-58-3, but please verify and update the information for this chemical. c. Oxygen (liquid oxygen): Enter the CAS #. I found 7782-44-7, but please verify and update the information for this chemical. Also, change the storage pressure to above ambient. 2.Facility Map--add the following to the site layout: a. Site orientation (north, south, etc.) b. Loading areas, if applicable c. Storm drains and sewers, if applicable d. Access and exit points e. Evacuation Staging Areas f. Emergency shut-offs (water, electricity, gas) g. Emergency response [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/01/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

A routine hazardous waste inspection of this acute care facility was conducted today. Access to the facility was initially provided by the Emma, EVS Supervisor, and later by Reyna Arroyo, EVS. The following departments were toured: - Histology Lab: Xylene/alcohol - Radiology: All Digital, no wet processors - Pharmacy: RCRA pharmaceutical/RCRA chemo - Engineering: Universal Waste, Used Oil - HW Storage Area Hazardous waste containers were observed properly labeled and closed when not in use. Hazardous waste manifests were available showing routine pickups for all waste streams. Routine training is provided to employees as well.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/16/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS SR0126733 On site this date to witness the annual monitoring system certification of the UST and secondary containment re-testing for failed UST components. TECHNICIAN and Designated Operator (DO) Razvan Raicu | American Tank Testing Inc VeederRoot | #A29421 | Expiration 1-10-2018 ICC Technician | #5248044 | Expiration 10-1-2017 Send Secondary Containment Testing Results to this Agency within 30 days. _____; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/09/2020
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

On site for routine Hazardous Materials Business Plan (HMBP) Mike Mathis, Assistant Director of Facilities, and Rudy Trabenino, Environmental Services Manager, provided consent to inspect. Observed the following materials on site at reportable quantities: - floor cleaner - nitrous oxide - liquid oxygen - propane - lithum bromide - phosphates for boiler by EAI - boiler feed water O2 Scavenger - boiler water treatment product - amber 305 diesel fuel - diesel fuel Hazardous Materials disclosed in CERS match what is reported on site. Training was reported to have been conducted and records are kept online. Per California Health & Safety Code Ch. 6.95, businesses that store and handle hazardous materials at or over reportable quantities (55 gal of a liquid, 500 lbs of a solid, 200 cubic ft of a compressed gas) must prepare and implement an HMBP. The facility is responsible for identifying all hazardous materials, including hazardous wastes, which are at or [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/11/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Completed SR Reports. Emailed Bran from So Cal Compliance and Michael Mathis for Mission Hospital. Outstanding Issues still remain. Form C

emailed to complete Veeder Root Certifcation Installation.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 09/17/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

File review. Plans submitted for SB989 failed components of the BOILER tank. Review of eSubmit. UST pages submitted 8-24-2015. Plans and electronic submittal to be reviewed this date.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 09/17/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

PLAN REVIEW SR0126733 = APPROVED. Repair of Components for Failed Secondary Containment (SB989) Testing. Refer to SR0126733 and CO0056972 for details. Contacted So Cal Compliance Brian Burns and notified of Approved Plans, SB989 Scheduling and upcoming Annual Monitor Certification.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/11/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS Received Monitoring Certification Results for the New Veeder Root System. ALL COMPONENTS = PASS The following need to be complete for the Plan SR0125199 to be Final: 1.) Electronic Submittal of the revised monitoring plan 2.) Unified Program Agency Forms 3.) Form C "Certification of Installation / Modification Form Instructions"; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/09/2015
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS This facility Annual Monitor Certification is past due. Immediately schedule and complete the annual monitoring certification. Report mailed to facility and emailed to Michael Mathis. _____; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/09/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Monitor cert notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/17/2015

Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

MISSION HOSPITAL 31872 COAST HIGHWAY LAGUNA BEACH, 92651 FA0054616 SR0125199 FINAL INSPECTIONS = PASS On-site for a final plan check inspection for upgrade of the monitoring system to the existing Veeder Root TLS-350 and new Spill Bucket Test for the DIESEL GENERATOR UST. The Monitor Certification was conducted by Razvan Raicu for American Tank Testing. TECHNICIAN Razvan Raicu | American Tank Testing Inc. Veeder Root | #A29421 | Expiration 6-27-2015 ICC Service Technician | #5248044 | Expiration 10-1-2015 - The Veeder Root TLS-350 is now connected to additional sensors for the Diesel Generator Tank. The Veedor showed all functions normal. The following were tested this date and passed: - Generator East VR 208 - Generator West VR 208 - Generator Transition VR 208 - Generator Annular VR 420 - New Spill Bucket The following needs to be completed for the Plan to become Final: 1.) Electronic Submittal of the revised monitoring plan 2.) Agency [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/04/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS This inspection report is generated in response to submission to the ESubmit portal of the UST Monitoring Site Map, Update Designated Operator Information and Letter from the Chief FInancial Officer in support of the Certification of Financial Responsibility (CFR). All items were ACCEPTED this date. Violation I161 = CORRECTED The monitoring site map was uploaded and has all the required elements. Violation corrected. Violation I583 = CORRECTED The supporting documentation for the CFR was uploaded to the ESubmit Portal. Violation corrected. Violation I616 = CORRECTED Designated Operator is Ross Razvan Raicu ICC 5248044-UC. All UST Violations have been corrected. Beginning March 1, 2016, OC CUPA will no longer be accepting new requests for business access to E-Submit. Instead, businesses should request access through the California Electronic Reporting System (CERS). Report emailed to Michael Garcia and Michael Mathis for [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/12/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Outstanding violation review for permit processing; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/27/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS On site to conduct a Hazardous Materials Disclosure and Business Emergency Plan inspection. Met this date with Michael Garcia and Michael Mathis for Mission Hospital who granted consent to enter and inspect the facility. The following areas were inspected this date: - Operation Room (OR) - ER - Radiology - Med Surge - Laboratory - Pathology - Wound Care - Chemical Dependence - GI - BHU - Pharmacy - All Soiled Utility Rooms - Power Plant/Basement - Final Storage Area All the following were verified on-site this date: - Business Activities - Business Emergency Plan - Facility Site Map - Chemical Inventory and Locations The latest electronic submission on the ESubmit Portal will be reviewed. Training information and logs available for review. This hospital does not have oncology. Report emailed to Michael Mathis and Michael Garcia _____; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/10/2017
Violations Found: No
Eval General Type: Other/Unknown

Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Received notification from Amanda: OCSD may have an AST at this location as well.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/15/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

On site for routine UST inspection, monitoring system certification, and spill bucket testing. Secondary containment testing was also conducted today. The facility has two double-walled diesel tanks monitored by a Veeder Root TLS-350 system. The monitor is operational for audible and visual alarms. The 10,000-gallon diesel tank supplies the boiler and the 6,000-gallon diesel tank supplies the generator. The site has double-walled suction piping for the boiler and double-walled pressurized piping for the generator. Flapper valves are used for overfill prevention. The sensors in the tank annulars, turbine sump (generator), piping sump (boiler), and trench for the UST boiler shut down the turbine when submerged in water. The spill buckets were visually tested for 60 minutes. There was no indication of leakage at the end of the testing period. Testing was conducted by Razvan Raicu of American Tank Testing. Tester certifications (VR, ICC, Incon) were verified. [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/15/2016
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS The following forms were received on 2-18-2016: - Updated Annual Training for Employees (10-17-2016) - SB 989 Secondary Containment Testing Results - Monitoring System Certification - Spill Bucket Testing Results Violation I382: Failure of Secondary Containment System Components = CORRECTED - SB 989 testing was conducted on 2-16-2016. Results PASS for Boiler and Generator UST. Violation corrected. SR0126733 and CO0056972 CLOSED. Monitoring Certification Results and SB 989 Testing Results sent to main file. Violation I276: Owner/Operator has failed to maintain the monthly reports and/or annual employee training records onsite = CORRECTED. - Training records received and annual training conducted 10-17-2015. Violation corrected. Violations I673, I582 for Failure to electronically submit response plan and UPC forms = CORRECTED. - ESubmit reviewed from 8-24-2015 submittal. Response Plan and UPC Forms sections complete. Violations [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/12/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS This report is being generated in response to the 3/532019 inspection. Violations remain outstanding. Violation I380 = CLASS II - Plans for installation of a Line Leak Detector have not yet been submitted. Violation I583 = ELEVATED TO CLASS II - An updated Certification of Financial Responsibility has not yet been submitted to the California Environmental Reporting System (CERS). I006 = CLASS II - A copy of the Designated Operator Training has not yet been provided to this Agency. A copy of the monitoring system certification and overfill protection testing results have not yet been submitted to this Agency. Please provide the results. Failure to correct the violations listed above will result in a Notice of Violation (NOV) and the violations being elevated to Class I, which will require formal enforcement by OC CUPA in the form of an Administrative Enforcement Order (AEO) or referral to the District Attorney's Office, which [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/22/2015
Violations Found: No
Eval General Type: Other/Unknown

Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

The designated operator owner statement has been declined in the eSubmit portal. The designated operator, Michael Mathis, does not have the required certification. Please submit a current DO owner statement that accurately reflects the qualified designated operator(s) for this site.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/13/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

On site for routine UST inspection, monitoring system certification, and spill bucket testing. The facility has two double-walled diesel tanks monitored by a Veeder Root TLS-350 system. The 10,000-gallon diesel tank supplies the boiler and the 6,000-gallon diesel tank supplies the back-up generator for the hospital. The site has double-walled suction piping for the boiler and double-walled pressurized piping for the generator. Flapper valves are used for overfill prevention. The sensors for the tank annulars (420), generator piping and fill sump (208), generator transition sump (208), boiler piping and fill sumps (208), and boiler piping containment trench (420) went into alarm when submerged in water. Testing was conducted by Razvan "Ross" Raicu of American Tank Testing, Inc. Tester certifications (Veeder Root, ICC) were verified. Please submit the test reports to this Agency within 30 days. Secondary containment testing was last conducted on 2/152017. It be [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/03/2020
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

On site to conduce an Underground Storage Tank (UST) inspection and witness the annual monitoring system certification and spill bucket testing. Met with Razvan Ross Raicu, service technician, with American Tank Testing, and also present was Michael Mathis, Assistant Director of Facilities. The site has the following double-walled (DW) tanks: - One 6,000 gallon diesel for the back up generator with double-walled pressurized piping - One 10,000 gallon diesel for the boiler system with double-walled suction piping The system is monitored by a Veeder Root TLS 350 system. The monitor is operational for audible and visual alarms. The sumps are monitored by VR 208 sensors, the annular spaces are monitored by VR 420 sensors, the boiler UST has a trench system that leads to the boilers which are monitored by VR 208 sensors. Overfill protection is with flapper valve. All sensors were tested were verified to be operational. Spill buckets were tested [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/29/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS This Agency has reviewed the 5-1-2016 HMBEP submission to the ESubmit Portal. The submission has been ACCEPTED. All information will be trasnferred to the California Environmental Reporting System (CERS). The submittal has been accepted for the following: - BUSINESS ACTIVITIES - BUSINESS OWNER/OPERATOR - CHEMICAL INVENTORY - EMERGENCY PLAN - FACILITY MAP All data was verified during the 6-27-2016 inspection. Report emailed to Michael Garcia and Michael Mathis for Mission Hospital. _____; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/15/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health

Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS The following forms were received on 2-18-2016: - Updated Annual Training for Employees (10-17-2016) - SB 989 Secondary Containment Testing Results - Monitoring System Certification - Spill Bucket Testing Results Violation I382: Failure of Secondary Containment System Components = CORRECTED - SB 989 testing was conducted on 2-16-2016. Results PASS for Boiler and Generator UST. Violation corrected. SR0126733 and CO0056972 CLOSED.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/06/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Monitor cert notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/09/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Spoke with Ross from Tank Testing and rescheduled the 2-10-15 Monitor certification for the new veeder root on the diesel tank for 2-17-15 at 9:00 am. Also informed Ross that the SB 989 results have not been received and are needed ASAP. Reference SR#012519; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/08/2021
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

On site to conduce an Underground Storage Tank (UST) inspection and witness the annual monitoring system certification and spill bucket testing. Met with Razvan Ross Raicu, service technician, with American Tank Testing. The site has the following double-walled (DW) tanks: - One 6,000 gallon diesel for the back up generator with double-walled pressurized piping - One 10,000 gallon diesel for the boiler system with double-walled suction piping The system is monitored by a Veeder Root TLS 350 system. The monitor is operational for audible and visual alarms. The sumps are monitored by VR 208 sensors, the annular spaces are monitored by VR 420 sensors, the boiler UST has a trench system that leads to the boilers which are monitored by VR 420 sensors. Overfill protection is with flapper valve. All sensors were tested were verified to be operational. Line leak detectors were to be tested after the diesel was filtered and overfill prevention testing was also [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/27/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 01/09/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health

Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS MISSION HOSPITAL LAGUNA BEACH 31872 COAST HIGHWAY LAGUNA BEACH, 92651 FA# 0054616 SR# 0125199 Plan review for the Diesel Generator Underground Storage Tank. Review conducted with HCA/O'Donnell. SCOPE OF WORK: 1.) Replace monitoring system for the Generator UST with Veeder Root TLS-350 Monitoring Panel Liquid Sensors and Tank LEvel Probe. NOTE: The Veeder Root Monitoring Panel is exisiting. The on-site Boiler UST is equipped with Veeder Root Panel and Sensors. 2.) Run new shielded cable from Veeder Root Panel (Existing) to new sensors and probe for the Diesel Generator UST. 3.) Program and start up Veeder Root Monitor. Conduct Monitor System Certification with Orange County Environmental Health Department. 4.) Install New Spill Bucket, Ring, and Lid for in fill sump. Equipment to be installed: - Product Spill Bucket OPW 2100 (UL Listed) - Veeder Root Annular Sensor 208 - Veeder Root Sump Sensor (3) 208 - Veeder Root Tank Level [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/25/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Reviewed eSubmit for submission. No submittal to date. Will contact Michael Garcia and Michael MAthis for Mission Hospitals. HMBEP has been submitted for Mission in Mission Viejo. Certified Mail Card returned. NOV signed for by Judy Barry on 4-6-15.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/06/2015
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS This is an offsite follow up inspection for facility. This Agency has not received the Monitor Certification results and the SB989 Testing for the USTs at this facility. Immediately submit the certification results and the SB989 results. A review of the eSUBMIT portal and the California Environmental Reporting System (CERS) was conducted. UST forms have not been electronically submitted. Violations I161, I582, I583 and I673 remain uncorrected this date. Report emailed to Michael Mathis, Assistant Director of Facilities. __; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/14/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

CIW Transfer; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/05/2019
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS On site to conduct an Underground Storage Tank (UST) inspection and witness the annual monitoring system certification, spill bucket testing and overfill equipment prevention device testing. Met this date with Michael Mathis, who granted consent to enter and inspect and tank photos. TECHNICIAN Razvan Ross Raicu | American Tank Testing DESIGNATED OPERATOR Razvan Ross Raicu | American Tank Testing CERS ID 10566628 This site has two (2) DW USTs that supply a back up diesel generator and a boiler. The boiler UST is a suction system and the generator UST is pressurized. The pressurized UST now required a line leak detector due to changes in the law. Per Michael Mathis, they are in the

process of obtaining bids to submit plans to install the LLD. The UST system is monitored by a Veeder Root TLS 350. The sumps are monitored by VR 208 sensors. Overfill protection is Flapper valves and they were tested this date. The boiler system also contains [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/14/2019
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS Received and reviewed the following: - Overfill Prevention Testing Results from 3/5/2019 - Monitoring System Certification Results from 3/5/2019 - Designated Operator Training from 3/5/2019 Violation I006 = CORRECTED Employee Training has been conducted and documented. Violation I583 = OUTSTANDING | CLASS II New Certification of Financial Responsibility has not yet been submitted to the California Environmental Reporting System (CERS). Violation I380 = OUTSTANDING | CLASS II Plans for installation of a Line Leak Detector have not yet been submitted to this Agency for review. Plans for the line leak detector must ne submitted. A current CFR must be uploaded to CERS. As of July 1, 2019, a UST Permit to Operate was not issued by this Agency. A violation for operating without a permit has been issued this date. To correct this violation, a new and current CFR must be uploaded to CERS and plans for Line Leak Detector must be [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/15/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 06/06/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS This facility has electronically submitted the Hazardous Materials Disclosure and Business Emergency to the eSubmit Portal on 5-7-2015. Violation I292 = CORRECTED Hazardous Materials Business plan has been submitted electronically. Violation I169 - CORRECTED Hazardous Materials Inventory Disclosure submitted electronically. This Agency will review the disclosure and inform the business of Approval or Declination with corrections. _____; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/17/2014
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS On-site to conduct an annual monitor system certification and inspection, witness sump and spill bucket testing for the BOILER tank ONLY. This site has two Underground Storage Tanks, one (1) 6,000 gallon Diesel for the back up Generator and one (1) 10,000 gallon Diesel for the Boiler system. Secondary Containment SB 989 testing was conducted on both tanks this date. Monitor Certification was only completed for the 10,000 Diesel UST due to the tester (American Tank Testing) only being certified for the Veeder Root system. The 6,000 gallon Diesel UST panel monitoring system is manufactured by Fuel Oil Systems and could not be certified this date. Met this date with Michael Mathis, Assistant Director of Facilities, for Mission Hospital and Razvan Raicu for American Tank Testing Inc. TECHNICIAN/COMPANY Razvan Raicu | American Tank Testing Inc. VeederRoot | #A29421 | Expiration 6-27-2015 ICC Service Technician | #5248044 | Expiration [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/09/2015
Violations Found: No
Eval General Type: Other/Unknown

Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Called Brian Burns for So Cal Compliance and informed him that the plans are approved and ready for pick up.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/14/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 09/17/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

File review. 3 Open SRs for UST. Review of eSubmit. Forms submitted electronically and will be reviewed. Plans submitted 9-9-2015 for failed SB989 Components and will be reviewed this date.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/17/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Received SB989 reports and Monitor Certification from American Tank Testing. Will review. One component of the SB989 system failed (Sump). More information will be obtained to determine if Plan Check will be required. Spoke this date to Razvan Raicu who indicated that the penetration boot failed SB989. A violations will be issued by OC CUPA. PLans will need to be submitted to fix the issue along with an SB989 re-test.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/17/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Reviewed Plan and File for Final Inspection.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/18/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Received Monitoring Certification Results and SB 989 Results. All components PASS. Received training records from Ross as well. Report to be

generated.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/09/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Reviewed status of open plans. I made a comment in my report to this facility dated 6/13/2014 to "remember to test all tank sumps and product piping six months after construction and submit results to this Agency." No SB989 test results from testing six months after 6/13/2014 have been submitted. I notified Gerrit of this, as he will be on site soon to oversee plans submitted for installation of a Veeder-Root monitoring system for the emergency generator.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/01/2020
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

The following violations issued in the March 3, 2020 Underground Storage Tank (UST) Inspection Report have been CORRECTED and ABATED: - Violation I583 - Certification of Financial Responsibility has been submitted to the California Environmental Reporting System (CERS) and is current - Violation I481 - A permit to operate will be issued by this Agency as the outstanding violations has been corrected. Inspection report emailed to Michael Mathis at Michael.Mathis@stjoe.org ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/15/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

SR0126733 INSPECTOR COMMENTS The following forms were received on 2-18-2016: - Updated Annual Training for Employees (10-17-2016) - SB 989 Secondary Containment Testing Results - Monitoring System Certification - Spill Bucket Testing Results Violation I382: Failure of Secondary Containment System Components = CORRECTED - SB 989 testing was conducted on 2-16-2016. Results PASS for Boiler and Generator UST. Violation corrected. SR0126733 and CO0056972 CLOSED. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/03/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

COMPLAINT GENERATED. BOILER UST FAILED SB989 TESTING. FACILITY MUST SUBMIT PLANS TO REPAIR FAILED COMPONENTS.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/24/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS This Agency is in receipt of the Certification of Installation "FORM C" from So Cal Compliance. The Veeder Root has been certified and complete. The following are still needed to complete the Project: 1.) Electronic Submittal to eSUBMIT of the revised Tank Monitoring Plan 2.) Updated Unified Program Agency Forms and Tank Pages; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/14/2018
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Sent form letter RE: AUTOMATIC LINE LEAK DETECTOR REQUIRED ON UNDERGROUND PRESSURIZED PIPING CONNECTED TO AN EMERGENCY GENERATOR TANK SYSTEM via email and USPS to the following individual on 10/23/18: Michael Mathias; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 09/17/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

INSPECTOR COMMENTS MISSION HOSPITAL LAGUNA BEACH 31872 COAST HIGHWAY LAGUNA BEACH, CA 92651 FA0054616 SR0126733 Plan submitted on 9-9-2015 for failed Secondary Containment (SB989) components for the BOILER UST. Plan review conducted this date. SCOPE OF WORK: 1.) Cut, remove, and dispose of existing piping and electrical penetration fittings in fill and piping sumps for BOILER UST. 2.) Install (N) Bravo fiberglass retrofit fittings for piping and electrical penetrations in fill and piping sumps. 3.) Perform SB989 Secondary Containment Testing on fill and piping sumps with Orange County Environmental Health Department. EQUIPMENT TO BE INSTALLED: - Bravo Fiberglass Retrofit Fittings - Bravo Fiberglass Split Repair Fittings CONTRACTOR INFORMATION - So Cal COmpliance Services Contractor License (A, Haz) 94221 - BRAVO Certified Technician Dan Harris | Expires 7-16-2016 - California ICC UST Installation/Retrofitting, UST Service Technician [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/10/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

Monitor cert notification; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/28/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS
Eval Notes:

CFR declined in portal due to: Please upload the CFO letter to demonstrate compliance with this mechanism.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: UST Tank Operator
Entity Name: MISSION HOSPITAL LAGUNA BEACH
Entity Title:
Address: 31872 Coast Hwy

City:	Laguna Beach
State:	CA
Country:	United States
Zip Code:	92651
Phone:	(949) 581-7518

Affil Type Desc:	Operator
Entity Name:	MISSION HOSPITAL LAGUNA BEACH
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	(949) 499-7232

Affil Type Desc:	UST Property Owner Name
Entity Name:	MISSION HOSPITAL LAGUNA BEACH
Entity Title:	
Address:	31872 S Coast Hwy.
City:	Laguna Beach
State:	CA
Country:	United States
Zip Code:	92651
Phone:	(949) 499-7232

Affil Type Desc:	CUPA District
Entity Name:	Orange County Env Health
Entity Title:	
Address:	1241 East Dyer RoadSuite 120
City:	Santa Ana
State:	CA
Country:	
Zip Code:	92705-5611
Phone:	(714) 433-6406

Affil Type Desc:	Environmental Contact
Entity Name:	Michael Mathis
Entity Title:	
Address:	31872 S. Coast Hwy
City:	Laguna Beach
State:	CA
Country:	
Zip Code:	92651
Phone:	

Affil Type Desc:	UST Tank Owner
Entity Name:	MISSION HOSPITAL LAGUNA BEACH
Entity Title:	
Address:	31872 Coast Hwy
City:	Laguna Beach
State:	CA
Country:	United States
Zip Code:	92651
Phone:	(949) 499-7232

Affil Type Desc:	Legal Owner
Entity Name:	Mission Hospital Regional Medical
Entity Title:	
Address:	27700 Medical Center Rd.
City:	Mission Viejo
State:	CA
Country:	United States
Zip Code:	92691
Phone:	(949) 364-1400

Affil Type Desc:	Parent Corporation
Entity Name:	MISSION HOSPITAL LAGUNA BEACH
Entity Title:	

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

Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Environmental Contact
Entity Name: MICHAEL F GARCIA
Entity Title: SAFETY MANAGER
Address: 27800 MED CTR RDSUITE 448
City: MISSIONVIEJO
State: CA
Country:
Zip Code:
Phone:

Affil Type Desc: UST Permit Applicant
Entity Name: Michael Garcia
Entity Title: Safety Manager
Address:
City:
State:
Country:
Zip Code:
Phone: (949) 364-4247

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

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 27700 Medical Center Rd.
City: Mission Viejo
State: CA
Country:
Zip Code: 92691
Phone:

Affil Type Desc: Identification Signer
Entity Name: Michael Mathis
Entity Title: Assistant Director Facilities
Address:
City:
State:
Country:
Zip Code:
Phone:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
17	11 of 12	SE	0.16 / 842.92	110.12 / -13	MISSION HOSPITAL LAGUNA BEACH 31872 COAST HIGHWAY LAGUNA BEACH CA 92651	DELISTED LST

Delisted Delisted Leaking Storage Tanks

Global ID: T10000014777
Status: OPEN - ASSESSMENT & INTERIM
County: ORANGE
Latitude:

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

REMEDIAL ACTION

Status Date: **Longitude:**
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search

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17 | **12 of 12** | **SE** | **0.16 / 842.92** | **110.12 / -13** | **SOUTH COAST MEDICAL CENTER**
31872 COAST HWY
LAGUNA NIGUEL CA | **UST SWEEPS**

C C:	A30-000-5445	**D Filename:**	SITE12A
BOE:		**Page No:**	182
Comp:	5445	**County:**	ORANGE
Status:	ACTIVE	**State :**	CA
No of Tanks:	3	**Zip:**	92677
Jurisdict:	ORANGE COUNTY	**Latitude:**	0
Agency:	ENVIRONMENTAL HEALTH	**Longitude:**	0
Phone:		**Georesult:**	N

Tank Details

Tank ID:	000005	**S Contain:**	
O Tank ID:		**Stg:**	P
SWRCB No:	30-000-005445-000005	**Storage :**	
Removed:		**Storag Type:**	PRODUCT
Installed:		**P Contain:**	
A Date:		**Content:**	DIESEL
Capac:	10000	**ONA:**	
Tank Use:	M.V. FUEL	**D File Name:**	TANK12A

Tank Details

Tank ID:	000006	**S Contain:**	
O Tank ID:		**Stg:**	P
SWRCB No:	30-000-005445-000006	**Storage :**	
Removed:		**Storag Type:**	PRODUCT
Installed:		**P Contain:**	
A Date:		**Content:**	DIESEL
Capac:	10000	**ONA:**	
Tank Use:	M.V. FUEL	**D File Name:**	TANK12A

Tank Details

Tank ID:	000004	**S Contain:**	
O Tank ID:		**Stg:**	P
SWRCB No:	30-000-005445-000004	**Storage :**	
Removed:		**Storag Type:**	PRODUCT
Installed:		**P Contain:**	
A Date:		**Content:**	DIESEL
Capac:	1000	**ONA:**	
Tank Use:	M.V. FUEL	**D File Name:**	TANK12A

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18 | **1 of 1** | **NW** | **0.24 / 1,245.10** | **113.87 / -9** | **NORMA ROSS (RESIDENTIAL HOUSE)**
31515 BLUFF DR
LAGUNA BEACH CA 92651 | **DELISTED TNK**

Delisted Storage Tanks

Facility ID:	19113	**Latitude:**	33.505671
Permitting Agency:	ORANGE COUNTY	**Longitude:**	-117.745626
County:	Orange		
Original Source:	UST		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Record Date:		30-JAN-2017				
19	1 of 1	N	0.25 / 1,342.19	218.70 / 96	SOUTH COAST WATER DISTRICT 31593 WEST LAGUNA BEACH CA 92677	LUST

Global ID: T0605902375
Status: COMPLETED - CASE CLOSED
Status Date: 11/1/1988
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: ORANGE
Latitude: 33.5055910555391
Longitude: -117.743085622787

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 9UT1346
Local Case No: 88UT112
Begin Date: 11/1/1988
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
CUF Case: YES
Potential Media of Concern: Under Investigation
How Discovered Description:
Calwater Watershed Name: San Juan - Laguna - Dana Point (901.14)
DWR GW Subbasin Name:
Disadvantaged Community:
Site History:
Potential COC: Gasoline
How Discovered: Tank Closure
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: KL
File Location: Local Agency

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: GENIECE HIGGINS
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 EAST DYER ROAD SUITE 120
Email: ghiggins@ochca.com
Phone No: 7144336260

Contact Type: Local Agency Caseworker
Contact Name: KEVIN LAMBERT
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 E DYER ROAD SUITE 120
Email: klambert@ochca.com
Phone No: 7144336261

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Open - Case Begin Date
Status Date: 11/1/1988

Status: Completed - Case Closed
Status Date: 11/1/1988

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name: SOUTH COAST WATER DISTRICT
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig: C
CUF Amount Paid: $9,231
File Location: LOCAL AGENCY
Designated Beneficial Use: AGR - Note: See basin plan for exceptions.
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902375
Potential COC: GASOLINE
Facility Type:
Composting Method:
Address: 31593 WEST
City: LAGUNA BEACH
Zip: 92677
County: ORANGE
CUF Claim: 3289

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

Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 11/1/1988
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902375&tabname=regulatoryhistory
Potential Media of Concern: UNDER INVESTIGATION
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Dana Point (901.14)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 88UT112
CASEWORKER: GENIECE HIGGINS
CASEWORKER: KEVIN LAMBERT
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT1346
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Agricultural Supply - Note: See basin plan for exceptions.
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status: Open - Case Begin Date
Date : 11/1/1988

Status: Completed - Case Closed
Date : 11/1/1988

20	*1 of 1*	*NNE*	*0.26 / 1,371.85*	*234.73 / 112*	***SOUTH COAST WATER DISTRICT*** ***31593 WEST ST*** ***LAGUNA BEACH CA 92677***	***LOP ORANGE***

Record ID: RO0001521
Case ID: 88UT112
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Case Closed Date: 11/1/1988
Type of Closure: Closure certification issued

Unplottable Summary

Total: 3 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
ERNS		PACIFIC COAST HWY	LAGUNA BEACH CA		807067474
FINDS/FRS	EL MORRO CONVERSION TO CAMPGRO	PACIFIC COAST HWY	LAGUNA BEACH CA	92651	840026452
HAZNET	MARTIN EXCAVATING	SCWD LOT 11A PACIFIC COAST HWY	DANA POINT CA	92629	826575388

Unplottable Report

Site:

PACIFIC COAST HWY LAGUNA BEACH CA

ERNS

NRC Report No:	922433	***Latitude Degrees:***	
Type of Incident:	FIXED	***Latitude Minutes:***	
Incident Cause:	OTHER	***Latitude Seconds:***	
Incident Date:	11/3/2009 7:00:00 AM	***Longitude Degrees:***	
Incident Location:	IN THE VICINITY OF VICTORIA BEACH	***Longitude Minutes:***	
Incident Dtg:	OCCURRED	***Longitude Seconds:***	
Distance from City:		***Lat Quad:***	
Distance Units:		***Long Quad:***	
Direction from City:		***Location Section:***	
Location County:	ORANGE	***Location Township:***	
Potential Flag:	No	***Location Range:***	
Year:	Year 2009 Reports		

Description of Incident: CALLER STATED DUE TO ROAD WORK BEING DONE THERE IS AN OIL LIKE SUBSTANCE THAT HAS WASHED DOWN TO THE BEACH. CALLER STATED THIS ROAD WORK BEGAN TWO WEEKS AGO.

Material Spill Information

Chris Code:	OUN	***Unit of Measure:***	UNKNOWN AMOUNT
CAS No:	000000-00-0	***If Reached Water:***	YES
UN No:		***Amount in Water:***	0
Name of Material:	UNKNOWN OIL	***Unit Reach Water:***	UNKNOWN AMOUNT
Amount of Material:	0		

Calls Information

Date Time Received:	11/3/2009 10:05:22 AM	***Responsible City:***	
Date Time Complete:	11/3/2009 10:13:44 AM	***Responsible State:***	CA
Call Type:	INC	***Responsible Zip:***	
Resp Company:	CAL TRANS/ALL-AMERICAN ASPHALT	***Source:***	TELEPHONE
Resp Org Type:	PRIVATE ENTERPRISE		

Incident Information

Tank ID:		***Building ID:***	
Tank Regulated:	U	***Location Area ID:***	
Tank Regulated By:		***Location Block ID:***	
Capacity of Tank:		***OCSG No:***	
Capacity Tank Units:		***OCSP No:***	
Description of Tank:		***State Lease No:***	
Actual Amount:		***Pier Dock No:***	
Actual Amount Units:		***Berth Slip No:***	
Tank Above Ground:	ABOVE	***Brake Failure:***	U
NPDES:		***Airbag Deployed:***	U
NPDES Compliance:	U	***Transport Contain:***	U
Init Contin Rel No:		***Location Subdiv:***	
Contin Rel Permit:		***Platform Rig Name:***	
Contin Release Type:		***Platform Letter:***	
Aircraft ID:		***Allision:***	U
Aircraft Runway No:		***Type of Structure:***	
Aircraft Spot No:		***Structure Name:***	
Aircraft Type:		***Structure Oper:***	U
Aircraft Model:		***Transit Bus Flag:***	
Aircraft Fuel Cap:		***Date Time Norm Serv:***	
Aircraft Fuel Cap U:		***Serv Disrupt Time:***	
Aircraft Fuel on Brd:		***Serv Disrupt Units:***	
Aircraft Fuel OB U:		***CR Begin Date:***	

Aircraft Hanger:		***CR End Date:***	
Road Mile Marker:		***CR Change Date:***	
Power Gen Facility:	N	***FBI Contact:***	
Generating Capacity:		***FBI Contact Dt Tm:***	
Type of Fixed Obj:	CONSTRUCTION SITE	***Passenger Handling:***	
Type of Fuel:		***Passenger Route:***	XXX
DOT Crossing No:		***Passenger Delay:***	XXX
DOT Regulated:	U	***Sub Part C Test Req:***	XXX
Pipeline Type:		***Conductor Test:***	
Pipeline Abv Ground:	ABOVE	***Engineer Test:***	
Pipeline Covered:	U	***Trainman Test:***	
Exposed Underwater:	N	***Yard Foreman Test:***	
Railroad Hotline:		***RCL Operator Test:***	
Railroad Milepost:		***Brakeman Test:***	
Grade Crossing:	U	***Train Dispat Test:***	
Crossing Device Ty:		***Signalman Test:***	
Ty Vehicle Involved:		***Oth Employee Test:***	
Device Operational:	U	***Unknown Test:***	

Incident Details Information

Release Secured:	U	***State Agen Report No:***	NONE
Release Rate:		***State Agen on Scene:***	AIR QUALITY MANAGEMENT DISTRICT
Release Rate Unit:		***State Agen Notified:***	AIR QUALITY MANAGEMENT DISTRICT
Release Rate Rate:		***Fed Agency Notified:***	NONE
Est Duration of Rel:		***Oth Agency Notified:***	
Desc Remedial Act:	NONE.	***Body of Water:***	PACIFIC OCEAN
Fire Involved:	N	***Tributary of:***	
Fire Extinguished:	U	***Near River Mile Make:***	
Any Evacuations:	N	***Near River Mile Mark:***	
No Evacuated:		***Offshore:***	N
Who Evacuated:		***Weather Conditions:***	UNKNOWN
Radius of Evacu:		***Air Temperature:***	
Any Injuries:	N	***Wind Direction:***	
No. Injured:		***Wind Speed:***	
No. Hospitalized:		***Wind Speed Unit:***	
No. Fatalities:		***Water Supp Contam:***	U
Any Fatalities:	N	***Water Temperature:***	
Any Damages:	N	***Wave Condition:***	
Damage Amount:		***Current Speed:***	
Air Corridor Closed:	N	***Current Direction:***	
Air Corridor Desc:		***Current Speed Unit:***	
Air Closure Time:		***EMPL Fatality:***	
Waterway Closed:	N	***Pass Fatality:***	
Waterway Desc:		***Community Impact:***	
Waterway Close Time:		***Passengers Transfer:***	NO
Road Closed:	N	***Passenger Injuries:***	
Road Desc:		***Employee Injuries:***	
Road Closure Time:		***Occupant Fatality:***	
Road Closure Units:		***Sheen Size:***	
Closure Direction:		***Sheen Size Units:***	
Major Artery:	No	***Sheen Size Length:***	
Track Closed:	N	***Sheen Size Length U:***	
Track Desc:		***Sheen Size Width:***	
Track Closure Time:		***Sheen Size Width U:***	
Track Closure Units:		***Sheen Color:***	
Track Close Dir:		***Dir of Sheen Travel:***	
Media Interest:	NONE	***Sheen Odor Desc:***	
Medium Desc:	WATER	***Duration Unit:***	
Addl Medium Info:	PACIFIC OCEAN	***Additional Info:***	CALLER DID NOT HAVE ANY ADDITIONAL INFORMATION.

Site: ***EL MORRO CONVERSION TO CAMPGRO***
PACIFIC COAST HWY LAGUNA BEACH CA 92651

FINDS/FRS

Registry ID:	110065893420
FIPS Code:	
HUC Code:	
Site Type Name:	STATIONARY

Location Description:
Supplemental Location:
Create Date: 13-OCT-15
Update Date:
Interest Types: STATE MASTER
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No:
Census Block Code:
EPA Region Code: 09
County Name: ORANGE COUNTY
US/Mexico Border Ind:
Latitude:
Longitude:
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110065893420
Program Acronyms:

CA-ENVIROVIEW:313963

Site: ***MARTIN EXCAVATING***
SCWD LOT 11A PACIFIC COAST HWY DANA POINT CA 92629

HAZNET

SIC Code: 9199
NAICS Code: 92119
EPA ID: CAL000366704
Create Date: 8/16/2011
Fac Act Ind: Yes
Inact Date:
County Code: 30
County Name: Orange
Mail Name:
Mailing Addr 1: 34 HAWK HL
Mailing Addr 2:
Owner Fax: 9498599095

Mailing City: MISSION VIEJO
Mailing State: CA
Mailing Zip: 926925186
Region Code: 4
Owner Name: KEITH MARTIN
Owner Addr 1: 34 HAWK HL
Owner Addr 2:
Owner City: MISSION VIEJO
Owner State: CA
Owner Zip: 926925186
Owner Phone: 7148142030

Contact Information
-- --
Contact Name: KEITH MARTIN
Street Address 1: 34 HAWK HL
Street Address 2:
City: MISSION VIEJO
State: CA
Zip: 92692
Phone: 7148142030
-- --

Appendix: Database Descriptions

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

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

Standard Environmental Record Sources

Federal

Formerly Utilized Sites Remedial Action Program: DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

National Priority List: NPL

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

Government Publication Date: Apr 27, 2021

National Priority List - Proposed: PROPOSED NPL

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

Government Publication Date: Apr 27, 2021

Deleted NPL: DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Apr 27, 2021

SEMS List 8R Active Site Inventory: SEMS

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

Government Publication Date: Mar 23, 2021

Inventory of Open Dumps, June 1985: ODI

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

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites: SEMS ARCHIVE

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

Government Publication Date: Mar 23, 2021

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

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

Government Publication Date: Oct 25, 2013

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

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

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

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

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Apr 5, 2021

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Apr 5, 2021

RCRA Generator List: RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Apr 5, 2021

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Apr 5, 2021

RCRA Very Small Quantity Generators List: RCRA VSQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Apr 5, 2021

RCRA Non-Generators: RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Apr 5, 2021

Federal Engineering Controls-ECs: FED ENG

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

Government Publication Date: Feb 23, 2021

Federal Institutional Controls- ICs: FED INST

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

Government Publication Date: Feb 23, 2021

Land Use Control Information System: LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Emergency Response Notification System: ERNS 1982 TO 1986

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

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

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

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Nov 9, 2020

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

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 6, 2021

FEMA Underground Storage Tank Listing: FEMA UST

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

Government Publication Date: Dec 31, 2017

Facility Response Plan: FRP

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Dec 2, 2020

Historical Gas Stations: HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries: REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Jul 10, 2020

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Apr 28, 2020

LIEN on Property: SEMS LIEN

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

Government Publication Date: Mar 23, 2021

Superfund Decision Documents: SUPERFUND ROD

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

Government Publication Date: Feb 23, 2021

State

State Response Sites: RESPONSE

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

Government Publication Date: Jan 13, 2021

EnviroStor Database: ENVIROSTOR

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

Government Publication Date: Jan 13, 2021

Delisted State Response Sites: DELISTED ENVS

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

Government Publication Date: Jan 13, 2021

Solid Waste Information System (SWIS): SWF/LF

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

Government Publication Date: Apr 30, 2021

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

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

Government Publication Date: Sep 20, 2006

EnviroStor Hazardous Waste Facilities: HWP

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

Government Publication Date: Jan 13, 2021

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

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

Government Publication Date: Dec 31, 1995

Construction and Demolition Debris Recyclers: C&D DEBRIS RECY

This listing of Construction and Demolition Debris Recyclers is maintained by the California Intergrated Waste Management Board-common C&D materials include lumber, drywall, metals, masonry (brick, concrete, etc.), carpet, plastic, pipe, rocks, dirt, paper, cardboard, or green waste related to land development.

Government Publication Date: Jun 20, 2018

Recycling Centers: RECYCLING

This list of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Nov 2, 2020

Listing of Certified Processors: PROCESSORS

This list of Certified Processors that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Oct 27, 2020

Listing of Certified Dropoff, Collection, and Community Service Programs: CONTAINER RECY

This list of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Dec 16, 2020

Land Disposal Sites: LDS

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

Government Publication Date: Mar 9, 2021

Leaking Underground Fuel Tank Reports: LUST

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

Government Publication Date: Mar 9, 2021

Delisted Leaking Storage Tanks: DELISTED LST

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

Government Publication Date: May 5, 2021

Permitted Underground Storage Tank (UST) in GeoTracker: UST

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

Government Publication Date: Mar 23, 2021

Proposed Closure of Underground Storage Tank Cases: UST CLOSURE

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

Government Publication Date: May 5, 2021

Historical Hazardous Substance Storage Information Database: HHSS

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

Government Publication Date: Aug 27, 2015

Statewide Environmental Evaluation and Planning System: UST SWEEPS

The Statewide Environmental Evaluation and Planning System (SWEEPS) is a historical listing of active and inactive underground storage tanks made available by the California State Water Resources Control Board (SWRCB).

Government Publication Date: Oct 1, 1994

Aboveground Storage Tanks: AST

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

Government Publication Date: Aug 31, 2009

SWRCB Historical Aboveground Storage Tanks: AST SWRCB

A list of aboveground storage tanks made available by the California State Water Resources Control Board (SWRCB). Effective January 1, 2008, the Certified Unified Program Agencies (CUPAs) are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA).

Government Publication Date: Dec 1, 2007

Oil and Gas Facility Tanks: TANK OIL GAS

Locations of oil and gas tanks that fall under the jurisdiction of the Geologic Energy Management Division of the California Department of Conservation (CalGEM) (CCR 1760). CalGEM was formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR).

Government Publication Date: Apr 14, 2021

Delisted Storage Tanks: DELISTED TNK

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

Government Publication Date: Apr 14, 2021

California Environmental Reporting System (CERS) Tanks: CERS TANK

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

Government Publication Date: Apr 29, 2021

Delisted California Environmental Reporting System (CERS) Tanks: DELISTED CTNK

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

Government Publication Date: Apr 29, 2021

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

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

Government Publication Date: May 27, 1988

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

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Jan 13, 2021

CALSITES Database: CALSITES

This historical database was maintained by the Department of Toxic Substance Control (DTSC) for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

Government Publication Date: May 1, 2004

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

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Feb 18, 2021

Deed Restrictions and Land Use Restrictions: DEED

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

Government Publication Date: Mar 9, 2021

Voluntary Cleanup Program: VCP

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

Government Publication Date: Jan 13, 2021

GeoTracker Cleanup Program Sites: CLEANUP SITES

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

Government Publication Date: Mar 9, 2021

Delisted County Records: DELISTED COUNTY

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

Government Publication Date: Apr 29, 2021

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands: INDIAN LUST
LUSTs on Tribal/Indian Lands in Region 9, which includes California.
Government Publication Date: Apr 8, 2020

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST
USTs on Tribal/Indian Lands in Region 9, which includes California.
Government Publication Date: Apr 8, 2020

Delisted Tribal Leaking Storage Tanks: DELISTED ILST
Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.
Government Publication Date: Apr 14, 2020

Delisted Tribal Underground Storage Tanks: DELISTED IUST
Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.
Government Publication Date: Apr 14, 2020

County

Orange County - Industrial Cleanup Program Cases Listing: ICP ORANGE
Orange County Health Care Agency's Environmental Health Division has an Industrial Cleanup (IC) program which oversees the voluntary cleanup of contaminated property. This is a list of cases (by city) which the IC program has overseen in the past, or is currently overseeing.
Government Publication Date: Apr 29, 2021

Orange County - LOP Lead Cases List: LOP ORANGE
The Local Oversight Program of the County of Orange provides regulatory cleanup oversight for cleanup of leaking underground storage tanks (USTs). This dataset is provided by the Orange County Health Care Agency.
Government Publication Date: Apr 29, 2021

Orange County - Non-Petroleum Underground Storage Tank Cases: NPUT ORANGE
This list of open and closed non-petroleum underground storage tank cases is maintained by the Orange County Health Care Agency.
Government Publication Date: Apr 29, 2021

Orange County - Underground Storage Tanks Listing: UST ORANGE
A list of registered Underground Storage Tank (UST) sites in Orange County. This list is made available by Orange County Health Care Agency (OCHCA), Environmental Health Division which oversees the underground storage tank inspection program in most of the cities of Orange County, with the exception of Anaheim, Fullerton, and Orange.
Government Publication Date: Apr 29, 2021

Orange County - Aboveground Petroleum Storage Tank Listing: AST ORANGE
A list of Aboveground Petroleum Storage Tank (APST) facilities inspected by Orange County Certified Unified Program Agency (CUPA) Under the Aboveground Petroleum Storage Act (APSA). This list is made available by the Environmental Health Division of Orange County Health Care Agency.
Government Publication Date: Apr 29, 2021

Orange County - Anaheim City UST Cleanup Cases: UST CLP ANAHEIM
A list of UST Cleanup Cases in the City of Anaheim in Orange County. As part of its Groundwater Protection Program, the City of Anaheim managed the UST Cleanup Oversight Program from April 1991 to June 2014. This list is published by the City of Anaheim Underground Storage Tank Cleanup Program.
Government Publication Date: May 26, 2015

Orange County - Anaheim City UST List: UST ANAHEIM

A list of Underground Storage Tanks in Anaheim City, Orange County. This list is made available by Anaheim Fire & Rescue Department.

Government Publication Date: Mar 16, 2021

Orange County - Anaheim City AST List: AST ANAHEIM

List of Aboveground Storage Tanks (ASTs) in Anaheim City, Orange County made available by Anaheim Fire & Rescue.

Government Publication Date: Mar 16, 2021

Additional Environmental Record Sources

Federal

PFOA/PFOS Contaminated Sites: PFAS NPL

List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).

Government Publication Date: Mar 1, 2021

Facility Registry Service/Facility Index: FINDS/FRS

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

Government Publication Date: Nov 2, 2020

Toxics Release Inventory (TRI) Program: TRIS

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

Government Publication Date: Feb 19, 2020

Perfluorinated Alkyl Substances (PFAS) Releases: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Feb 19, 2020

Perfluorinated Alkyl Substances (PFAS) Water Quality: PFAS WATER

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

Hazardous Materials Information Reporting System: HMIRS

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

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Oct 5, 2020

Toxic Substances Control Act: TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

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

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

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

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

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

Government Publication Date: Apr 27, 2021

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

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

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

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

Government Publication Date: Mar 24, 2021

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Feb 17, 2021

Delisted Drycleaner Facilities: DELISTED FED DRY

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

Government Publication Date: Feb 17, 2021

Formerly Used Defense Sites: FUDS

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

Government Publication Date: Jan 28, 2020

Former Military Nike Missile Sites: FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 1, 1984

PHMSA Pipeline Safety Flagged Incidents: PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Jul 7, 2020

Material Licensing Tracking System (MLTS): MLTS

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

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

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

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

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

Government Publication Date: Nov 3, 2020

Surface Mining Control and Reclamation Act Sites: SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (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 Abandoned Mine Land (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.

Government Publication Date: Dec 18, 2020

Mineral Resource Data System: MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2006

Uranium Mill Tailings Radiation Control Act Sites: URANIUM

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

Government Publication Date: Mar 4, 2017

Alternative Fueling Stations: ALT FUELS

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

Government Publication Date: Apr 27, 2021

Registered Pesticide Establishments: SSTS

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

Government Publication Date: Apr 13, 2021

Polychlorinated Biphenyl (PCB) Notifiers: PCB

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

Government Publication Date: Nov 19, 2020

State

Dry Cleaning Facilities: DRYCLEANERS

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

Government Publication Date: Feb 22, 2021

Delisted Drycleaners: DELISTED DRYCLEANERS

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

Government Publication Date: Feb 22, 2021

Non-Toxic Dry Cleaning Incentive Program: DRYC GRANT

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

Government Publication Date: Feb 28, 2018

Per- and Polyfluoroalkyl Substances (PFAS): PFAS

List of sites from the State Water Resources Control Board (SWRCB)'s GeoTracker at which one or more of the potential contaminants of concern are in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Mar 9, 2021

PFOA/PFOS Groundwater: PFAS GW

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.

Government Publication Date: Oct 22, 2020

Hazardous Waste and Substances Site List - Site Cleanup: HWSS CLEANUP

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

Government Publication Date: Nov 10, 2020

List of Hazardous Waste Facilities Subject to Corrective Action: DTSC HWF

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

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement: INSP COMP ENF

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

Government Publication Date: Oct 7, 2020

School Property Evaluation Program Sites: SCH

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

Government Publication Date: Jan 13, 2021

California Hazardous Material Incident Report System (CHMIRS): CHMIRS

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

Government Publication Date: Jan 21, 2021

Historical California Hazardous Material Incident Report System (CHMIRS): HIST CHMIRS

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

Government Publication Date: Jan 1, 1993

Hazardous Waste Manifest Data: HAZNET

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

Government Publication Date: Oct 24, 2016

Historical Hazardous Waste Manifest Data: HIST MANIFEST

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

Government Publication Date: Dec 31, 1992

DTSC Registered Hazardous Waste Transporters: HW TRANSPORT

The California Department of Toxic Substances Control (DTSC) maintains this list of Registered Hazardous Waste Transporters.

Government Publication Date: Oct 19, 2020

Registered Waste Tire Haulers: WASTE TIRE

This list of registered waste tire haulers is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Dec 16, 2020

California Medical Waste Management Program Facility List: MEDICAL WASTE

This list of Medical Waste Management Program Facilities is maintained by the California Department of Public Health. The Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations. This list contains transporters, treatment, and transfer facilities.

Government Publication Date: Dec 31, 2020

Historical Cortese List: HIST CORTESE

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

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders: CDO/CAO

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

Government Publication Date: Feb 16, 2012

California Environmental Reporting System (CERS) Hazardous Waste Sites: CERS HAZ

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

Government Publication Date: Feb 9, 2021

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites: DELISTED HAZ

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

Government Publication Date: Nov 29, 2018

Sites in GeoTracker: GEOTRACKER

GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.

Government Publication Date: Mar 9, 2021

Mines Listing: MINE

This list includes mine site locations extracted from the Mines Online database, maintained by the California Department of Conservation. Mines Online (MOL) is an interactive web map designed with GIS features that provide information such as the mine name, mine status, commodity sold, location, and other mine specific data. Please note: Mine location information is provided to assist experts in determining the location of mine operators in accordance with California Civil Code section 1103.4 and reflects information reported by mine operators in annual reports provided under Public Resources Code section 2207. While the Division of Mine Reclamation (DMR) attempts to populate MOL with accurate location information, the DMR cannot guarantee the accuracy of operator reported location information.

Government Publication Date: Jan 12, 2021

Recorded Environmental Cleanup Liens: LIEN

The California Department of Toxic Substance Control (DTSC) maintains this list of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

Government Publication Date: Nov 16, 2020

Waste Discharge Requirements: WASTE DISCHG

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

Government Publication Date: Mar 9, 2021

Toxic Pollutant Emissions Facilities: EMISSIONS

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

Government Publication Date: Dec 31, 2018

Clandestine Drug Lab Sites: CDL

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

Government Publication Date: Jan 19, 2021

Tribal

No Tribal additional environmental record sources available for this State.

County

Orange County - Hazardous Waste Facilities: HW ORANGE

A list of Hazardous Waste Facilities in Orange County. This list is made available by Orange County Environmental Health Department.

Government Publication Date: Apr 29, 2021

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX C
REGULATORY AGENCY RECORDS

Gmail

Samantha Weis <sw@weisenviro.com>

[External Message Added] Orange County public records request #21-2301

1 message

Orange County Public Records <orangecounty@public-records-requests.com> Thu, Jun 17, 2021 at 4:43 PM
Reply-To: orangecounty_21-2301-requester-notes@inbound.nextrequest.com
To: sw@weisenviro.com

-- Attach a non-image file and/or reply ABOVE THIS LINE with a message, and it will be sent to staff on this request. --

Orange County Public Records

A message was sent to you regarding record request #21-2301:

We are unable to locate some or all of the records requested. If you have any questions please contact this office at (714) 433-6015.

Please note that the cities of Anaheim, Fullerton, and Orange monitor the underground storage tanks (UST) in those cities.

This Agency may not be the only source of records. You may wish to check with the Fire Department, Water Quality Control Board, and/or the State Department of Health Services for records.

The local Building Department may have the records you are seeking

If you have any questions please call us at (714) 433-6015.

View Request 21-2301

https://orangecounty.nextrequest.com/requests/21-2301

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 31721 Pacific Coast Highway, South Laguna

Bldg Permit No	Group	Lot	Block	Tract
43,904	F2			

Use

ret restaurant - int. repair and alteration

ISSUED TO OWNER	ON
Sid Bryan	5-3-78

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

Sid Bryan
Box 461
South Laguna, CA 92677

[redacted]
Environmental Management Agency
P.O. Box 4048
400 Civic Center Drive West
SANTA ANA, CALIFORNIA 92702

F 0250 138.1

APPLICATION FOR A BUILDING PERMIT AND A CERTIFICATE OF USE & OCCUPANCY

COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY
BUILDING & SAFETY
P. O. BOX 4048, SANTA ANA, CA 92702

31721 So. Coast Highway
So. Laguna
Sid Bryan
Box 461 499-1378
So. Laguna 92677

owner builder

State Compensation Ins. Policy No. WC 15431 Exp. Date

I Certify that the following Contr. Lic. No. ____ and Classification ____ is in full force and effect".

[X] I Hereby Certify I am exempt from Sec. 7031.5 of the Business & Professional Code, Div. 3, Chap. 9, Contractors' License Law under the following section
Owner Sec. 7044 ( ); Minor Work Under $100-Sec. 7048 ( ); or employee working for Wages Only - Sec. 7053 ( );
Other

[X] I Certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California".

I Hereby acknowledge and state that the information I have provided is correct and agree to comply with all County Ordinances and State Laws regulating building construction".

Signature ____ Date ____

DESCRIPTION OF WORK

NEW [ ] ADD [ ] ALTER [X] REPAIR [ ] DEMOLISH [ ]

SIZE SQ. FT. 4000 | NO. OF STORIES 2 | NO. OF FAMILIES

PROPOSED USE OF STRUCTURE: Restaurant - Int Repair & alteration

CONSTRUCTION LENDER NAME: ———— [ ] UNKNOWN

BRANCH

ADDRESS

GRADING PRE-INSP. FEE $ | P.C. FEE $ 6.00

VALUATION $ 1500# | B. PT. FEE $ 15.00

OCCUPANCY GROUP E-2 | TYPE OF CONSTRUCTION V

PLAN CHECKED BY K.W. Riley | PERMIT ISSUANCE APPROVED K.W. Riley

GRADING PERMIT REQ'D. YES [ ] NO [ ] | ROUGH GRADING O.K.

INSPECTION RECORD

APPROVALS	DATE	INSPECTOR'S SIG.
FOUNDATION: LOCATION REINFORCED [ ]		
SLAB: REINF. [ ] MEMBRANE [ ]		
UNDERPINNING		
MASONRY: BOND BEAM [ ]		
FIREPLACE		
ROOF SHEATHING ROOF FRAMING		
FRAMING	4-11-78	[illegible]
INSULATION SOUND ENERGY		
LATH EXTERIOR		
LATH [ ] DRYWALL [ ] INTERIOR		
PLASTER BROWN COAT		
FINAL BUILDING	5-2-78	[illegible]
FINAL ZONING		[illegible]

REMARKS: [illegible] SSES 1 531
Subj. to field inspection
pat D. Vinter MAY 3 1978

ZONING REGULATIONS

TRACT 814 | BLOCK | LOT 3

PLEASE ATTACH METES AND BOUNDS!

C1(BED)(SR)

Interior Alterations
only No Change in yards
No change in seating cap.
56-112-40 SID

VALIDATION 15.0 1 6.00 24.00 *

CASHIER | DATE | PERMIT NO. | PERMIT FEE | CODE | PLAN CHECK | TOTAL

Fireplace vent for
fireplace.
Ceiling board on Dine
Room Recovered
Walls 4-10-78

EXEMPTION CERTIFICATION FOR WORKMEN'S COMPENSATION INSURANCE

CALIFORNIA LABOR CODE, ARTICLE 3, SECTION 3700

☐ The permit is for One Hundred Dollars ($100) or less, or

☒ I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the workmen's compensation laws of California.

IF, AFTER MAKING SUCH CERTIFICATE, THE APPLICATION FOR THE PERMIT SHOULD BECOME SUBJECT TO THE WORKMEN'S COMPENSATION PROVISIONS OF THE LABOR CODE, HE SHALL FORTHWITH COMPLY WITH THE PROVISIONS OF SECTION 3700 OR HIS PERMIT SHALL BE DEEMED REVOKED.

SIGNATURE: Sidney S. Ranson DATE: 4/3/78

PERMIT NO. _____

APPLICATION FOR ELECTRICAL PERMIT

COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY – REGULATION DIVISION
BUILDING AND SAFETY BRANCH
P.O. BOX 418
SANTA ANA, CALIFORNIA 92702

REGIONAL OFFICE
28052 GETTY DRIVE
LAGUNA NIGUEL, CA 92677
714-831-2610

MAIN OFFICE
400 CIVIC CENTER DRIVE WEST
SANTA ANA, CALIFORNIA
714-834-[illegible]

BUILDING ADDRESS: 31721 So Coast Highway
COUNTY AREA: So. Laguna   NEAREST CROSS ST.:
OWNER: Sid Bryan
PROPOSED USE: Restaurant   PRESENT USE: same

TRACT: 849   LOT NO.:
CONTRACTOR: owner
ADDRESS: Box 461
CITY: So Laguna   TEL. NO. 499-1378
State Compensation Ins. Policy No. 00C154301   Exp. Date ________

		PER UNIT	FEE
Single or Multi-Family Dwg. (New or Relocated)	(Area in sq. ft.)	[illegible] sq. ft.	
Garages, Residential (New or Relocated)	(Area in sq. ft.)	[illegible] sq. ft.	
Relocated Dwelling Pre-Lowering Inspection	(In addition to fees shown above)	$ 5.00	
Above Fees Cover All Electrical Installations Within New or Relocated Dwellings Except Radiant Heating. Does not include Service			
Radiant Ceiling Heat	(No. of Rooms) Per Room	$ 1.25	
Fixtures	(No. 2) 1 – 20 / Additional	.25 ea / .12 ea	.50
Outlets	(No.) 1 – 20 / Additional	.25 ea / .12 ea	
Electrical Appliances or Factory-wired, self-contained units	(No.)	2.00 ea	
Time Clock	(No.)	1.25 ea	
Relocated Commercial Bldg. Pre-lowering Inspection	(In addition to fee schedule for electrical work)	5.00	
Swimming pool	Underground raceway	2.00	
Signs & HP Gas Tube Lighting		(See schedule)	
Commercial Service Meters Overhead or Underground	(No.)	5.00 ea	
Residential Service Meter – Overhead	(No.)	3.00 ea	
Residential Service Meter – Underground	(No.) 1 or 2 4.50+ / 3 or more 4.50+	~~3.00 ea~~ / ~~5.00 ea~~	
Work-with Service	Residential / Commercial	~~10.00~~ / ~~15.00~~	
Construction or Permanent Pole, Pedestal or Piggy Back	(No.) Metered pole / Add'l. poles on same service	5.00 / 3.00 ea	
Other List generators, motors, transformers, etc. & give rating in HP, KW or KVA		(See schedule)	

Building Permit Number: 43904	Permit Issuance 3.00	3.00
	TOTAL PERMIT FEE	3.50
Verified By: [signature]	PLAN CHECK FEE	

____ I hereby certify that I have a certificate of consent to self-insure, or a certificate of Workmen's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

____ License under the following State Contr. Lic. No. ________ Class ________ is in full force and effect".

"I Hereby Certify, I am exempt from Sec. 7031.5 of the Business & Professional Code, Div. 3, Chap. 9, Contractors' License Law under the following section.

Owner-Sec. 7044 ( ), Minor Work Under $100-Sec. 7048 ( ), or employee working for Wages Only - Sec. 7053 ( ).

Other ________

"I Certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California".

"I Hereby acknowledge and state that the information I have provided is correct and agree to comply with all County Ordinances and State Laws regulating building construction".

Signature: Sidney S. Bryan   Date: [illegible]

METERS AND SERVICES	LIGHT	POWER	AC & REF.	VOLT	[illegible]

INSPECTION RECORD

APPROVALS	DATE	INSP. [illegible]
CONDUIT		
UNDERGROUND		
WIRING		
FIXTURES		
POWER		
FINAL	5-2-78	[signature]
UTILITY NOTIFIED		

VALIDATION

3.50 *

MAY 3 1978

NUMBER	DATE	PERMIT NO.	PERMIT FEE	CODE	PLAN CHECK	TOTAL

COUNTY OF ORANGE ENVIRONMENTAL MANAGEMENT AGENCY
BUILDING & SAFETY
P O Box 4048
SANTA ANA, CALIFORNIA 92702

MAIN OFFICE
400 CIVIC CENTER DRIVE WEST
SANTA ANA, CALIFORNIA
714 834-2626

REGIONAL OFFICE
28032 GETTY DRIVE
LAGUNA NIGUEL, CA 92677
714-831-2910

RECEIVED OF PAYER Sidney S. Bryan TELEPHONE 499-1778

ADDRESS 31716 So. Coast Highway CITY So Laguna

PROJECT OWNER Sid Bryan PROJECT ADDRESS OR TRACT NO 8419

RECEIPT FOR	AMOUNT
☐ TRUST FUND (Check No.)	
☐ PLAN CHECK FEE (Type)	
☐ GRADING PRE-INSPECTION FEE	
☐ LOCAL PARK FEE*	
☒ Mech ADDN/ALTERATION PERMIT 23198 (Type) (Number)	
☐ (Code) CODE BOOK (Number)	
☒ OTHER Gas line	
	1.75

*REFER TO BUILDING PERMIT 43904 (Number) VERIFIED BY (Initials)

PLASTERING APPLICATION PERMIT

NUMBER OF SQUARE YARDS _____ FEE $ _____

(Applicant's Signature)

LOCAL PARK FEE

☐ SINGLE FAMILY DWELLING ☐ DUPLEX

☐ MULTI-FAMILY DWELLING

_____ UNITS WITH _____ BEDROOMS

_____ " _____ "

_____ " _____ "

☐ MOBILEHOME PARK WITH _____ PADS (Strike)

CENSUS TRACT _____ AP _____

LOCAL PARK FEES DETERMINED OR MODIFIED BY

_____

_____ DATE _____

1.75

MAY 3 1978

TELLER DATE

INSPECTOR FEE

50250-189-1 (R 8-77)

31721 Pac. Coast Hwy. 4/3/78 S.Laguna

Sid Bryan

Restaurant-int. repair & alteration 4000

BUILDING	PLASTER	PLUMBING	HEATING	ELECTRIC
43,904			542,604 gas line 3/3/1978	542,605 outlets

CRS F 0250-176

SCAN

APPLICATION FOR MECHANICAL PERMIT

REGIONAL OFFICE
25552 GETTY DRIVE
LAGUNA NIGUEL, CALIF. 92677
714-831-2610

ENVIRONMENTAL MANAGEMENT AGENCY
BUILDING AND SAFETY DIVISION
P.O. BOX 570
SANTA ANA, CALIFORNIA 92702

INSPECTION DIVISION
400 CIVIC CENTER

BUILDING ADDRESS: 31729 Coast Highway
COUNTY AREA: South Laguna
NEAREST CROSS ST.:
OWNER: Sidney S. Bryan
PROPOSED USE: restaurant
PRESENT USE:

TRACT: 849
LOT: Metes & Bounds
CONTRACTOR: owner builder
ADDRESS:
CITY:
TELEPHONE NO.:

STATE COMPENSATION INS. POLICY NO.: _____ EXP. DATE: _____

"I Certify that the following State Contr. Lic. # _____ and Classification _____ is in full force and effect."

[ ] "I Hereby Certify I am exempt from Sec. 7000.5 of the Business & Professional Code, Div. 3, Chap. 9, Contractor's License Law under the following section: Owner-Sec. 7044 ( ); Minor Work Under $100-Sec. 7048 ( ); or employee working for Wages Only-Sec. 7053 ( );
Other _____

[X] "I Certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California".
"I Hereby acknowledge and state that the information provided is correct and agree to comply with all City/County ordinances and State Laws relating to building construction."

SIGNATURE: [signature]

INSPECTION REQ.:

NO.	TYPE OF FIXTURE OR ITEM	PER UNIT	FEE
	EACH CENTRAL FURNACE INCL. DUCTS & VENTS		
	MFGR. TYPE BTU		
	UP TO AND INCLUDING 100,000 BTU	5.00	
	UP TO AND INCLUDING 500,000 BTU	7.50	
	UP TO AND INCLUDING 1,000,000 BTU	10.00	
	UP TO AND INCLUDING 2,000,000 BTU	15.00	
	OVER 2,000,000 BTU	25.00	
	EACH BOILER OR ABSORPTION UNIT INCL. VENT	SAME AS ABOVE	
	MFGR. TYPE BTU		
	EACH REFRIGERATION SYSTEM		
	MFGR TYPE BTU		
	UP TO AND INCLUDING 5 H.P.	5.00	
	UP TO AND INCLUDING 15 H.P.	7.50	
	UP TO AND INCLUDING 30 H.P.	10.00	
	UP TO AND INCLUDING 50 H.P.	15.00	
	OVER 50 H.P.	25.00	
	FLOOR FURNACE SUSPENDED HEATER		
	WALL HEATER UNIT HEATER		
X	DECORATIVE APPLIANCE (INCL. VENT)	5.00	500
	MFGR. TYPE BTU		
	EACH ALTERATION REPAIR OR ADDITION INCL. CONTROLS, DUCTS, REGISTERS, ETC.	5.00	
	EACH COMBUSTION PRODUCT VENT NOT INCLUDED WITH AN APPLIANCE PERMIT	2.00	
	EACH AIR HANDLING UNIT (INCL. DUCTS)		
	UP TO AND INCLUDING 2,000 CFM	2.00	
	UP TO AND INCLUDING 10,000 CFM	5.00	
	OVER 10,000 CFM	10.00	
	EACH EVAPORATIVE COOLER (COMMERCIAL)	3.00	
	EACH VENTILATION FAN CONNECTED TO A SINGLE OUTLET OR INLET (COMMERCIAL)	2.00	
	EACH VENTILATION FAN CONNECTED TO MORE THAN ONE OUTLET OR INLET (COMMERCIAL)	4.00	
	EACH HOOD SERVED BY A MECHANICAL EXHAUST (INCL. FAN - COMMERCIAL TYPE)	5.00	
	EACH INCINERATOR (DOMESTIC TYPE)	5.00	
	EACH INCINERATOR (COML. OR INDUS. TYPE)	20.00	
	NO. DENTAL GAS PIPING	1.75	
	ANY APPLIANCE OR EQUIP. REGULATED BY THIS CODE BUT NOT SPECIF. LISTED (LIST BELOW.)	4.00	

Permit Issuance		3.00
TOTAL PERMIT FEE		5.00
PLAN CHECK FEE		

APPROVALS	DATE	INSP. SIGNATURE
Underground		
Rough	5-31-78	[signature]
Final	5-2-78	[signature]
Utility Notified		

CASHIER: [signature] DATE: MAR 27 1978 PERMIT NO.: 37226 PERMIT FEE: 5.00 CODE: 351,978 PLAN CHECK: VALIDATION [illegible] TOTAL: [illegible]

MAY 8 1978

EXEMPTION CERTIFICATION FOR WORKMEN'S COMPENSATION INSURANCE

CALIFORNIA LABOR CODE, ARTICLE 3, SECTION 3800

☐ The permit is for One Hundred Dollars ($100) or less, or

☐ I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California.

IF, AFTER MAKING SUCH CERTIFICATE, THE APPLICATION FOR THE PERMIT SHOULD BECOME SUBJECT TO THE WORKMEN'S COMPENSATION PROVISIONS OF THE LABOR CODE, HE SHALL FORTHWITH COMPLY WITH THE PROVISIONS OF SECTION 3700 OR HIS PERMIT SHALL BE DEEMED REVOKED.

SIGNATURE: Sidney S. Bryan DATE: 3/27/78

PERMIT NUMBER: 331978

COUNTY OF ORANGE ENVIRONMENTAL MANAGEMENT AGENCY
BUILDING & SAFETY
P.O. BOX 628
SANTA ANA, CALIFORNIA 92702

MAIN OFFICE
400 CIVIC CENTER DRIVE WEST
SANTA ANA, CALIFORNIA
(714) 834-2626

REGIONAL OFFICE
25552 GPTTY DRIVE
LAGUNA NIGUEL, CA 92677
(714) 831-2610

RECEIVED OF PAYER Hoglund Electric TELEPHONE

ADDRESS Esplanade 2 Suite 103 CITY Costa Mesa 92626

PROJECT OWNER Charles Chi PROJECT ADDRESS OR TRACT NO 31727 Rancho Viejo Rd

RECEIPT FOR	AMOUNT
☐ TRUST FUND (Check No.)	
☐ PLAN CHECK FEE (Type)	
☐ GRADING PRE-INSPECTION FEE	
☐ LOCAL PARK FEE	
☒ ADDN-ALTERATION TO (Type) Elec PERMIT (Number) 528198	2.00
☐ CODE BOOK (or Number) Factory Mut	
☐ OTHER	

REFER TO BUILDING PERMIT (Number) NC VERIFIED BY

PLASTERING APPLICATION PERMIT

NUMBER OF SQUARE YARDS FEE $

Applicant's Signature

LOCAL PARK FEE

☐ SINGLE FAMILY DWELLING ☐ DUPLEX

☐ MULTI-FAMILY DWELLING
UNITS WITH BEDROOMS
" "
" "

☐ MOBILEHOME PARK WITH PADS Sites

CENSUS TRACT AP

LOCAL PARK FEES DETERMINED OR MODIFIED BY

DATE

9 APR 1'77 529,832 2.00 20 2.00

TELLER DATE FEE

EB250-100

APPLICATION FOR ELECTRICAL PERMIT

COUNTY OF ORANGE BUILDING AND SAFETY
MAILING ADDRESS
P.O. BOX 618
SANTA ANA, CALIFORNIA 92702

REGIONAL OFFICE
8052 GETTY DRIVE
LAGUNA NIGUEL, CA 92677
714-831-2610

MAIN OFFICE
400 CIVIC CENTER DRIVE WEST
SANTA ANA, CALIFORNIA
714-834-5626

BUILDING ADDRESS 31727 Pacific Coast Hwy
COUNTY AREA S Laguna NEAREST CROSS ST.
OWNER Charlie's Chili
PRESENT USE

	PER UNIT	FEE
Multi Family Dwlg. New or Relocated (Area sq. ft.)	1¼¢ sq. ft.	
Garages Residential New or Relocated (Area in sq. ft.)	¾¢ sq. ft.	
Relocated Dwelling Pre Lowering Inspection (In addition to fees shown above)	$ 5.00	
Above Fees Cover All Electrical Installations Within New Relocated Dwellings Except Radiant Heating. Does not include Service		
Radiant Ceiling Heat (No. of Rooms Per Room)	$ 1.25	
Fixtures (No. 16) 1-20 Additional	DF .25 ea / .12 ea	8 00
Outlets (No 25) 1-20 Additional	DF .25 ea / .12 ea	17 20
Electrical Appliances or Factory wired self contained units (No.	2.00 ea	
Time Clock (No.)	1.25 ea	
Relocated Commercial Bldg. Pre lowering inspection (In addition to fee schedule for electrical work)	5.00	
Swimming pool Underground raceway	2.00	
Signs & HP Gas Tube Lighting	(See schedule)	
Commercial Service Meters Overhead or Underground (No.)	5.00 ea	
Residential Service Meter - Overhead (No.)	3.00 ea	
Residential Service Meter Underground (No.) 1 or 2 4.50+ / 3 or more 4.50+	3.00 ea / 5.00 ea	
Work with Service Residential / Commercial	10.00 / 15.00	
Construction or Permanent Pole Pedestal or Piggy Back (No.) Metered pole / Add'l. poles on same service	5.00 / 3.00 ea	
Other: List generators, motors, transformers etc. & give rating in HP, KW or KVA	(See schedule)	
Air Comp 5HP	DF	3 00

Building Permit Number [illegible]	Permit Issuance 3.00	3 00
Verified By	TOTAL PERMIT FEE	28 20
	PLAN CHECK FEE	

TRACT LOT NO.
CONTRACTOR Hoglund Electric
ADDRESS 3001 Redhill Ave
CITY Costa Mesa Ca TEL 549 8[illegible] 71
State Compensation Ins. Policy No. [illegible] 72687 Exp. Date
"I Certify that the following State Contr. Lic. No. L[illegible] 7 and Classification C-10 is in full force and effect".
☐ "I Hereby Certify I am exempt from Sec. 7031.5 of the Business & Professional Code, Div. 3, Chap. 9, Contractors' License Law under the following section: Owner-Sec. 7044 ( ) Minor Work Under $100-Sec. 7048 ( ) or employee working for Wages Only - Sec. 7053 ( )
Other
☐ "I Certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California".
"I Hereby acknowledge and state that the information I have provided is correct and agree to comply with all County Ordinances and State Laws regulating building construction".
Signature H. E. Hoglund Date 2/2/77

METERS AND SERVICES	LIGHT	POWER	AC & RPS	VOLT	PHASE

INSPECTION RECORD

2-2[illegible] partial approval [illegible]
[illegible] 2-17-77
3-8-77 BC Chief

APPROVALS	DATE	INSP. SIGNATURE
CONDUIT		
UNDERGROUND		
WIRING		
FIXTURES		
POWER		
FINAL OK	4-22-77	[illegible]
UTILITY NOTIFIED		

VALIDATION
FEB 25 77 528198 28.20 2 28.20
[illegible] for 37.20
This permit is issued subject to Elec Plan Check.
DATE PERMIT NO. PERMIT FEE CODE PLAN CHECK TOTAL

ELECTRICAL INSPECTION RECORD

LOT NOS. ________ THRU ________

TRACT NO. ________

BUILDING PERMIT NO. ________ ISSUED FOR LOT NO. ________ ELECTRICAL PERMIT NO. ________

LOT	UNDERGROUND PVC – METAL INSPR.SIGN.	D.B.C. DATE	ROUGH WIRING SPAC. – SERV. – CIRC. INSPR. SIGN.	DATE	FINAL FIXTURES BONDING INSPR.SIGN.	DATE
	1 LD cover off					
	weatherproof [illegible] outside fixture					
	[illegible]				[illegible]	[illegible]
	[illegible]					
	[illegible]				[illegible]	
	[illegible]				[illegible]	
	[illegible]					
	[illegible]					

APPLICATION FOR A BUILDING PERMIT AND A CERTIFICATE OF USE & OCCUPANCY

REGIONAL OFFICE
26052 GETTY DRIVE
LAGUNA NIGUEL, CA 92677
714 831 2610

COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY
BUILDING & SAFETY
P.O. BOX 418, SANTA ANA, CA 92702

MAIN OFFICE
400 CIVIC CENTER DRIVE WEST
SANTA ANA, CALIFORNIA

ADDRESS: 31727 Coast Highway
AREA: South Laguna
OWNER: Chanin's Civil Corporation
MAILING ADDRESS: 3001 Red Hill, Bldg. I, Suite 226 — PHONE
Costa Mesa 92626 (714) 549-0351
ARCHITECT OR ENGINEER: — PHONE
ADDRESS
CONTRACTOR: OWNER — PHONE
ADDRESS

State Compensation
Ins. Policy No. ________ Exp. Date ________

"I Certify that the following Contr. Lic. No. ________ and Classification ________ is in full force and effect".

[X] "I Hereby Certify I am exempt from Sec. 7031.5 of the Business & Professional Code, Div. 3, Chap. 9, Contractors' License Law under the following section:
Owner-Sec. 7044 ( ); Minor Work Under $100-Sec. 7048 ( ); or employee working for Wages Only - Sec. 7053 ( ):
Other ________

[X] "I Certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California".

"I Hereby acknowledge and state that the information I have provided is correct and agree to comply with all County Ordinances and State Laws regulating building construction".

Signature: [signature] Date: 2/14/77

ZONING REGULATIONS

LEGAL DESCRIPTION	TRACT / BLOCK: RS 3-46	LOT: 3

(PLEASE ATTACH METES AND BOUNDS)

ZONE: C1 (BAD)(SR) VARIANCE NO.: None
BUILDING SETBACK C/L ST. — PROPERTY LINE
SIDE YARD, RIGHT — EAVE PROJECTION
SIDE YARD, LEFT: No Change — PROJECTION
REAR YARD (TO P.L.) — STREET WIDTH
PARKING SPACE REQUIRED: in garage — PROVIDED
MISC.
A.P. 56-112-40 R.S. NO. 5D
ZONING APPROVED BY: [signature] DATE 2-16-77

DESCRIPTION OF WORK

NEW [ ] ADD [ ] ALTER [X] REPAIR [ ] DEMOLISH [ ]

SIZE SQ. FT. — NO. OF STORIES — NO. OF FAMILIES
PROPOSED USE OF STRUCTURE: Interior walls in Exist. Comm. Bldg.
CONSTRUCTION LENDER NAME: [X] UNKNOWN
BRANCH
ADDRESS

GRADING PRE-INSP. FEE $		P.C. FEE $	3.00
VALUATION	300.00	S. FT. FEE $	5 + 3
OCCUPANCY GROUP	F-2	TYPE OF CONSTRUCTION	V
PLAN CHECKED BY	[signature]		[signature]
GRADING PERMIT REQ'D: YES [ ] NO [X]		ROUGH GRADING O.K.	

INSPECTION RECORD

APPROVALS	DATE	INSPECTOR'S SIGNATURE
FOUNDATION: LOCATION / REINFORCED [ ]		
SLAB: REINF. [ ] MEMBRANE [ ]		
UNDERPINNING		
MASONRY: BOND BEAM [ ]		
FIREPLACE		
ROOF SHEATHING / ROOF FRAMING		
FRAMING		
LATH EXTERIOR		
LATH [ ] DRYWALL [ ] INTERIOR		
PLASTER BROWN COAT		
FINAL BUILDING	2-22-77	[signature]
FINAL ZONING		

REMARKS

FEB 23 1977

VALIDATION

7	FEB 16 77	37,226	8.00	1	3.00	11.00
CASHIER	DATE	PERMIT NO.	PERMIT FEE	CODE	PLAN CHECK	TOTAL

31727 Pac Coast Highway

Charlie's Chili Corp.

Int. walls

2-16-77 So. Lag.

Tract R/S 3-46 L 3

BUILDING	PLASTER	PLUMBING	HEATING	ELECTRIC
37,226				NC 528198 f+o; ac 529832

SCANNED

F 0250-176

APPLICATION FOR MECHANICAL PERMIT
COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY – REGULATION DIVISION
BUILDING AND SAFETY BRANCH
P.O. BOX 4106
SANTA ANA, CALIFORNIA 92702

REGIONAL OFFICE
28052 GETTY DRIVE
LAGUNA NIGUEL, CALIF. 92677
714-831-2810

400 CIVIC CENTER DRIVE WEST
SANTA ANA, CA.

BUILDING ADDRESS: 31727 Coast Highway #5111
COUNTY AREA: Laguna Beach
NEAREST CROSS ST.:
OWNER: Charlie's Chili
PROPOSED USE:
PRESENT USE:

TRACT:
LOT NO.:
CONTRACTOR: Graham Bros., Inc.
ADDRESS: 2956 Randolph
CITY: Costa Mesa, CA
TELEPHONE NO.: 546-3463
STATE COMPENSATION INS. POLICY NO: 84-40953-01 EXP. DATE

"I Certify that the following State Contr. Lic. # [illegible]
and Classification C 20 is in full force and effect."
[ ] "I Hereby Certify I am exempt from Sec. 7031.5 of the Business & Professional Code, Div. 3, Chap. 9, Contractors License Law under the following section: Owner-Sec. 7044 ( ); Minor Work Under $100-Sec. 7048 ( ) or employee working for Wages Only-Sec. 7053 ( )."
Other
[ ] "I Certify that in the performance of this work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California".
"I Hereby acknowledge and state that the information provided is correct and agree to comply with all County Ordinances and State Laws regulating building construction."
SIGNATURE: [signature]

NO.	TYPE OF FIXTURE OR ITEM	PER UNIT	FEE
	EACH CENTRAL FURNACE INCL. DUCTS & VENTS:		
1	MFGR. TYPE BTU		
	UP TO AND INCLUDING 100,000 BTU	5.00	
	UP TO AND INCLUDING 500,000 BTU	7.50	7.50
	UP TO AND INCLUDING 1,000,000 BTU	10.00	
	UP TO AND INCLUDING 2,000,000 BTU	15.00	
	OVER 2,000,000 BTU	25.00	
	EACH BOILER OR ABSORPTION UNIT INCL. VENT: MFGR. TYPE BTU	SAME AS ABOVE	
	EACH REFRIGERATION SYSTEM: MFGR. TYPE BTU		
1	UP TO AND INCLUDING 5 H.P.	5.00	5.00
	UP TO AND INCLUDING 15 H.P.	7.50	
	UP TO AND INCLUDING 30 H.P.	10.00	
	UP TO AND INCLUDING 50 H.P.	15.00	
	OVER 50 H.P.	25.00	
	FLOOR FURNACE; SUSPENDED HEATER; WALL HEATER; UNIT HEATER; DECORATIVE APPLIANCE (INCL. VENT) MFGR. TYPE BTU	5.00	
	EACH ALTERATION REPAIR OR ADDITION INCL. CONTROLS, DUCTS, REGISTERS, ETC.	5.00	
	EACH COMBUSTION PRODUCT VENT NOT INCLUDED WITH AN APPLIANCE PERMIT	2.00	
	EACH AIR HANDLING UNIT (INCL. DUCTS)		
	UP TO AND INCLUDING 2,000 CFM	2.00	
	UP TO AND INCLUDING 10,000 CFM	5.00	
	OVER 10,000 CFM	10.00	
	EACH EVAPORATIVE COOLER (COMMERCIAL)	3.00	
	EACH VENTILATION FAN CONNECTED TO A SINGLE OUTLET OR INLET (COMMERCIAL)	2.00	
	EACH VENTILATION FAN CONNECTED TO MORE THAN ONE OUTLET OR INLET (COMMERCIAL)	4.00	
	EACH HOOD SERVED BY A MECHANICAL EXHAUST (INCL. FAN – COMMERCIAL TYPE)	5.00	
	EACH INCINERATOR (DOMESTIC TYPE)	5.00	
	EACH INCINERATOR (COML. OR INDUS. TYPE)	20.00	
	INCIDENTAL GAS PIPING	1.75	1.75
	ANY APPLIANCE OR EQUIP. REGULATED BY THIS CODE BUT NOT SPECIF. LISTED (LIST BELOW)	4.00	

Permit Issuance		3.00
TOTAL PERMIT FEE		
PLAN CHECK FEE		17.25

BUILDING PERMIT NO.: NC
VERIFIED BY: [initials]

INSPECTION RECORD

Gas test O.K. [illegible]

APPROVALS	DATE	INSP. SIGNATURE
Underground		
Rough		
Final	2-7-77	[signature]
Utility Notified	2/4/77	[signature]

VALIDATION
1 JAN 5 1977 306,930 17.25 + 4 FEB 9 1977
NUMBER DATE PERMIT NO. PERMIT FEE CODE PLAN CHECK TOTAL

APPLICATION FOR PLUMBING PERMIT

COUNTY OF ORANGE DEPARTMENT OF BUILDING AND SAFETY

F. G. McLELLAN, JR. DIRECTOR

REGIONAL OFFICE
30143 CROWN VALLEY PARKWAY
LAGUNA NIGUEL, CALIF. 92677
714-495-0660

MAIN OFFICE
400 CIVIC CENTER DRIVE WEST
SANTA ANA, CALIFORNIA 92701
714-834-2626

BUILDING ADDRESS 31727 S Coast Hwy	TRACT / LOT NO.
TOWN OR AREA South Laguna	CONTRACTOR Culligan Water Conditioning
NEAREST CROSS STREET	ADDRESS 1508 Calle Valle
OWNER Jim D'Amato	CITY San Clemente TEL. NO. 830-3031
PROPOSED USE / PRESENT USE	

State Compensation Ins. Policy No. 83-WHA510[illegible] Exp. Date 1-1-73

"I Certify that the following State Contr. Lic. No. 168713 and Classification C-55 is in full force and effect".

☐ "I Hereby Certify I am exempt from Sec. 7031.5 of the Business & Professional Code, Div. 3, Chap. 9, Contractors' License Law under the following section:
Owner-Sec. 7044 ( ); Minor Work Under $100-Sec. 7048 ( ); or employee working for Wages Only - Sec. 7053 ( );
Other ________"

☐ "I Certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner, so as to become subject to the Workmen's Compensation Laws of California".

"I Hereby acknowledge and state that the information I have provided is correct and agree to comply with all County Ordinances and State Laws regulating building construction".

Signature M. Mithe for Culligan Date 7-21-72

PERMIT FEES

NO.	TYPE OF FIXTURE OR ITEM	FEE	
	WATER CLOSET (TOILET)		
	BATH TUB		
	SHOWER STALL		
	LAVATORY (WASH BASIN)		
	KITCHEN SINK ☐ GARBAGE DISPOSAL ☐		
	LAUNDRY TRAY ☐ AUTO. WASH. MACH. ☐		
	DISHWASHER		
	SERVICE SINK		
	FLOOR SINK		
	FLOOR DRAIN		
	URINAL		
	DRINKING FOUNTAIN		
	SAND TRAP ☐ INTERCEPTOR ☐		
	SWIMMING POOL FILTER		
	WATER HEATER		
1	WATER SOFTENER	1	75
	LAWN SPRINKLER RES. ☐ COMM. ☐		
	TRAILER HOOK-UP		
	GAS SYSTEM NO. OF OUTLETS LPG ☐ NAT. ☐		
	AUTO. FIRE SPR. SYSTEM		
	MAIN DRAIN		
	HOUSE SEWER (VALUATION)		
	SEPTIC TANK		
	SEEPAGE PIT(S)		
	LEACHING FIELD		
	PERMIT ISSUANCE	3	00

BUILDING PERMIT NUMBER NC — TOTAL FEE $ 4 75

INSPECTION RECORD

Replacement

APPROVALS	DATE	INSPECTOR'S SIGNATURE
GROUND WORK - SOIL ONLY		
GROUND WORK WITH WATER PIPE ☐ GAS PIPE ☐		
ROUGH PLUMBING		
GAS PIPING TO		
WATER HEATER		
SEPTIC TANK		
SEEPAGE PIT		
SEWER		
GAS TEST		
SPRINKLER SYSTEM		
FINAL	9-5-74	[illegible]
UTILITY CO NOTIFIED		

REC'D BY — OWNER PLAN CHECKED BY:

6 AUG 8'72 143,115 VALIDATION 4.75 3 MAR 0 6 1974 4.75

Drainage goes to
app location not
on ground.
Called Contractor
will correct & recall
RAR 2/4/78

31727 S. Coast Hwy. 8-8-72 S. L.

Jim D'Amato

BUILDING PLASTER PLUMBING HEATING ELECTRIC

nc 143115 W.S.

CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
505 FOREST AVENUE
LAGUNA BEACH, CA 92651

Building Division	(714) 497-0715
Zoning Division	(714) 497-0714
Planning Division	(714) 497-0713
Inspection Requests	(714) 497-0707
FAX	(714) 497-0771

BUILDING PERMIT *

Permit No. : B97-1903 — Status: ISSUED 12/22/1997
Site Address: 31727 COAST HY — Assessor's Parcel: 658-101-39
Site Owner : ROBERT CASTRO — Owner's Phone :
Applicant : ECHO FIRE PROTECTION — 735 ARROW HWY — AZUSA, CA — 91702
Phone No : 626 ~~(818)~~ 331-0819
Contractor : ECHO FIRE PROTECTION — 735 ARROW HWY — AZUSA, CA — 91702
Phone No : (818) 331-0819 — License No: 429191
Design By :
Phone No : — License No:
Engineer :
Phone No : — License No:

Project Description:
1. INSTALL UL300 ANSUL FIRE SUPPRESSION SYSTEM
2. IN KITCHEN HOOD AT EXISTING RESTAURANT
3.
4.
5.
6. Code
7. enforcement
8.
9.
10.
11.
12.

Zoning Setbacks: Frnt Rear Side Use Code

Building Fee:	81.00
Plan Check Fee:	.00
Strong Motion Fee:	.50
Penalty Fee:	.00
Bldg Const Tax:	.00
Sewer Fee:	.00
Drainage Fee:	.00
Art In-Lieu Fee:	.00
Park In-Lieu Fee:	.00
Housing In-Lieu:	.00
Calculated Fees:	81.50
Additional/Bond:	.00
TOTAL FEES:	81.50
PAYMENTS:	81.50
BALANCE DUE:	.00

Note: Insp: FIRE Type: OTHR
By: DIANE Date/Time: 12/22/97 10:48 Ver: 9502

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to the issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec 7044, Business and Professions code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

☐ I am exempt under Sec _____ B&PC, for this reason: _____

DATE: _____ OWNER: _____

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (Commencing with Section 7000) of the Business and Professions Code, and my license is in full force and effect.

LICENSE CLASS: C-16 LICENSE NO: 429191

DATE: 12-22-97 CONTRACTOR: [signature]

WORKERS COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers compensation as provided for by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.

☐ I have and will maintain workers compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers compensation insurance carrier and policy number are:

CARRIER: Granite State POLICY NO: WC 503/008

(This section need not be completed if the permit is for one hundred dollars ($100) or less)

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers Compensation Laws of California and agree that if I should become subject to the workers compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

DATE: 12-22-97 APPLICANT: [signature]

WARNING: Failure to secure workers compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3700 of the Labor Code, interest, and attorney's fees.

CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 3097, Civil Code).

LENDER'S NAME: _____

LENDER'S ADDRESS: _____

I certify that I have read the application and state that the above information is correct. I agree to comply with all City and County ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

PERMITTEE NAME (PRINT): MICHAEL DONNELL

SIGNATURE OF PERMITTEE: [signature] DATE: 12-22-97

SIGNED

Approved: _____ Date: _____

Geo Memo Req'd ☐ Yes ☐ No

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAGUNA BEACH

FEE RECEIPT

RECEIVED OF _____

ADDRESS _____

CITY _____

CITY OF LAGUNA BEACH 01/19/98
MON, DEC 22, 1997, 11:43 AM Rec 01
113510 BUILDING PERMITS $. 81.50

SUBJECT ADDRESS 31727 Coast

$_____Park In-Lieu Fee Area_____	$_____Design/Concept Review
$_____Drainage In-Lieu Fee	$_____Variance
$_____Bldg. Construction Fee	$_____CD/Site Development
$_____Sewer Connection Fee	$_____General Plan Amendment
$_____Temporary Use Permit	$_____Environmental Report
$_____Conditional Use Permit	$_____Real Property Report
$_____Encroachment Permit	$_____Lot Line Adjustment
$_____Sandblasting Permit	$_____Extension of _____
$_____Use & Occupancy	$_____Reinspection Fee
$_____Zoning Plan Check	$_____Parcel Map
$_____Structural Plan Check	$_____Other B97-1903

SCANNED

HEARING DATE _____ TIME _____, in City Council Chambers.

TOTAL 81 50 BY _____

(i) Public records. Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge. With respect to Section 1(a)(iv) of the Exclusions From Coverage, "public records" shall also include environmental protection liens filed in the

to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the insured claimant to submit for examination under oath, produce other reasonably requested information

11. PAYMENT OF LOSS.

(a) No payment shall be made without producing this policy for endorsement of the payment unless the policy has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

SCHEDULE A

TOTAL FEE FOR TITLE, EXAMINATION
AND TITLE INSURANCE $611.63

AMOUNT OF INSURANCE: $195,000.00 LOAN NO. CDC-L-GP-143-622-40-08-CA

DATE OF POLICY: OCTOBER 15, 1997 AT 8:00 A. M.

1. NAME OF INSURED:

THE UNITED STATES SMALL BUSINESS ADMINISTRATION.

2. THE ESTATE OR INTEREST IN THE LAND WHICH IS ENCUMBERED BY THE INSURED MORTGAGE IS:

A FEE.

3. TITLE TO THE ESTATE OR INTEREST IN THE LAND IS VESTED IN:

ROBERT W. CASTORO AND MARTINE C. CASTORO, HUSBAND AND WIFE AS JOINT TENANTS.

4. THE INSURED MORTGAGE AND ASSIGNMENTS THEREOF, IF ANY, ARE DESCRIBED AS FOLLOWS:

A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF $195,000.00, RECORDED OCTOBER 15, 1997 AS INSTRUMENT NO. 19970515388 OF OFFICIAL RECORDS.

DATED:	OCTOBER 9, 1997.
TRUSTOR:	ROBERT W. CASTORO AND MARTINE C. CASTORO, HUSBAND AND WIFE AS JOINT TENANTS.
TRUSTEE:	AMERICAN SECURITIES COMPANY, A CALIFORNIA CORPORATION.
BENEFICIARY:	SOUTHLAND ECONOMIC DEVELOPMENT CORPORATION.

NOTE: THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WAS ASSIGNED BY ASSIGNMENT RECORDED OCTOBER 15, 1997 AS INSTRUMENT NO. 19970515389 OF OFFICIAL RECORDS TO THE UNITED STATES SMALL BUSINESS ADMINISTRATION.

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

(SEE EXHIBIT "A" ATTACHED HERETO.)

SCHEDULE B

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEYS' FEES OR EXPENSES) WHICH ARISE BY REASON OF:

PART I

1. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1997-1998, NOW A LIEN NOT YET DELINQUENT.

FIRST INSTALLMENT:	$3,755.26.
SECOND INSTALLMENT:	$3,755.26.
CODE AREA:	05036.
A. P. NOS.:	658-101-39 AND 658-101-40.

2. THE LIEN OF SUPPLEMENTAL TAXES ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

3. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 666, PAGE 312 OF DEEDS FOR POLE LINES AND INCIDENTAL PURPOSES OVER THAT PORTION OF THE LAND LYING ADJACENT TO THE CALIFORNIA STATE HIGHWAY.

4. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT RECORDED IN BOOK 332, PAGE 359 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(c), OF THE UNITED STATES CODES.

5. AN EASEMENT RECORDED IN BOOK 340, PAGE 118 OF OFFICIAL RECORDS, 2 FEET IN WIDTH FOR THE INSTALLATION AND MAINTENANCE OF WATER LINES PARALLEL TO AND ADJOINING THE SOUTHWESTERLY LINE OF THE STATE COAST HIGHWAY, AS SHOWN ON A LICENSED SURVEY MAP FILED IN BOOK 3, PAGES 16 AND 17 IN THE OFFICE OF THE COUNTY RECORDER.

6. AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF GAS PIPES, MAINS AND METERS AS SET FORTH IN AN INSTRUMENT RECORDED APRIL 24, 1930 IN BOOK 375, PAGE 412 OF OFFICIAL RECORDS OVER THE SOUTHWESTERLY 5 FEET OF THE LAND.

7. THE EFFECT OF AN AGREEMENT AND GRANT OF LICENSE RIGHT OF WAY TO "SECRET COVE" BEACH RECORDED OCTOBER 5, 1972 IN BOOK 10360, PAGE 398 OF OFFICIAL RECORDS, AS DESCRIBED IN EXHIBIT "A" ATTACHED THERETO AND MADE A PART THEREOF, REFERENCE BEING HEREBY MADE TO THE RECORD THEREOF FOR FURTHER PARTICULARS.

8. A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF $270,000.00, RECORDED AUGUST 19, 1997 AS INSTRUMENT NO. 19970396222 OF OFFICIAL RECORDS.

DATED:	AUGUST 6, 1997.
TRUSTOR:	ROBERT W. CASTORO AND MARTINE C. CASTORO, HUSBAND AND WIFE AS JOINT TENANTS.
TRUSTEE:	ELDORADO BANK A CALIFORNIA CORPORATION.
BENEFICIARY:	ELDORADO BANK.

9. A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF $189,000.00, RECORDED AUGUST 19, 1997 AS INSTRUMENT NO. 19970396223 OF OFFICIAL RECORDS.

DATED:	AUGUST 6, 1997.
TRUSTOR:	ROBERT W. CASTORO AND MARTINE C. CASTORO, HUSBAND AND WIFE AS JOINT TENANTS.
TRUSTEE:	ELDORADO BANK A CALIFORNIA CORPORATION.
BENEFICIARY:	ELDORADO BANK.

SCHEDULE B

PART II

IN ADDITION TO THE MATTERS SET FORTH IN PART I OF THIS SCHEDULE, THE TITLE TO THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN SCHEDULE A IS SUBJECT TO THE FOLLOWING MATTERS, IF ANY BE SHOWN, BUT THE COMPANY INSURES THAT SUCH MATTERS ARE SUBORDINATE TO THE LIEN OR CHARGE OF THE INSURED MORTGAGE UPON SAID ESTATE OR INTEREST:

10. AN UNRECORDED LEASE DATED AUGUST 6, 1997, EXECUTED BY ROBERT W. CASTORO AND MARTINE C. CASTORO, AS LESSOR, AND TI AMO ENTERPRISES, INC., AS LESSEE, FOR THE TERM, AND UPON THE TERMS, COVENANTS AND CONDITIONS PROVIDED THEREIN, AS DISCLOSED BY SUBORDINATION AGREEMENT RECORDED AUGUST 19, 1997 AS INSTRUMENT NO. 19970396224 OF OFFICIAL RECORDS.

NOTE 1: THE LESSEE'S INTEREST UNDER SAID LEASE WAS SUBORDINATED BY AN INSTRUMENT RECORDED AUGUST 19, 1997 AS INSTRUMENT NO. 19970396224 OF OFFICIAL RECORDS, EXECUTED BY ROBERT W. CASTORO AND MARTINE C. CASTORO, TI AMO ENTERPRISES, INC., AND ELDORADO BANK, A CALIFORNIA CORPORATION, TO THE LIEN OR CHARGE OF THE DEED OF TRUST WHICH WAS RECORDED AUGUST 19, 1997 AS INSTRUMENT NO. 19970396222 OF OFFICIAL RECORDS.

NOTE 2: THE LESSEE'S INTEREST UNDER SAID LEASE WAS SUBORDINATED BY AN INSTRUMENT RECORDED AUGUST 19, 1997 AS INSTRUMENT NO. 19970396225 OF OFFICIAL RECORDS, EXECUTED BY ROBERT W. CASTORO AND MARTINE C. CASTORO, TI AMO ENTERPRISES, INC., AND ELDORADO BANK, A CALIFORNIA CORPORATION, TO THE LIEN OR CHARGE OF THE DEED OF TRUST WHICH WAS RECORDED AUGUST 19, 1997 AS INSTRUMENT NO. 19970396223 OF OFFICIAL RECORDS.

NOTE 3: THE LESSEE'S INTEREST UNDER SAID LEASE WAS SUBORDINATED BY AN INSTRUMENT RECORDED OCTOBER 15, 1997 AS INSTRUMENT NO. 19970515390 OF OFFICIAL RECORDS, EXECUTED BY SOUTHLAND ECONOMIC DEVELOPMENT CORPORATION, ROBERT W. CASTORO AND MARTINE C. CASTORO, AND TI AMO ENTERPRISES, INC., A CALIFORNIA CORPORATION, TO THE LIEN OR CHARGE OF THE DEED OF TRUST WHICH WAS RECORDED OCTOBER 15, 1997 AS INSTRUMENT NO. 19970515388 OF OFFICIAL RECORDS.

EXHIBIT "A"

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF LAGUNA BEACH, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF THE STATE COAST HIGHWAY, AS CONVEYED TO THE STATE OF CALIFORNIA, BY BLANCHE L. DOLPH, BY DEED RECORDED JUNE 19, 1925, IN BOOK 592, PAGE 103, DEEDS, RECORDS OF SAID ORANGE COUNTY, 695 FEET SOUTH 30° 38' 30" EAST FROM AN IRON PIPE MARKING THE INTERSECTION OF SAID SOUTHWESTERLY LINE OF THE STATE COAST HIGHWAY AND THE SOUTHEASTERLY LINE OF EAGLE ROCK WAY, AS SAID WAY IS SHOWN ON A MAP OF COAST ROYAL, RECORDED IN BOOK 21, PAGE 2, MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY; THENCE CONTINUING SOUTH 30° 38' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID STATE COAST HIGHWAY, A DISTANCE OF 35 FEET; THENCE SOUTH 59° 21' 30" WEST, A DISTANCE OF 95 FEET; THENCE NORTH 30° 38' 30" WEST ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF THE SAID STATE COAST HIGHWAY, A DISTANCE OF 35 FEET; THENCE NORTH 59° 21' 30" EAST, A DISTANCE OF 95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND IS ALSO SHOWN AS LOT 3 AND THE NORTHEASTERLY 5 FEET OF AN UNNAMED STRIP ADJOINING SAID LOT 3 ON THE SOUTHWEST, ON A MAP OF SURVEY FILED IN BOOK 3, PAGE 46, RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

PARCEL 2:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF THE STATE COAST HIGHWAY, AS CONVEYED TO THE STATE OF CALIFORNIA BY BLANCHE L. DOLPH, BY DEED RECORDED JUNE 19, 1925 IN BOOK 592, PAGE 103, DEEDS, RECORDS OF SAID ORANGE COUNTY, 730 FEET SOUTH 30° 38' 30" EAST FROM AN IRON PIPE MARKING THE INTERSECTION OF SAID SOUTHWESTERLY LINE OF THE STATE COAST HIGHWAY AND THE SOUTHEASTERLY LINE OF EAGLE ROCK WAY, AS SAID WAY IS SHOWN ON A MAP OF COAST ROYAL, RECORDED IN BOOK 21, PAGE 2, MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY; THENCE CONTINUING SOUTH 30° 38' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID STATE COAST HIGHWAY, A DISTANCE OF 35 FEET; THENCE SOUTH 39° 21' 30" WEST, A DISTANCE OF 95 FEET; THENCE NORTH 30° 38' 30" WEST ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF THE SAID STATE COAST HIGHWAY, A DISTANCE OF 35 FEET; THENCE NORTH 39° 21' 30" EAST, A DISTANCE OF 95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND IS ALSO SHOWN AS LOT 4 AND THE NORTHEASTERLY 5 FEET OF AN UNNAMED STRIP ADJOINING SAID LOT 4 ON THE SOUTHWEST, ON A MAP OF SURVEY, FILED IN BOOK 3, PAGE 46, RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

EXCEPTING FROM SAID PARCEL 2 THE SOUTHEASTERLY 15 FEET THEREOF.

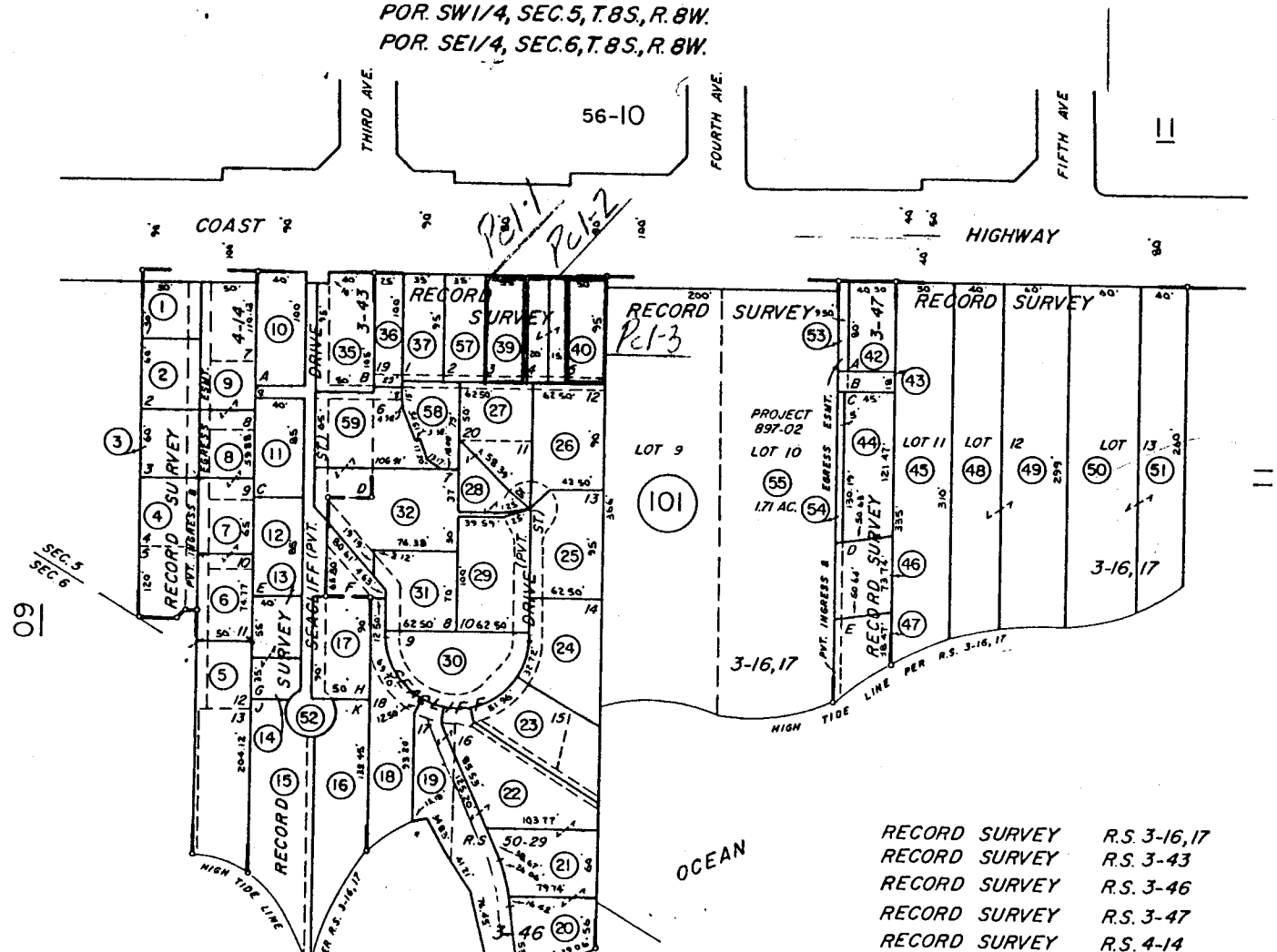
PARCEL 3:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THE STATE COAST HIGHWAY, AS CONVEYED BY BLANCHE L. DOLPH TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 19, 1925, IN BOOK 592, PAGE 103, OF DEEDS, WHICH POINT IS DISTANT 750.00 FEET SOUTH 30° 38' 30" EAST FROM AN IRON PIPE MARKING THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID STATE COAST HIGHWAY WITH THE SOUTHEASTERLY LINE OF EAGLE ROCK WAY, AS SAID EAGLE ROCK WAY IS SHOWN ON A MAP OF COAST ROYAL, RECORDED IN BOOK 21, PAGE 2 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 30° 38' 30" EAST ALONG SAID SOUTHWESTERLY LINE OF THE STATE COAST HIGHWAY 50.00 FEET; THENCE SOUTH 59° 21' 30" WEST 95.00 FEET; THENCE NORTH 30° 38' 30" WEST, PARALLEL WITH SAID SOUTHWESTERLY LINE OF THE STATE COAST HIGHWAY, 50.00 FEET; THENCE NORTH 59° 21' 30" EAST 95.00 FEET TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN AS LOT 5 AND THE SOUTHEASTERLY 15.00 FEET OF LOT 4 AND THE NORTHEASTERLY 5.00 FEET OF AN UNNAMED STRIP OF LAND ADJOINING SAID LOTS ON THE SOUTHWESTERLY SIDE, ON A MAP FILED IN BOOK 3, PAGE 46 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

* * * * * * * *

MS



MARCH 1980

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 658 PAGE 10
COUNTY OF ORANGE

8.7

September 11, 1997

Douglas Miller
Senior Building Inspector
City of Laguna Beach
505 Forest Ave.
Laguna Beach, Ca. 92651

Dear Mr Miller,

In response to your letter dated September 2, 1997, (copy attached), we have addressed and complied with items one thru five and remain at your disposal to be cleared of these violations. Please note I have also included a copy of Todays follow up inspection with the health department. As you will see by the attached document, we have spent a great deal of time and money to comply with their departments requests as well. I include these documents for your perusal only as evidence that we are happy to comply with all city agencies and that we are responding to your requests in the appropriate manner.

In reference to items A,B,&C in your attached letter; A-1 Air vent has been contracted to install make up air supply for our lower kitchen. Owner: Danny St. Peter, (714)786-2748.

Type II hood (over baking oven downstairs) was cleared by most recent inspection of the fire department to use the ovens only. An Anso System (U.L. 300) will be installed to allow us use of the six burner tops as well.

Anso System in upstairs kitchen will also be replaced with a U.L. 300 system to meet current code. For both systems we are currently receiving bids from outside contractors and would like to request an additional four weeks to have these systems, as well as the make up air supply, installed.

Additional improvements have also been made as follows: New garbage disposal in dishwashing area. New F.R.P. paneling installed on dishwasher walls and many other surrounding walls. New shelving replaced all deteriorated shelving. Air vent cleaning service now being provided by outside company to supply us with new filters for hoods every four weeks. Grease trap and duct work installed on roof to maintain a grease free, clean roof. Additional garbage pick-ups were added to our weekly service and a new bin has been provided by Waste Management.

We would like to request a variance on the issue of installing a type II hood above our dishwashing unit. To this end I would be happy to discuss the details with you at your convenience.

Respectfully yours,

Robert Castoro

31727 South Coast Highway • Laguna Beach, California • 92677
Phone (714) 499-5350 • Fax (714) 499-9760

Ti Amo
RISTORANTE

31727 South Coast Highway
Laguna Beach, CA 92677

SANTA ANA CA 927
PM
SEP
1997

USA 32

SCANNED

Douglas Miller
Senior Building Inspector
City of Laguna Beach
505 Forest Ave
Laguna Beach, Ca. 92651

92651/2294

FOOD PROGRAM OFFICIAL INSPECTION REPORT

ORANGE COUNTY HEALTH CARE AGENCY
ENVIRONMENTAL HEALTH
2009 E. Edinger Ave, Santa Ana, Ca 92705
(714) 667-3600

NAME: Ti Amo	DATE: 9/1/97
ADDRESS: 31727 S. Coast Hwy, Laguna Beach	RECHECK DATE: [illegible]
OWNER/OPERATOR	COMPUTER NUMBER: 3787
MAILING ADDRESS	
PROGRAM/ELEMENT: [illegible]	SERVICE: 351
APPLICABLE LAW: CURFFL	

Category	Item	Major	Minor
PROTECTION	Food Temp.	1	2
	Prep/Service	3	4
	Storage/Disp.	5	6
	Frozen Food	7	8
	Pure Food	9	10
	Reused Food	11	12
	Transportation	13	14
EMPL	Handwashing	15	16
	Disease Trans.	17	18
	Employee Habits	19	20
VERMIN	Rodents	21	22
	Insects	23	24
	Animal/Fowl	25	26
UTEN./EQUIP.	Wash./Sant.	27	28
	Equip. Cond.	29	30
	Uten. Cond.	31	32
	Storage	33	34
FOOD STORAGE	Storage Fac.	35	36
	Refrig. Units	37	38
	Thermometer	39	40
	Hazardous Mat.	41	42
	Spoils	43	44
WATER	Water	45	46
	Cross Conn.	47	48
WASTE	Liquid Waste	49	50
	Refuse	51	52
	Premises	53	54
REST ROOM	Lavatories	55	56
	Toilets	57	58
	Dressing Rooms	59	60
FACILITIES	Ventilation	61	62
	Floors	63	64
	Walls-Ceiling	65	66
	Janitorial Fac.	67	68
	Lighting	69	70
MISC.	Clothing-Linen	71	72
	Living Quarters	73	74
	Signs-Permits	75	76

The marked items represent Health Code violations and must be corrected as follows:

Follow-up to the Notice of Violation delivered [illegible]. A walk through of each violation was conducted w/ Robert Costano the owner and there has been marked improvement in this food establishment. All items from the notice have been corrected with the following exceptions. [illegible] has requested time extensions as follows below. New FRP paneling has been installed on [illegible] kitchen [illegible] its looks very nice.

- All [~~painted~~] latched wall surfaces [illegible] painted. This work will be done on 9/15/97
- A new toilet will be installed and the walls + floor in the employee restroom will be [illegible] with [illegible]. Make sure cove base is properly installed and sealed [illegible]. At the same time this work is done, the [illegible] walk-in cooler and 2 small areas in the kitchen (coveba[illegible]) will be completed also. Robert requested 4 weeks for this to be completed.
- [illegible] doors will be installed in the covered patio dining room so that this area will now become an indoor dining room. The [illegible]

ESTAB. STATUS: (MARK ONE)

77 E ☐ 78 G ☐ 79 A ☐ 80 F ☐ 81 P ☐

LEGAL ACTION:

82 CITATION ☐ 83 CLOSURE ☐ 84 OTHER ☐

OFFICE ADDRESS AND PHONE NUMBER

497 0734
Karen Hoffman

RECEIVED BY: [signature]

SPECIALIST: [signature]

PAGE ___ OF ___

SCANNED

COMPUTER NUMBER 3987

Page 2 of 2

HEALTH INSPECTION REPORT (continued)
ORANGE COUNTY HEALTH CARE AGENCY
ENVIRONMENTAL HEALTH DIVISION
Office: 2009 E. Edinger Ave, Santa Ana, CA 92705
(714) 667-3600

DBA Ti Amo ADDRESS 31727 S Coast Hwy CITY Laguna Beach

ITEM NO

The top of the plexiglass, a Robert said he would improve this by adding caulking around the area. Robert requested 8 weeks for completion of this

- Light protective shields 8' long were special ordered and will be installed on 9/13/97.

The live birds have been moved outside to the walkway area. Thank you very much.

Potentially hazardous foods checked today

2 door cook's prep cooler upstairs fish 41F, sliced cheese 47F

2 door cooler east wall upstairs: fish cooked 47°F, cooked mushrooms 47F

The maximum allowable temp in older refrigerators is 45°F up until Jan 1, 2002. Then any potentially hazardous foods are to be held at 41°F or colder.

Robert said he will contact Refris repair + have service this afternoon to lower his temps again

A re-check will be made 11/12/97. If all items are not done by that date, your health permit is subject to suspension

Thank you for all your efforts!

Also discussed the letter given by the city (dated 9/2/97) and he is working on correction of all items. Please also submit your plans to me as well - thank you.

SPECIALIST K Heffron RECEIVED BY [signature] DATE 9/11/97

F272-9 373.6 (R 8/91)

SCANNED

8765

Coastline Tile
9082 Stoneridge
Westminster, CA
92683

892-8248
859-3275

SOLD TO Robert Gastoro
Ti Amo Restorante
STREET & NO. 31727 PCH
CITY Laguna Beach, CA

SHIPPED TO
STREET & NO.
FAX (714) 499-9760
Restorante (714) 499-5350

CUSTOMER'S ORDER	SALESMAN	TERMS	F.O.B.	DATE

Employee Bathroom

Labor

- Wall & Floor preparation for Tile
- Installation of Floor tile
- Installation of WALL Tile 55" in. high
- Grout of New tile

546 Total $ 495.00

Materials

- Floor tile		73.00
- Wall Tile		305.00
- Grout		20.00
- Mastic (Tile adhesive for walls)		30.00
- Quick set Thin set (Tile adhesive for floor)		15.00
546 Total		443.00/100
Total	$	938.00

* Toilet & hardware to be reinstalled by Kelly Clint

RSD/FORM
7L737

INVOICE

SPC

September 2,1997

Robert Castro
Tia Amo Restorante
31727 Coast Highway
Laguna Beach, CA 92677

SUBJECT: 31727 Coast Highway

Dear Mr. Castro,

The building division has made an inspection at the referenced address in response to a request from the City Fire Department. This inspection revealed that the following violations exist in your building:

1.) Main exit gate which has a dead bolt lock must have in 1" tall letters the following sign stating "THIS DOOR TO REMAIN UNLOCKED DURING BUSINES HOURS".
2.) Lack of required occupant load sign.
3.) Two wire extension cords used as permanent building wiring.
4.) Upstairs kitchen hood lacks required grease filters in "V" bank.
5.) Due to lack of grease filters, roof and roof equipment must be cleaned of grease exhausted from hood.

Please correct the items listed above no later than September 16,1997. Please call me so that I can verify the corrections have been made and clear the violations at your site.

In addition to the above the following violations exist and must be permitted and corrected :

A.) Lower kitchen lacks required make-up air to replenish air that has been exhausted by hood system.
B.) Dishwasher lacks required Type II hood .
C.) Type II hood (over baking oven down stairs) has been altered by adding a six burner cook top and oven. This added appliance is not permitted under a Type II hood.

Please submit two set of plans and obtain permits to correct the items A, B and C no later than September 16,1997. If you have any questions please call me at (714) 497-0322 between 8:00 a.m. and 9:00 p.m. Monday through Friday.

Thank you for your cooperation in this matter.

Sincerely,

Douglas Miller
Senior Building Inspector

cc: Bill Edmundson Fire Chief
Dee Dillon Code Enforcement Officer
Karen Hoffman Health Dept.

4973

Doug

CITY OF LAGUNA BEACH
DEPARTMENT OF COMMUNITY PLANNING
COMPLAINT FORM

RESIDENTIAL ____ : COMMERCIAL X : INDUSTRIAL ____ :

DATE: 7-21-97

COMPLAINT #: 97-211

NATURE OF COMPLAINT (EXPLAIN IN DETAIL):

RESTAURANT - HOOD & DUCT

HOOD & DUCT APPEARS NON-COMPLIANT & DOES NOT COVER COOKING APPLIANCES

SPECIFIC SITE ADDRESS: 31727 So. Coast Hwy (GT, AMO)

CITY POLICY REQUIRES COMPLAINANTS NAME, ADDRESS, AND PHONE NUMBER:

NAME: Harvey Boults, Fire Capt.

ADDRESS: L. B. Fire Dept.

PHONE: 499-4697 / 497-0700

STAFF ACTION:

INVESTIGATION FINDINGS: confirmed

REMEDIAL ACTION TAKEN (IF COMPLAINT SUBSTANTIATED): see attached letter

INVESTIGATOR: Douglas Miller 9-3-97

SCANNED

MEMORANDUM

TO: B/C Baker

FROM: Capt. Doelts

DATE: July 21, 1997

SUBJECT: **Inspections**

I am requestion the assistance of the Building Dept. with two inspections.

Gino Grills
31796 Coast
and
TiAmo
31727 Coast

Gino Grills is a new restaurant. The cooking equipment does not fit under the hood and the automatic system does not fit the equipment. Before requiring a new system the hood should be checked for compliance.

TiAmo the system does not fit the equipment that is in place. The building inspector advised that before we require the system to be up graded the hood should be checked for compliance.

APPLICATION FO[illegible]UILDING PERMIT
DEPARTMENT OF CO[illegible]UNITY DEVELOPMENT
CITY OF LAGUNA BEACH, CA. 92651

506 FOREST AVENUE
(714) 497-0715

APPLICANT TO FILL IN INFORMATION AND DECLARATIONS WITHIN RED LINES. USE BALLPOINT PEN ONLY.
PRINT ALL INFORMATION

DESCRIPTION OF WORK
OVER NEW SHEATHING 600 Class A - 1 Layer #28 Base Sheet (1/31/94)
2 Layers #15 Felt Sheet 1 Layer #30 Cap Sheet with Hot Asphalt - (1/31/94)
1700 ft 1 Layer 15# Base Sheet "CLASS A" GAF Weedline 20 YR
3 Tabs Fiberglass Shingles / New Pipe Flashings

ASSESSOR PARCEL NO. — —

Not Valid Unless Machine Certified

PROJECT
ADDRESS 31727 Pacific Coast Hwy
LEGAL DESCRIPTION: LOT | BLOCK | SUBDIVISION | UNIT NO.
(MONIQUE REST)
EXISTING USE Restaurant | PROPOSED USE Restaurant

VALUATION 2570 | PLAN CHECK NO. | DATE 1/31/94
OCC. GROUP | CONST. TYPE | OCC. LOAD
SPEC. INSP. REQ'D. FOR: ☐ CONCRETE ☐ MASONRY ☐ STRUCT STEEL ☐ SOILS ☐ OTHER
CONDITION OF SOIL AT PROJECT: ☐ UNDISTURBED ☐ COMPACTED FILL ☐ LOOSE FILL
TYPE CONST. | PERMIT NO. 94-107

OWNER
NAME Robert Castered | TEL. NO.
ADDRESS | ZIP CODE

CONTRACTOR
NAME H.K. Roofing Inc
ADDRESS 6348 Industry Way | TEL. NO. 714
CITY West Minster CA. ZIP CODE 92683 | 895-9909
STATE LIC. NO. 661416 | LIC. CLASS C-39 | CITY LIC. NO. 220697

DESIGNER
NAME | LIC. NO.
ADDRESS | TEL. NO.
CITY | ZIP CODE

USE ZONE	REQ'D SET BACKS	FRONT	RIGHT SIDE	LEFT SIDE	REAR

LAND AREA _____ SQ. FT. | NO. STORIES _____
EXIST BLDG. _____ SQ. FT. | CARPORT /GARAGE _____ SQ. FT. | NO. UNITS ___
NEW CONSTRUCTION | GARAGE _____ SQ FT | MAXIMUM HEIGHT IN FEET | PARKING SPACES REQ'D | PROVIDED
HABITABLE _____ SQ FT | DECK _____ SQ FT
PLOT PLAN

LICENSED CONTRACTORS DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Contractor's Signature Roman H. Kelly

CONSTRUCTION LENDING AGENCY: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C)
LENDERS NAME _____
LENDERS ADDRESS _____

OWNER-BUILDER DECLARATION: I hereby affirm that I am exempt from the Contractor's License Law for the following reason:
☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.
☐ I am exempt under Sec. _____, B&PC for this reason _____
DATE: _____ OWNER: _____

SCANNED

YES ☐ NO ☐ WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?
YES ☐ NO ☐ WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)? SEE PERMITTING CHECKLIST FOR GUIDELINES.
PRINT NAME: _____

YES ☐ NO ☐ WILL THE PROPOSED BUILDING OR MODIFIED FACILITY BE WITHIN 1000 FEET OF THE OUTER BOUNDARY OF A SCHOOL?

I HAVE READ THE HAZARDOUS MATERIAL INFORMATION GUIDE AND THE SCAQMD PERMITTING CHECKLIST. I UNDERSTAND MY REQUIREMENTS UNDER THE STATE OF CALIFORNIA HEALTH & SAFETY CODE, SECTIONS 25505, 25533, AND 25534 CONCERNING HAZARDOUS MATERIALS REPORTING.
OWNER OR AUTHORIZED AGENT X _____

WORKER'S COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof filed with the Building Department. (Sec. 3800, Labor Code)
Policy No. 1352724 - 94 | Insurance Company State Fund | Expiration Date 1-1-95
Applicant's Signature Roman H. Kelly

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.
Owner's or Contractor's Signature

CONTRACTOR/ OWNER & BUILDER
NAME
ADDRESS | CITY | ZIP CODE

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of Laguna Beach to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Worker's Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Workmen's Compensation law, this permit shall be deemed revoked.

SIGNATURE Roman H. Kelly DATE 1/31/94
☐ CONTRACTOR ☐ OWNER ☐ AGENT FOR CONTRACTOR ☐ AGENT FOR OWNER

AN OSHA PERMIT IS REQUIRED FOR EXCAVATIONS OVER -5'0" DEEP AND DEMOLITION OR CONSTRUCTION OF STRUCTURES OVER 3 STORIES IN HEIGHT. (714) 939-0145

HAZARDOUS FIRE AREA	YES		NO	X
GEOTECHNICAL REPORT REQUIRED	YES		NO	X
UNDERGROUNDED - UTILITIES REQUIRED	YES		NO	X
HEALTH DEPARTMENT REQUIRED	YES		NO	X
PUBLIC WORKS PERMIT REQUIRED	YES		NO	X

Expiration. Every permit issued by the Building Offical under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

QTY.	PLUMBING PERMIT	AMT.
	EACH FIXTURE	
	EACH BUILDING SEWER	
	EACH WATER HEAT AND/OR VENT	
	EACH GAS SYSTEM 1 TO 4 OUTLETS	
	EACH GAS SYSTEM 5 OR MORE	
	EACH INSTAL., ALTER, REPAIR WATER PIPE	
	LAWN SPRINKLER SYSTEM-VACUUM BREAKER	
	ISSUANCE	
	TOTAL PLUMBING	

QTY.	MECHANICAL PERMIT	AMT.
	INSTALL FURN. DUCTS UP TO 100,000 BTU	
	OVER 100,000 BTU	
	BOILER/COMPRESSOR UP TO 3 HP	
	BOILER/COMPRESSOR 3-15 HP	
	VENT FAN SINGLE DUCT	
	EXTEND DUCTWORK	
	MECH EXHAUST - HOOD/DUCTS	
	RELOCATION OF EA FURNACE/HEATER	
	ISSUANCE	
	TOTAL MECHANICAL	

QTY.	ELECTRICAL PERMIT	AMT.
	FIXTURES	
	OUTLETS	
	SUBPANEL	
	SERVICE METER	
	TEMPORARY POWER	
	HABITABLE AREA SQ FT	
	GARAGE AREA SQ FT	
	ISSUANCE	
	TOTAL ELECTRICAL	

DR/VA APPROVED	DATE
ZONING	
PUBLIC WORKS	
FIRE	
PLANS APPROVED BY	GUSTAFSON 1/31/94
APPROVED FOR ISSUANCE	DATE

John Gustafson 1/31/94
INSPECTOR

FEE SUMMARY

PLAN CHECK	
BUILDING PERMIT	88.00
SMIP INCLUDED IN PERMIT FEE	.50
TOTAL ELECTRICAL	
PLUMBING	
MECHANICAL	
GRADING FEE	
BUILDING CONSTRUCTION FEE	
SEWER CONSTRUCTION FEE	
PARK FEES	
DRAINAGE FEE	
ART IN PUBLIC PLACES	
BOND AMOUNT	
WHEN PROPERLY SIGNED AND MACHINE VALIDATED THIS APPLICATION BECOMES A BUILDING PERMIT	
TOTAL FEES PAYABLE TO: CITY OF LAGUNA BEACH	88.50

PRIOR TO FINAL INSPECTION A CASHIER'S CHECK, CERTIFIED CHECK OR MONEY ORDER MUST BE DEPOSITED WITH THE CITY IN THE AMOUNT OF _____

INSPECTION RECORD CARD

COMMUNITY DEVELOPMENT, BUILDING DIVISION
City of Laguna Beach 497-3311

Job Address

BUILDING PERMIT NO.
ELECTRIC PERMIT NO.
PLUMBING PERMIT NO.
MECHANICAL PERMIT NO.
OTHER PERMIT NO.

Owner
Contractor
DATE

The following inspecions must be called for by the pertinent contractor (24 hrs. in advance). No electrical wiring, plumbing heating, foundations, caissons, grout or structural members shall be covered until inspections are made by city inspection.

BUILDING	DATE	ELECTRICAL	DATE	MECHANICAL	DATE
SETBACKS					
		TEMPORARY POWER		REFRIGERATION	
FOUNDATIONS-FORMS					
		UNDERGROUND		AIR COND.	
FOOTINGS					
				HOOD	
		PARTIAL ROUGH			
REINFORCING STEEL				DUCTS/VENTS	
CAISSONS-PILES					
				HEATING	
MASONRY		ROUGH WIRING			
UNDER FLOORS/SILLS/JOISTS					
FLOOR SHEATHING		FIXTURES			
ROOF SHEATHING		FINAL ELECTRICAL		FINAL ELECTRICAL	
		PLUMBING	DATE	PLUMBING	DATE
FRAMING					
		UNDERGROUND			
				SEWER	
		ROUGH PLUMBING		OK COVER	
				FINAL SEWER	
INSULATION		TOP OUT			
EXTERIOR LATH					
INTERIOR LATH					
		GAS			
SCRATCH COAT					
		TEST			
FINAL BLDG.				FINAL PLUMBING	

INSPECTOR'S NOTES

upper most roof access only, ok, recall for lower access CK 2-4-94

NOTE: Do not occupy Building until Final Approval by all Departments!

APPLICATION FOR BUILDING PERMIT
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAGUNA BEACH, CA. 92651

505 FOREST AVENUE
(714) 497-0715

APPLICANT TO FILL IN INFORMATION AND DECLARATIONS WITHIN RED LINES. USE BALLPOINT PEN ONLY.

PRINT ALL INFORMATION

DESCRIPTION OF WORK: Repair Cement Steps, Sheetrock Repair, Install Ground Fault Switches, Change out Mop Sink.

ASSESSOR PARCEL NO. — —

Francis 1/18/94

Not Valid Unless Machine Certified

PROJECT

ADDRESS: 31727 S. Coast Hwy. L.B.

LEGAL DESCRIPTION: LOT | BLOCK | SUBDIVISION | UNIT NO.

EXISTING USE | PROPOSED USE

VALUATION			PLAN CHECK NO.	SPEC. INSP. REQ'D. FOR
200—				☐ CONCRETE ☐ MASONRY
OCC. GROUP	CONST. TYPE	OCC. LOAD	DATE	☐ STRUCT STEEL ☐ SOILS ☐ OTHER

CONDITION OF SOIL AT PROJECT: ☐ UNDISTURBED ☐ COMPACTED FILL ☐ LOOSE FILL

TYPE CONST. | PERMIT NO. 94-062

OWNER

NAME: TJ AMD Ent. Inc. | TEL. NO.

ADDRESS: 31727 S. Coast Hwy. | ZIP CODE

CONTRACTOR

NAME: (self) ~~Swan Plumbing & Gen. Contracting~~

ADDRESS: ~~P.O. Box 16800~~ | TEL. NO.

CITY: ~~Newport Bch.~~ | ZIP CODE ~~92659~~

STATE LIC. NO. ~~682778~~ | LIC. CLASS ~~B~~ | CITY LIC. NO.

DESIGNER

NAME | LIC. NO.

ADDRESS | TEL. NO.

CITY | ZIP CODE

USE ZONE	REQ'D SET BACKS	FRONT	RIGHT SIDE	LEFT SIDE	REAR

LAND AREA ________ SQ. FT. | NO. STORIES ________

EXIST BLDG. ________ SQ. FT. | CARPORT /GARAGE ________ SQ. FT. | NO. UNITS ________

NEW CONSTRUCTION: GARAGE ________ SQ FT | HABITABLE ________ SQ FT | DECK ________ SQ FT

MAXIMUM HEIGHT IN FEET | PARKING SPACES: REQ'D | PROVIDED

PLOT PLAN

LICENSED CONTRACTORS DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Contractor's Signature

CONSTRUCTION LENDING AGENCY: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C)

LENDERS NAME

LENDERS ADDRESS

OWNER-BUILDER DECLARATION: I hereby affirm that I am exempt from the Contractor's License Law for the following reason:

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.

☐ I am exempt under Sec. ________, B&PC for this reason ________

DATE: 1/18/94 OWNER: [signature]

WORKER'S COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof filed with the Building (Sec. 3800, Lab. C.).

Policy No. ________ Insurance Company ________

Applicant's Signature ________ Expiration Date ________

☒ **CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE:** I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Owner's or Contractor's Signature: [signature] Robert Castoro

YES ☐ NO ☐ WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?

YES ☐ NO ☐ WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)? SEE PERMITTING CHECKLIST FOR GUIDELINES.

YES ☐ NO ☐ WILL THE PROPOSED BUILDING OR MODIFIED FACILITY BE WITHIN 1000 FEET OF THE OUTER BOUNDARY OF A SCHOOL?

I HAVE READ THE HAZARDOUS MATERIAL INFORMATION GUIDE AND THE SCAQMD PERMITTING CHECKLIST. I UNDERSTAND MY REQUIREMENTS UNDER THE STATE OF CALIFORNIA HEALTH & SAFETY CODE, SECTIONS 25505, 25533, AND 25534 CONCERNING HAZARDOUS MATERIALS REPORTING.

PRINT NAME: ________ OWNER OR AUTHORIZED AGENT X ________

AN OSHA PERMIT IS REQUIRED FOR EXCAVATIONS OVER -5'0" DEEP AND DEMOLITION OR CONSTRUCTION OF STRUCTURES OVER 3 STORIES IN HEIGHT. (714) 939-0145

CONTRACTOR/ OWNER & BUILDER

NAME

ADDRESS | CITY | ZIP CODE

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of Laguna Beach to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Worker's Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Workmen's Compensation law, this permit shall be deemed revoked.

SIGNATURE: [signature] DATE 1/18/94

☐ CONTRACTOR ☒ OWNER ☐ AGENT FOR CONTRACTOR ☐ AGENT FOR OWNER

	YES	NO
HAZARDOUS FIRE AREA	YES	NO
GEOTECHNICAL REPORT REQUIRED	YES	NO
UNDERGROUNDED - UTILITIES REQUIRED	YES	NO
HEALTH DEPARTMENT REQUIRED	YES	NO
PUBLIC WORKS PERMIT REQUIRED	YES	NO

Expiration. Every permit issued by the Building Offical under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

QTY.	PLUMBING PERMIT	AMT.
1	EACH FIXTURE	2.20
	EACH BUILDING SEWER	
	EACH WATER HEAT AND/OR VENT	
	EACH GAS SYSTEM 1 TO 4 OUTLETS	
	EACH GAS SYSTEM 5 OR MORE	
	EACH INSTAL., ALTER, REPAIR WATER PIPE	
	LAWN SPRINKLER SYSTEM-VACUUM BREAKER	
	ISSUANCE	19.00
	TOTAL PLUMBING	21.20

QTY.	MECHANICAL PERMIT	AMT.
	INSTALL FURN DUCTS UP TO 100,000 BTU	
	OVER 100,000 BTU	
	BOILER/COMPRESSOR UP TO 3 HP	
	BOILER/COMPRESSOR 3-15 HP	
	VENT FAN SINGLE DUCT	
	EXTEND DUCTWORK	
	MECH EXHAUST - HOOD/DUCTS	
	RELOCATION OF EA FURNACE/HEATER	
	ISSUANCE	
	TOTAL MECHANICAL	

QTY.	ELECTRICAL PERMIT	AMT.
	FIXTURES	
8	OUTLETS	4.80
	SUBPANEL	
	SERVICE METER	
	TEMPORARY POWER	
	HABITABLE AREA SQ FT	
	GARAGE AREA SQ FT	
1	ISSUANCE	19.00
	TOTAL ELECTRICAL	23.80

		DATE
DR/VA APPROVED		
ZONING	[initials]	1/18/94
PUBLIC WORKS		
FIRE		
PLANS APPROVED BY		
APPROVED FOR ISSUANCE	John Gustaf	1/18/94

INSPECTOR

FEE SUMMARY

PLAN CHECK		
BUILDING PERMIT		38.00
SMIP INCLUDED IN PERMIT FEE		.50
TOTAL ELECTRICAL	94-1015	23.80
PLUMBING	94-2021	21.20
MECHANICAL		
GRADING FEE		
BUILDING CONSTRUCTION FEE		
SEWER CONSTRUCTION FEE		
PARK FEES		
DRAINAGE FEE		
ART IN PUBLIC PLACES		
BOND AMOUNT		
WHEN PROPERLY SIGNED AND MACHINE VALIDATED THIS APPLICATION BECOMES A BUILDING PERMIT		
TOTAL FEES PAYABLE TO: CITY OF LAGUNA BEACH		83.50

SCANNED

PRIOR TO FINAL INSPECTION A CASHIER'S CHECK, CERTIFIED CHECK OR MONEY ORDER MUST BE DEPOSITED WITH THE CITY IN THE AMOUNT OF ________

INSPECTION RECORD CARD

COMMUNITY DEVELOPMENT, BUILDING DIVISION
City of Laguna Beach 497-3311

Job Address

Owner

Contractor

DATE

BUILDING PERMIT NO.
ELECTRIC PERMIT NO.
PLUMBING PERMIT NO.
MECHANICAL PERMIT NO.
OTHER PERMIT NO.

The following inspecions must be called for by the pertinent contractor (24 hrs. in advance). No electrical wiring, plumbing heating, foundations, caissons, grout or structural members shall be covered until inspections are made by city inspection.

BUILDING	DATE	ELECTRICAL	DATE	MECHANICAL	DATE
SETBACKS					
		TEMPORARY POWER		REFRIGERATION	
FOUNDATIONS-FORMS					
		UNDERGROUND		AIR COND.	
FOOTINGS					
				HOOD	
		PARTIAL ROUGH			
REINFORCING STEEL				DUCTS/VENTS	
CAISSONS-PILES					
				HEATING	
MASONRY		ROUGH WIRING			
UNDER FLOORS/SILLS/JOISTS					
FLOOR SHEATHING		FIXTURES			
ROOF SHEATHING		FINAL ELECTRICAL		FINAL ELECTRICAL	
		PLUMBING	DATE	PLUMBING	DATE
FRAMING					
		UNDERGROUND			
				SEWER	
		ROUGH PLUMBING		OK COVER	
				FINAL SEWER	
INSULATION		TOP OUT			
EXTERIOR LATH					
INTERIOR LATH					
		GAS			
SCRATCH COAT		TEST			
FINAL BLDG.	3.2.94			FINAL PLUMBING	

INSPECTOR'S NOTES

NOTE: Do not occupy Building until Final Approval by all Departments!

APPLICATION FOR BUILDING PERMIT
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAGUNA BEACH, CA. 92651

505 FOREST AVENUE, (714) 497-0715

APPLICANT TO FILL IN INFORMATION AND DECLARATIONS WITHIN RED LINES. USE BALLPOINT PEN ONLY.

PRINT ALL INFORMATION

DESCRIPTION OF WORK: Off to UG

ASSESSOR PARCEL NO. — —

4041A001 06/19/90COMD4 25.00
0002

Not Valid Unless Machine Certified

PROJECT
ADDRESS: 31727 Coast Highway
LEGAL DESCRIPTION: LOT BLOCK SUBDIVISION UNIT NO.
EXISTING USE: Restaurant PROPOSED USE: Restaurant

OWNER
NAME: Hossein Hasadic TEL. NO.
ADDRESS ZIP CODE
CITY

CONTRACTOR
NAME: Spanos Electric
ADDRESS: 32321 Avenida Los Amigos TEL. NO.: 496-6250
CITY: Laguna Beach, ZIP CODE
STATE LIC. NO.: #404992 LIC. CLASS: C10 CITY LIC. NO.: 109924

DESIGNER
NAME LIC. NO.
ADDRESS TEL. NO.
CITY ZIP CODE

VALUATION | PLAN CHECK NO. | SPEC. INSP. REQ'D FOR ☐ CONCRETE ☐ MASONRY ☐ STRUCT STEEL ☐ SOILS ☐ OTHER
OCC. GROUP | CONST. TYPE | OCC. LOAD | DATE

CONDITION OF SOIL AT PROJECT: ☐ UNDISTURBED ☐ COMPACTED FILL ☐ LOOSE FILL
TYPE CONST. | PERMIT NO.

USE ZONE	REQ'D SET BACKS	FRONT	RIGHT SIDE	LEFT SIDE	REAR

LAND AREA _____ SQ. FT. NO. STORIES _____
EXIST BLDG. _____ SQ. FT. CARPORT /GARAGE _____ SQ. FT. NO. UNITS ____

NEW CONSTRUCTION GARAGE _____ SQ FT | MAXIMUM HEIGHT IN FEET | PARKING SPACES REQ'D | PROVIDED
HABITABLE _____ SQ FT DECK _____ SQ FT

PLOT PLAN

LICENSED CONTRACTORS DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Contractor's Signature

CONSTRUCTION LENDING AGENCY: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C)
LENDERS NAME_____
LENDERS ADDRESS _____

OWNER-BUILDER DECLARATION: I hereby affirm that I am exempt from the Contractor's License Law for the following reason:
☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.
☐ I am exempt under Sec. _____, B&PC for this reason _____.
DATE: _____ OWNER: _____

WORKER'S COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof filed with the Building (Sec. 3800, Lab. C).
Policy No. _____ Insurance Company _____
Applicant's Signature Expiration Date

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.
Owner's or Contractor's Signature

CONTRACTOR/ OWNER & BUILDER
NAME: Spanos Electric
ADDRESS CITY ZIP CODE

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of Laguna Beach to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Worker's Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Worker's Compensation law, this permit shall be deemed revoked.

SIGNATURE _____ DATE 6/19/90

☐ CONTRACTOR ☐ OWNER ☐ AGENT FOR CONTRACTOR ☐ AGENT FOR OWNER

YES ☐ NO ☐ WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?

YES ☐ NO ☐ WILL THE PROPOSED BUILDING OR MODIFIED FACILITY BE WITHIN 1000 FEET OF THE OUTER BOUNDARY OF A SCHOOL?

YES ☐ NO ☐ WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)? SEE PERMITTING CHECKLIST FOR GUIDELINES.

I HAVE READ THE HAZARDOUS MATERIAL INFORMATION GUIDE AND THE SCAQMD PERMITTING CHECKLIST. I UNDERSTAND MY REQUIREMENTS UNDER THE STATE OF CALIFORNIA HEALTH & SAFETY CODE, SECTIONS 25505, 25533, AND 25534 CONCERNING HAZARDOUS MATERIALS REPORTING.

PRINT NAME: _____ OWNER OR AUTHORIZED AGENT X _____

AN OSHA PERMIT IS REQUIRED FOR EXCAVATIONS OVER -5'0" DEEP AND DEMOLITION OR CONSTRUCTION OF STRUCTURES OVER 3 STORIES IN HEIGHT. (714) 939-0145

HAZARDOUS FIRE AREA	YES		NO	
GEOTECHNICAL REPORT REQUIRED	YES		NO	
UNDERGROUNDED - UTILITIES REQUIRED	YES		NO	
HEALTH DEPARTMENT REQUIRED	YES		NO	
PUBLIC WORKS PERMIT REQUIRED	YES		NO	

Expiration. Every permit issued by the Building Offical under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

QTY.	PLUMBING PERMIT	AMT.
	EACH FIXTURE	
	EACH BUILDING SEWER	
	EACH WATER HEAT AND/OR VENT	
	EACH GAS SYSTEM 1 TO 4 OUTLETS	
	EACH GAS SYSTEM 5 OR MORE	
	EACH INSTAL. ALTER, REPAIR WATER PIPE	
	LAWN SPRINKLER SYSTEM-VACUUM BREAKER	
	ISSUANCE	
	TOTAL PLUMBING	

QTY.	MECHANICAL PERMIT	AMT.
	INSTALL FURN. DUCTS UP TO 100,000 BTU	
	OVER 100,000 BTU	
	BOILER/COMPRESSOR UP TO 3 HP	
	BOILER/COMPRESSOR 3-15 HP	
	VENT FAN SINGLE DUCT	
	EXTEND DUCTWORK	
	MECH EXHAUST - HOOD/DUCTS	
	RELOCATION OF EA FURNACE/HEATER	
	ISSUANCE	
	TOTAL MECHANICAL	

QTY.	ELECTRICAL PERMIT	AMT.
	FIXTURES	
	OUTLETS	
	SUBPANEL	
1	SERVICE METER	10.00
	TEMPORARY POWER	
	HABITABLE AREA SQ FT	
	GARAGE AREA SQ FT	
	ISSUANCE	15.00
	TOTAL ELECTRICAL	25.00

DR/VA APPROVED DATE
ZONING
PUBLIC WORKS
FIRE
PLANS APPROVED BY
APPROVED FOR ISSUANCE DATE
JRS/KS 6/19/90

FEE SUMMARY

PLAN CHECK		
BUILDING PERMIT		
SMIP INCLUDED IN PERMIT FEE		
TOTAL ELECTRICAL	90-1255	25.00
PLUMBING		
MECHANICAL		
GRADING FEE		
BUILDING CONSTRUCTION FEE		
SEWER CONSTRUCTION FEE		
PARK FEES		
DRAINAGE FEE		
ART IN PUBLIC PLACES		
BOND AMOUNT		
WHEN PROPERLY SIGNED AND MACHINE VALIDATED THIS APPLICATION BECOMES A BUILDING PERMIT		
TOTAL FEES PAYABLE TO CITY OF LAGUNA BEACH		25.00

PRIOR TO FINAL INSPECTION A CASHIER'S CHECK, CERTIFIED CHECK OR MONEY ORDER MUST BE DEPOSITED WITH THE CITY IN THE AMOUNT OF _____

INSPECTOR

INSPECTION RECORD CARD

Job Address

COMMUNITY DEVELOPMENT, BUILDING DIVISI
City of Laguna Beach 497-3311

BUILDING PERMIT NO.

ELECTRIC PERMIT NO.

PLUMBING PERMIT NO.

MECHANICAL PERMIT NO.
OTHER PERMIT NO.

Owner

Contractor

DATE

The following inspections must be called for by the pertinent contractor (24 hrs. in advance). No electrical wiring, plumbing, heating, foundations, caissons, grout or structural members shall be covered until inspections are made by city inspection.

BUILDING	DATE	ELECTRICAL	DATE	MECHANICAL	DATE
SETBACKS					
		TEMPORARY POWER		REFRIGERATION	
FOUNDATIONS-FORMS					
		UNDERGROUND		AIR COND.	
FOOTINGS					
				HOOD	
		PARTIAL ROUGH			
REINFORCING STEEL		Service C.O. Mr. Nelson	OK 8-15-90 8/14/90	DUCTS/VENTS	
CAISSONS-PILES					
				HEATING	
MASONRY		ROUGH WIRING			
UNDER FLOORS/SILLS/JOISTS					
FLOOR SHEATHING		FIXTURES			
ROOF SHEATHING		FINAL ELECTRICAL	OK 8-15-90	FINAL ELECTRICAL	
		PLUMBING	**DATE**	**PLUMBING**	**DATE**
FRAMING					
		UNDERGROUND			
				SEWER	
		ROUGH PLUMBING		OK COVER	
				FINAL SEWER	
INSULATION		TOP OUT			
EXTERIOR LATH					
INTERIOR LATH					
		GAS			
SCRATCH COAT					
		TEST			
FINAL BLDG.				FINAL PLUMBING	

INSPECTOR'S NOTES

NOTE: Do not occupy Building until Final Approval by all Departments!

October 7, 1991

Monique Restaurant
31727 Coast Highway
South Laguna, CA 92677

RE: LIGHTING AT 31727 COAST HIGHWAY

Attn: Hassan Essayli

On August 29, 1991, the Design Review Board approved your request for a sign and awning. One of the conditions of approval was that the awning be opaque or the lights removed from under the awning. As of this date the lights are still in existence.

Please remove the lighting source from behind the awning before October 16, 1991. Once that has been accomplished an inspection will be necessary to determine compliance.

Thank you for your continued cooperation in this matter.

Very truly yours,

Dee Dillon, Sr. Code
Enforcement Technician

10/30/91
awning & lights
OK
dd

SCANNED

505 FOREST AVE. • LAGUNA BEACH, CA 92651 • TEL (714) 497-3311 • FAX (714) 497-5672

Copy of letter
Sent 8/30/91

N/A
~~October 3, 1991~~

Hassan Essayli
31727 Coast Highway
Laguna Beach, CA 92651

RE: DESIGN REVIEW 91-134 FOR A SIGN AT 31727 COAST HIGHWAY.

Dear Sir:

At a regular meeting of the Design Review Board on Thursday, August 29, 1991, action was taken **granting** your request for Design Review approval **with the condition that the awning around the building be opaque or the lights be removed from the awning.** All Design Review Grants automatically expire within two years of their approval, or unless a request for an extension in writing, is received by the Board, prior to the aforementioned expiration. No further notice will be given of this expiration.

The Municipal Code provides that a sign permit cannot be issued until twenty (20) days have elapsed, thus allowing time for adjacent property owners to appeal the action if they so desire.

If you wish any further information regarding this action, please contact this office.

Very truly yours,

JMC

John M. Connors
Zoning Administrator

SCANNED

attention. She wanted to make certain that the hardscape would have whatever treatments necessary, to preserve its longevity and this needs to be budgeted in the cost of the project. Ms. Metzger was in agreement with everything said by the Boardmembers. She would like to see a more elaborate plan before its final approval. She would like to see a model of replacing the lost picnic area by converting the shuffleboard court to that use. She would like some exploration that can be compared for natural appearance with real bluffs and detailed specification of materials including treatment of the frame work to prevent rust and the spalling of the concrete that it would engender. Motion was made by Mr. Gasparotti and seconded by Ms. Monahan to approve DR 91-166 with the following conditions: 1) that a scale model along with specifications for the construction of the wall and structural details dealing with the location of the bluff be returned to a public hearing and 2) that a landscape plan along with a bidding contractor's list be returned and reviewed administratively. Motion carried unanimously.

CONSENT CALENDAR

DESIGN REVIEW 91-134: HASSAN ESSAYLI, 31727 COAST HIGHWAY, LOT 3 & PORTION LOT 4, R.S. 3-46. CONTINUED FROM THE MEETING OF AUGUST 15, 1991. APPROVED WITH CONDITIONS.

The applicant requests Design Review for a sign.

The applicant addressed the Board. Ms. Monahan was not comfortable with the lighting behind the translucent awning. Ms. Krugman was in agreement with Ms. Monahan. She could not support the material for the awning. Mr. Wood thought the appearance of the awning was fine but not at night with the light shining through. Mr. Gasparotti had nothing further to add. Motion was made by Ms. Monahan and seconded by Mr. Gasparotti to approve DR 91-134 with the condition that the awning around the building be made opaque or that the lights be removed from behind the awning. Motion carried unanimously.

DESIGN REVIEW 91-224: 7 ELEVEN STORE, 31696 COAST HIGHWAY. APPROVED WITH CONDITIONS.

The applicant requests Design Review for lights.

The applicant addressed the Board. Ms. Metzger thought the light being proposed was too bright. Motion was made by Mr. Gasparotti and seconded by Ms. Krugman to approve DR 91-224 with the condition that the light be no more than 1740 lumens per face and that the advertising paper in the windows be curtailed. Motion carried unanimously.

VARIANCE APPLICATION 4529 AND DESIGN REVIEW 89-161: VERN AND BARBARA POTTER, 2166 RUBY PLACE, LOT 7, TRACT 764. APPROVED.

The applicant requests a one year extension of time. (This is the first request.)

Motion was made by Mr. Gasparotti and seconded by Ms. Krugman to approve the request for an extension of time for VA 4529 and DR 89-161. Motion carried unanimously.

MINUTES
BOARD OF ADJUSTMENT/DESIGN REVIEW BOARD
CITY OF LAGUNA BEACH
REGULAR MEETING AND NOTICED HEARING
AUGUST 15, 1991

PRESENT: Gasparotti, Krugman, Monahan, Wood, Metzger, Coen

ABSENT: None

STAFF PRESENT: Connors, Kramer

CONSENT CALENDAR

VARIANCE APPLICATION 4514 AND DESIGN REVIEW 89-123: PAUL OHADI, 641 LORETTA DRIVE, LOT 170, TRACT 6029. APPROVED.

The applicant requests Design Review for a one year extension of time. (This is the first request.)

Motion was made by Mr. Gasparotti and seconded by Ms. Krugman to approve a one year extension of time for VA 4514 and DR 89-123. Motion carried unanimously.

VARIANCE APPLICATION 4557 AND DESIGN REVIEW 89-211: GEOFF & GLORIA BRODIE, 384 PINECREST DRIVE, LOT 4, TRACT 1278. APPROVED.

The applicant requests Design Review for a one year extension of time. (This is the first request.)

Motion was made by Mr. Gasparotti and seconded by Ms. Krugman to approve a one year extension of time for VA 4557 and DR 89-211. Motion carried unanimously.

DESIGN REVIEW 91-120: WELLS FARGO BANK, 260 OCEAN AVENUE, PORTION OF LOTS 14 THRU 22, BLOCK A, ROGER'S ADDITION R.S. 12-38, LOTS 10, 11, 12 AND 13, BLOCK D, TRACT 208. CONTINUED TO THE MEETING OF SEPTEMBER 12, 1991.

The applicant requests Design Review for lighting and modifications to a previously approved design.

The applicant did not appear for this item. Motion was made by Mr. Gasparotti and seconded by Ms. Krugman to continue DR 91-120 to the meeting of September 12, 1991 with a requests that a letter be sent to the applicant's agent. Motion carried unanimously.

DESIGN REVIEW 91-134: HASSAN ESSAYLI, 31727 COAST HIGHWAY, LOT 3 & PORTION LOT 4, R.S. 3-46. CONTINUED FROM THE MEETING OF AUGUST 1, 1991. CONTINUED TO THE MEETING OF AUGUST 29, 1991.

The applicant requests Design Review for a sign.

This item was continued to the meeting of August 29, 1991 so that the Boardmembers could view the sign. Motion was made by Mr. Gasparotti and seconded by Ms. Krugman to continue DR 91-134 to the meeting of August 29, 1991. Motion carried unanimously.

conditions: 1) that the wrought iron superstructure be removed from the top of the sign; and 2) that the lights be moved down below, shielded and have a maximum of 50 watts per face. Motion carried unanimously.

DESIGN REVIEW 91-156: VILLAGE DELI, 31715 COAST HIGHWAY. CONTINUED FROM THE MEETING OF JULY 11, 1991. APPROVED.

The applicant requests Design Review for a sign.

The owner addressed the Board. Ms. Metzger thought the sign was garish and conflicting with the sign ordinance. The other Boardmembers were supportive of this sign. Motion was made by Ms. Monahan and seconded by Mr. Gasparotti to approve DR 91-156. Motion carried 4-1 with Ms. Metzger opposed.

DESIGN REVIEW 91-170: ROYAL THAI RESTAURANT, 1750 SOUTH COAST HIGHWAY. CONTINUED TO THE MEETING OF AUGUST 15, 1991.

The applicant requests Design Review for a sign.

The owner addressed the Board. Mr. Gasparotti could support the size of the sign and the design. He wanted to see it staked so that the Board could approve it administratively. He did not think the second sign would be beneficial to the restaurant. Ms. Krugman was in agreement with Mr. Gasparotti. Ms. Monahan could not support the second sign because of its advertising. She felt that there were too unresolved many issues, regarding this sign, and she would like this item continued. Ms. Metzger thought the lights should be below the hedge and hidden. She did not like the location of the numbers on the sign. She could not support the sign proposed for the railing. She wanted the applicant to stake the sign and to explore keeping the existing Casa Mandigo sign. Motion was made by Ms. Monahan and seconded by Mr. Gasparotti to continue DR 91-170 to the meeting of August 15, 1991. Motion carried unanimously.

OLD BUSINESS

DESIGN REVIEW 91-134: HASSAN ESSAYLI, 31727 COAST HIGHWAY, LOT 3 & PORTION LOT 4, R.S. 3-46. CONTINUED FROM THE MEETING OF JUNE 27, 1991. CONTINUED TO THE MEETING OF AUGUST 15, 1991.

The applicant requests Design Review for a sign.

The applicant addressed the Board. Ms. Monahan had no problem with the sign. She could support a translucent awning with lighting behind it. Ms. Krugman was in agreement with Ms. Monahan. She too was concerned about the lighting. Mr. Wood thought the awning was fine. Mr. Gasparotti agreed with Mr. Wood. Ms. Metzger thought the lights under the awning were a problem. She could not support the awning based on the material. Ms. Monahan wanted the applicant to come up with another solution to shield the lighting. Motion was made by Ms. Metzger and seconded by Ms. Monahan to continue DR 91-134 to the meeting of August 15, 1991. Motion carried unanimously.

July 26, 1991

Hassan Essayli
31727 Coast Highway
Laguna Beach, CA 92651

RE: VARIANCE APPLICATION 4859 AT 31727 COAST HIGHWAY.

Dear Mr. Essayli:

At a regular meeting of the Board of Adjustment on Thursday, June 27, 1991, your application for a Variance was considered by the Board of Adjustment.

From the facts presented at the hearing and by investigation by the Board, it was determined that the application be **denied** due to a lack of legal justification to make the necessary findings.

If you desire to appeal the decision of the Board of Adjustment to the City Council, it is your privilege to do so within twenty (20) days of the date of the action of the Board. Such appeal should be filed with the City Clerk. A resolution adopted by the City Council requires that payment of a fee in the amount of $150.00 shall accompany each appeal.

If you wish any further information regarding this action, please contact this office.

Very truly yours,

John M. Connors
Zoning Administrator

NOTICE OF PUBLIC HEARING

LAGUNA BEACH CITY BOARD OF ADJUSTMENT/DESIGN REVIEW BOARD

The LAGUNA BEACH CITY BOARD OF ADJUSTMENT/DESIGN REVIEW BOARD will hold a public hearing, in the City Council Chambers, 505 Forest Avenue to consider an application for property owned by:

Hassan Essayli
31727 Coast Highway
Lot 3 + Portion Lot 4, R.S. 3-46

VA 4859
DR 91-134

and said Public hearing to be held: **Thurs. 06/27/91 at 6:30 P.M.**

It is possible that this item may be continued at that time to some specific future date for which no further public notice would be given. The plans and application may be examined and reviewed at the DEPARTMENT OF COMMUNITY DEVELOPMENT between the hours of 8:00 A.M. until 3:00 P.M. any normal work day. Comments may be made in person at the hearing, or in writing prior to the hearing, when brought or mailed to City Hall. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Board at, or prior to the Public Hearing. The City Staff has prepared for this project a (X) Categorical Exemption ( ) Negative Declaration, pursuant to the California Environmental Quality Act.

The applicant requests permission in the C-N zone to have an interior lighted sign, including Design Review for the sign.

505 FOREST AVE • LAGUNA BEACH CA 92651 • TEL (714) 497-3311 • FAX (714) 497-5672

of the building and potential view blockage of the proposed plant material. Ms. Metzger thought the building needed to be pulled back about 8'. The third floor needs to be altered. She also wanted to see a landscape plan. Motion was made by Ms. Metzger and seconded by Ms. Monahan to continue DR 91-167 to the meeting of August 1, 1991. Motion carried unanimously.

VARIANCE APPLICATION 4859 AND DESIGN REVIEW 91-134: HASSAN ESSAY-LI, 31727 COAST HIGHWAY, LOT 3 & PORTION LOT 4, R.S. 3-46. DENY VARIANCE APPLICATION AND CONTINUE DESIGN REVIEW TO THE MEETING OF AUGUST 1, 1991.

The applicant requests permission in the C-N zone to have an interior lighted sign, including Design Review for the sign.

The owner addressed the Board. Mr. Gasparotti could not support the interior light. There was no legal justification. Mr. Wood stated that the law prohibits interior lit signs and he could not support it. Mr. Coen could support what the sign represents but could not support the interior light. Ms. Monahan had nothing further to add. Ms. Metzger stated that there was no legal justification for the variance. The material and the color is inappropriate. Motion was made by Mr. Gasparotti to deny VA 4859 and continue DR 91-134 with the condition that the lights be turned off now. Motion carried unanimously.

VARIANCE APPLICATION 4869 AND DESIGN REVIEW 91-164: RALPH & EVA MANN, 1163 MARINE DRIVE, PORTION OF LOTS 13 & 14, BLOCK Y, MC-KNIGHT'S ADDITION SECTION B. CONTINUED TO THE MEETING OF JULY 18, 1991.

The applicants request permission in the R-1 zone to construct additions to a single family dwelling that: 1) exceed the maximum building height; 2) encroach into the front yard; 3) provide the required parking within the front yard; and 4) do not bring nonconformities into conformance, including Design Review, not necessarily limited to additions greater than 50% of the original building, elevated decks, metal fence, additions above ground level, and is located in an environmentally sensitive area.

The applicant requested that this project be continued. Motion was made by Ms. Metzger and seconded by Ms. Monahan to continue VA 4869 and DR 91-164 to the meeting of July 18, 1991. Motion carried unanimously.

VARIANCE APPLICATION 4870: FESTIVAL OF ARTS, 650 LAGUNA CANYON ROAD, PORTION OF LOTS 183-185, IRVINE'S SUBDIVISION & FRACTION LOT 6, BLOCK 16, LAGUNA CLIFFS. APPROVED WITH CONDITIONS.

The applicant requests permission in the CBD Public Parks zone to retain a ground sign that: 1) exceeds the maximum height above the ground; and 2) exceeds the allowable sign area.

The applicant addressed the Board. Ms. Monahan felt that the sign was very important to Laguna Beach. Mr. Coen liked the sign. Mr. Wood could support the variance. Motion was made by Mr. Gasparotti and seconded by Mr. Coen to approve Resolution No. 91-040 for VA 4870 with the condition that the approval of this variance shall be for a period of 3 years only. Motion carried unanimously.

APPENDIX D
HISTORICAL RESOURCES

FIRE INSURANCE MAPS

Project Property:	31729-31735 Coast Highway 31729-31735 Coast Highway Laguna Beach CA 92651
Project No:	
Requested By:	Weis Environmental, LLC
Order No:	21061000009
Date Completed:	June 11, 2021

Please note that no information was found for your site or adjacent properties.

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

CITY DIRECTORY

Project Property:	*31729-31735 Coast Highway* *31729-31735 Coast Highway* *Laguna Beach, CA 92651*
Project No:	
Requested By:	*Weis Environmental, LLC*
Order No:	*21061000009*
Date Completed:	*June 11, 2021*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

June 11, 2021
RE: CITY DIRECTORY RESEARCH
31729-31735 Coast Highway
31729-31735 Coast Highway Laguna Beach, CA

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

Note: Reverse Lis ng Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either u lized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as mul ple digi zed directories. These do not claim to be a complete collec on of all reverse lis ng city directories produced.

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

Search Criteria:
31729-31735 of Coast Highway

Search Results Summary

Date	Source	Comment
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2006	HAINES	
2001-2002	HAINES	
1996-1997	HAINES	
1991-1992	HAINES	
1985	HAINES	
1981	HAINES	

2020
SOURCE: DIGITAL BUSINESS DIRECTORY

COAST HIGHWAY

31732 **CARIBBEAN RESTAURANT**...*Restaurants*
31732 **EVA'S CARIBBEAN KITCHEN**...*Restaurants*
31732 **EVA'S CARIBBEAN KITCHEN**...*Foodscarry Out*

2016
SOURCE: DIGITAL BUSINESS DIRECTORY

COAST HIGHWAY

31732 **EVA'S CARIBBEAN KITCHEN**...*Restaurants*

31732 **EVA'S A CARIBBEAN KITCHEN**...*Restaurants*

31674	★FAB OPTIX	949-715-7960
	★OCEAN NAILS	949-464-1974
31678	★SOUTH LAGUNA DRY CLEANERS	949-499-7838
31691	★MERIBEL PROVENCE	949-415-1047
31702	★7-ELEVEN FOOD STORE	949-499-3039
	★SEVEN 11 FOOD	949-499-3039
31706	★ALL ENGLAND SOCCER	949-499-9755
	★PERFRMNC RACING INDUSTRY	949-499-5413
31709	★JACKIE GALLAGHER & ASSOCIATES	949-415-0157
	★LOVE CYNTHIA DESIGN	949-499-9100
31711	★PHI DESIGN	949-499-0864
31713	★CHRISTOPH ANN LNDSCP ARCH ASLA	949-499-3574
31715	★LAGUNA THAI BY THE SEA	949-415-0924
31716	★SUMMIT GENERAL CONTRACTORS INC	949-499-9700
31719	XXXX	OO
31726	★MINIATURE INSTRUMENT COMPONENT	949-499-4503
31727	★TE AMO RISTORANTE	949-499-5350
	★TI AMO RESTAURANT	949-499-5350
	★UNITD COMPONENTS	949-588-2499
31732	★CARIBBEAN CAFE	949-499-6311
	★DREW & EVA'S CARIBBEAN KITCHEN	949-499-6311
	★EVA'S CARIBBEAN KITCHEN	949-499-6311
	★EVA'S-A CARIBBEAN KITCHEN	949-499-6311

31674	★ AFRICAN HUT THE	949-499-7842
31676	XXXX	OO
31678	★ VIDEO HORIZONS INC	949-499-4519
31691	● ALEXANDER Leon	OO
	★ MERIBEL PROVENCE	949-415-1047
31696	XXXX	OO
X	4TH AV	
31700	XXXX	OO
31702	★ SEVEN 11 FOOD 25801	949-499-3039
31706	★ ALL ENGLAND SOCCER	949-499-9755
	● LEWIS Steven	OO
	★ PERFORMANCE RACING	949-415-0187
31709	★ LOVE CYNTHIA DESIGN	949-499-9100
	★ PAC COAST PRODUCTIONS	949-499-1720
31711	XXXX	OO
31713	★ CHRISTOPH ANN LNDSCP ARCH ASLA	949-499-3574
	● POMEROY Mildred	OO
31715	● POMEROY Mildred	OO
	★ SOUTH LAG VLG DELI	949-499-1755
	★ VILLAGE DELI	949-499-1755
31716	● BIANCHINE Clifford	OO
31719	● CARDWELL Donald	OO
31722	● MEYER Grant	OO
31726	● MEYER Grant	OO
	★ MINIATURE INSTRUMENT COMPONENT	949-499-4503
31727	★ TE AMO RISTORANTE	949-499-5350
	★ TI AMO RESTAURANT	949-499-5350
	★ TI AMO RISTORANTE	949-499-5350
31729	● CASTORO Robert	OO

31732	★ DREW'S CARIBBEAN CAFE	949-499-6311
	● TOWNSEND Roger	OO
31742	● NEVIN Robert	OO
	★ SOUTH LAGUNA VILLAGE ANIML HSP	949-499-5378
	★ WIEKAMP M D DVM MS	949-499-5378
31752	● WONG Wallace	OO

31678	★ADVENTURES IN DIVNG	499-4517
31678	XXXX	OO
31691	★MERMAIDS HOUSEKEEPING SERVICES	499-8060
31696	★SEVEN 11 FOOD	499-3039
31706	★GOLF GUIDE THE	499-3466
	★LAGUNA COAST PUBLISHING	499-9521
31709	XXXX	OO
31711	★BURBA&COMPANY INC	499-8110
31713	★CHRISTOPH A LNDSCP	499-3574
31715	★SOUTH LAG VLG DELI	499-1755
	★VILLAGE DELI	499-1755
31716	★SUMMIT GENL CONTRS	499-9700
31722	★FORMULARY	499-7984
31726	★MINIATURE INSTRUMNT	499-4503
31727	★TE AMO RISTORANTE	499-5350
	★TI AMO RISTORANTE	499-5350

31732	★CLENNEY L DESIGN PORTRAITURE	499-1092
	★GINOS PLACE	499-9585
31742	★SOUTH LAG ANML HOSP	499-5378
	★WIEKAMP M D DVM MS	499-5378

1991-1992 COAST HIGHWAY
SOURCE: HAINES

31674	*VIDEO HORIZONS INC	499-4519
31676	*EPISCOPAL SRV ALNCE	499-4224
31678	*ADVENTURES IN DIVNG	499-4517
31681	*WRECK ROOM THE	499-5127
31696	*SEVEN 11 FOOD	499-3039
31709	ABBEY Manhenett	499-0522
	*DESIGN ASSOCTS WEST	499-0522
	LISA Dunlevie	499-0522
31711	GRUBER E Wm	499-1202
31713	*CHRISTOPH A LNDSCP	499-3574
31715	*SOUTH LAG VLG DELI	499-1755
	*VILLAGE DELI	499-1755
31715½	RANDOLPH Alice	499-6753
31716	*SEA PROPERTIES LTD	499-1378
31722	*FORMULARY	499-7984
31726	*MINIATURE INSTRUMNT	499-4503
31727	*MONIQUE FRENCH REST	499-5359
	*UNICORN CAFE	499-5359
31732	*AGOSTINOS PSTA&PZZA	499-3066
	*TOMATOE	499-3066
31742	*GAUTHIER GARY DVM	499-5378
	*SOUTH LAG ANML HOSP	499-5378

1985 COAST HIGHWAY
SOURCE: HAINES

31672	XXXX	00
31676	PAPA DAMORES DISTBS	499-1188
31678	ADVENTURES IN DIVNG	499-4517
31681	XXXX	00
31691	STALEY HAROLD T	499-1061
31696	SEVEN 11 FOOD	499-3039
31705	BUILDING	
	BRANDT J T ARCHITCT	499-4588
	CONSULTING COMPANY	499-2071
	DYNACRAFT ENGINRNG	499-2722
	FOOD MASTERS INC	499-1211
	GLENOAKS FARMS INC	499-4701
	LACTAID WEST INC	499-1141
	NAMICO CO	551-1065
	PHILLIPS J B INC	499-5321
	PRATT STEPHEN	499-2365
	SOUTHRN CA ENERGY	499-5321
	SYSTEMS SUPPORT	499-2807
	TRITECH	499-5657
31706	TURN KEY ASSOCIATES	499-2283
31709		
31711	XXXX	00
	PEYO&ASSOCIATES INC	499-1991
31712	SOUTH CST GEOLOGIC	499-6228
31715	STAR SANDY	499-3473
	POMEROYS VLG STORE	499-1755
31716	SOUTH LAG VLG STORE	499-1755
	SEA PROPERTIES LTD	499-1378
31719	WILLETTE WAYNE ATTY	499-1040
31721	OBARR WM GARLAND	499-1156
31722	XXXX	00
	HAPPENING MAGAZINE	855-9655
31723	SPEEDWAY MAGAZINE	855-9655
31726	XXXX	00
31727	MINIATURE INSTRUMNT	499-4503
	MONIQUE FRENCH REST	499-5359
	MONIQUES RESTAURANT	499-5359
31732	UNICORN CAFE	499-5359
31742	SECONDS ARE BEST	499-5677
	LEVOY ROGER E DVM	499-5378
31754	SOUTH LAG ANML HOSP	499-5378

31676	PACOS CAFE MEXICO	499-5100 +
31678	CHISMAN A RL EST	499-2247
	UNIV METROLOGY CO	499-2256 +
31681	XXXX	00
31691	MERCHANT M	499-3138 +
	STALEY WALTER MRS	499-1061
31696	SIMINUK MOBIL SERV	499-2979
31706	AMERICAN MASTR BLDR	752-5102 +
	BONEY B RCS	499-3755 +
	CORNERSTONE ENT	499-5304 +
	CORNERSTONE INVSTMN	499-5304 +
	GOLDSMITH S R MD	499-5664 +
	GOLDSMITH S RMD	499-5664 +
	JAMKAR INC	499-1213 +
	LIGHTING DIMNSNS PB	499-2233 +
	MERRITT CONNIE	499-4551
	RIEDERS HALLMARK	499-2293 +
	WEBER ROBERT E CO	499-1554
	WEINER CHRISTINE	499-4702 +
	WYMAN STEPHEN M	499-5664 +
31709	CONWAY ED W	499-1684 +
	DREY JOSEPH CO	499-5361
31711	XXXX	00
31713	TINSMAN CLIFFORD S	499-1475
31715	POMEROYS VILLAGE ST	499-1755
31716	LIGHT HOUSE REALTY	499-4561
	WILLETTE WAYNE C	499-1040
31719	OBARR WM GARLAND	499-1156
31721	XXXX	00
31723	XXXX	00
31726	INSTRUMENT COMPONT	499-4503 +
	INSTRUMENT COMPONT	499-2245 +
	SEA PROPERTIES LTD	831-7353
31727	UNICORN CAFE	499-5359 +
31732	RAISIN CO THE	499-5212 +
31742	HOSKING BRIAN J DVM	499-5378 +
	SOUTH LAG ANML HOSP	499-5378
	SOUTH LAG ANML HOSP	499-2670

--- END REPORT ---

APPENDIX E
PHOTOGRAPHS

1. View of the northern portion of the Site from the east.

2. View of the entrance of the Site building.

3. Building interior.

4. View of southern portion of the Site from the east.

5. View of the Site from the south.

6. View of the Site from the west.

Photograph Log

31727 Coast Highway
Laguna Beach, California

7. Adjacent property to the north.

8. Adjacent property to the west.

9. Adjacent property to the south.

10. Adjacent properties to the north.

11. Adjacent properties to the east.

12. Adjacent properties to the southeast.

APPENDIX F
QUALIFICATIONS

Resume Of Samantha Weis
President
Address: 1938 Kellogg Avenue, Suite 116, Carlsbad, CA 92008
Phone: 760.585.7070 | Email:sw@weisenviro.com

Professional Summary

President of Weis Environmental LLC with duties including completion of technical projects and management of all operational aspects of the firm. Broad-based experience in environmental science and assessment, risk assessment, health and safety, strategic planning and project/program design and implementation. Past experience and achievement in finance and marketing. Managed based collaboration and successful alliance building and relationships with clients, subcontractors and project stakeholders. Strong desire to work diligently and consistently improve technical and management skills.

Education and Professional Certification

- Point Loma Nazarene University, Bachelor of Arts, 1998
- Centers for Disease Control and Prevention National Center for Environmental Health Division of Emergency and Environmental Health Services - Environmental Health Training in Emergency Response
- Occupational Safety and Health Administration (OSHA) 40 Hour Hazardous Waste Operations and Emergency Response Standard (HAZWOPER) Training and Annual 8 Hour HAZWOPER Refresher Training
- OSHA 8 Hour HAZWOPER Supervisor Training

Relevant Skills and Qualifications

Excellent communicator who facilitates positive, collaborative partnerships with a wide range of constituents including clients and client representatives, subcontractors and other team members and other interested parties. Effective presentation, interpersonal and management skills used to build support for project teams and other interested parties. Strong leadership skills and excellent verbal and written communication abilities.

Specific Project Experience

Multiple Locations, State of California – Provided support for health and safety program implementation on multiple mercury cleanup sites throughout the State of California. Work included plan and amendment preparation, project tracking and program effectiveness confirmation.

Millenia School Site, San Diego, California – Prepared compilations of analytical data obtained during sampling and analysis of shallow soil at this nine-acre property for agricultural chemical residues and completed multiple statistical analyses of said data in support of the completion of a Preliminary Endangerment Assessment of the property.

Otay Canyon Ranch, San Diego, California – Prepared summaries of historical environmental investigations including analytical results of agricultural chemical residue testing to support the completion of an Environmental Impact Report and a Soil Management Plan for this proposed mixed-use development project.

Ray Street and North Park Way, San Diego, California – Completion of multiple vapor intrusion-related human health risk assessment mathematical models (Federal, State, and local agency derived) to support the completion of a subsurface investigation. The subject property was formerly occupied by a dry cleaning facility.

San Elijo Road Property, San Marcos, California – Review of over a decade of groundwater and landfill gas monitoring data for this property that is situated immediately adjacent to a former municipal landfill and that is slated for adaptive reuse. Completion of trend analyses to support decision making regarding level and frequency of additional subsurface assessment to be completed.

Studio 15 – 1475 Imperial Avenue, San Diego, California – Prepared compilations of long-term indoor air and groundwater monitoring analytical data for this affordable housing project that is situated in an area of groundwater impacts due to releases of petroleum hydrocarbons and chlorinated solvents. Performed multiple statistical analyses of said data in support of requesting cessation of long-term monitoring to the State of California Department of Toxic Substances Control.

Resume Of Dan Weis, R.E.H.S.
Environmental Manager
Address: 1938 Kellogg Avenue, Suite 116, Carlsbad, CA 92008
Phone: 760.585.7070 | Email:dw@weisenviro.com

Professional Summary

Environmental Manager and California Registered Environmental Health Specialist with extensive expertise in environmental science and assessment, environmental and public health, risk assessment, health and safety, remedial design and implementation, strategic planning and project/program design and implementation. Over 20 years of professional experience and achievement. Successful completion of projects for a wide range of clientele including, but not limited to, local government entities, developers (affordable housing and market rate), educational institutions, Federal government entities, law firms, architectural and engineering firms, lending institutions, life insurance companies, conservancies, commercial/industrial real estate owners/managers, insurance companies, wireless telecommunication carriers and real estate developers. Extensive experienced in the completion of assessment, construction and remediation quality assurance during the completion of urban redevelopment/brownfields projects and public works projects, many of which have been located in downtown areas of San Diego, Los Angeles, Oakland, San Francisco, and other urban communities throughout the State of California. Proven ability to train and mentor professional, technical and support staff. Manages a comprehensive health and safety program. Holds a Master of Science in Public Health with an emphasis in environmental health science, risk assessment, health and safety, toxicology and environmental policy. Registered Environmental Health Specialist #8172 in the State of California.

Education and Professional Certification

- University of Delaware, Bachelor of Arts, 1995
- San Diego State University, Master of Science, Public/Environmental Health, 2001
- State of California Registered Environmental Health Specialist #8172
- Centers for Disease Control and Prevention National Center for Environmental Health Division of Emergency and Environmental Health Services - Environmental Health Training in Emergency Response
- Occupational Safety and Health Administration (OSHA) 40 Hour Hazardous Waste Operations and Emergency Response Standard (HAZWOPER) Training and Annual 8 Hour HAZWOPER Refresher Training
- OSHA 8 Hour HAZWOPER Supervisor Training

Relevant Skills and Qualifications

- Proven ability to manage staff and programs/projects in challenging and diverse environments and regulatory settings. Consistently meets project schedules, goals, deadlines and budgetary restrictions.
- Completed or managed over 3,000 due diligence related environmental assessments and completed or managed over 500 subsurface environmental investigations of soil gas, soil, groundwater and other media. Investigations have included human health and ecological risk assessments, evaluations of indoor air conditions based on interpretations of subsurface conditions, underground storage tank (UST) evaluation/closure and hazardous waste characterization/management. Subsurface activities performed include the completion of soil borings using various drilling technologies, soil and groundwater sampling, installation and sampling of groundwater monitoring wells, free product evaluations, exploratory trenching and real-time delineation using mobile analytical laboratories and other soil screening technology.
- Managed over 100 remediation or construction management related projects primarily related to source removal of subsurface contaminants, including but not limited to, petroleum hydrocarbons, chlorinated solvents, heavy metals, organochlorine pesticides and other agricultural related chemicals, dioxins and furans and polychlorinated biphenyls. Has also assisted in cost recovery efforts from private parties and State/Federal funding programs for environmental assessment and remediation work and has served as an expert witness during legal proceedings pertaining to environmental related claims.
- Strong collaboration and negotiation skills with environmental regulatory agencies regarding project planning, initiation, status, approvals and implementation. Direct experience in interfacing with members of regulatory agencies including but not limited to the United States Environmental Protection Agency (EPA), California EPA Department of Toxic Substances Control and Office of Environmental Health Hazard Assessment, County of San Diego Departments of Environmental Health (DEH), Public Works and Planning and Land Use, San Diego Air Pollution Control District, South Coast Air Quality

Management District, Riverside County DEH, San Francisco City and County Department of Public Health (DPH), Arizona Department of Environmental Quality, County of Los Angeles County DPH and other local Certified Unified Program Agencies. Develop, manage and implement compliance and best practices efforts with Federal and State laws and regulations.

- Conducted and/or managed hundreds of public/environmental health related assessments including electromagnetic field surveys, radionuclide surveys, indoor air quality investigations, radon surveys, drinking water assessments, asbestos containing materials and lead-based paint surveys and mold/microbial evaluations.
- Recovered over $10,000,000 of assessment and cleanup costs for clientele from various sources including State of California Cleanup Funds, United States Environmental Protection Agency Brownfield grants and private parties including major oil companies.
- Responsible for facilitating a safe and healthy work environment in concert with the mission of the company while ensuring compliance with applicable Federal, State, and local regulations.
- Published technical papers pertaining to geogenic concentrations of metals in San Diego County, radioactive dating and pollutant chronologies in estuarine sediments and various urban runoff related implications.
- Delivered presentations pertaining to various environmental topics including human health risk assessment to membership at local and national trade conferences

Project Experience (Projects Completed at Multiple Firms)

- *14th and Island, San Diego, California* – Development of Site Mitigation Plan, contaminated soil management and disposal concurrent with site construction activities at the superblock construction site in downtown San Diego and achievement of regulatory closure with the County of San Diego Department of Environmental Health.
- *2198 Market Street, San Francisco, California* – Phase I and II Environmental Site Assessments, supplemental subsurface investigation, Site Mitigation Plan development, contaminated soil management and disposal concurrent with site construction activities and negotiation/achievement of regulatory closure with the City of San Francisco Department of Public Health.
- *Former EZ Serve, 9305 Mission Gorge Road, Santee, California* – Closure report preparation and San Diego Regional Water Quality Control Board interface and negotiation/achievement of regulatory closure under State of California low-threat policy.
- *French Field – Former Vista Burn Dump, Oceanside, California* – Oversight of the capping of a former burn dump/landfill facility and restoration for public use as a sports facility. Negotiation and achievement of regulatory closure with the California Department of Toxic Substances Control with concurrence from the San Diego Regional Water Quality Control Board and the County of San Diego Local Enforcement Agency.
- *Indoor Skydiving Facility, 1401 Imperial Avenue, San Diego, California* – Development of Soil Management Plan and contaminated soil management and disposal concurrent with site construction activities in downtown San Diego.
- Lemon Grove Avenue Realignment Project, Lemon Grove, California – Development of Impacted Soil Management Plan, Community Health and Safety Plan and Worker Health and Safety Plan and oversight of the implementation of such plans during construction activities.
- *North Side Interior Road and Utilities Project at San Diego International Airport, San Diego, California* - Subsurface assessment, development of Soil Management Plan and Work Health and Safety Plan and implementation and monitoring of soil management strategies.
- *Olympic and Hill, Los Angeles, California* – Removal of multiple underground storage tanks and underlying contaminated soil and achievement of regulatory closure with the City of Los Angeles Fire Department.
- *San Ysidro - U.S. Land Port of Entry, San Diego, California* – Subsurface assessment and development and implementation of soil management strategies.
- *VA Medical Center Long Beach, 5901 East 7th Street, Long Beach, California* - VA Long Beach: Seismic Corrections – Mental Health, Community Living Center and Chiller Replacements Project – Asbestos containing materials and lead-based paint surveys and preparation of abatement contractor bid specifications.

Appendix E

Noise and Vibration Calculations

Data Logger 2
SET 3
A
SLOW
Range 40-100
L05 72.9
L10 71.9
L50 66.2
L90 56.8
L95 54.5
Max dB 80.3
2021/06/18 11:04:12
SEL 99.5
Leq 70.0

No.s	Date Time	dB
1	2021/06/18 10:56:01	70.8
2	2021/06/18 10:56:04	63.2
3	2021/06/18 10:56:07	70.0
4	2021/06/18 10:56:10	65.4
5	2021/06/18 10:56:13	57.9
6	2021/06/18 10:56:16	55.9
7	2021/06/18 10:56:19	58.2
8	2021/06/18 10:56:22	64.4
9	2021/06/18 10:56:25	62.6
10	2021/06/18 10:56:28	58.9
11	2021/06/18 10:56:31	55.0
12	2021/06/18 10:56:34	55.1
13	2021/06/18 10:56:37	66.5
14	2021/06/18 10:56:40	67.6
15	2021/06/18 10:56:43	61.7
16	2021/06/18 10:56:46	60.7
17	2021/06/18 10:56:49	62.7
18	2021/06/18 10:56:52	63.7
19	2021/06/18 10:56:55	65.6
20	2021/06/18 10:56:58	64.8
21	2021/06/18 10:57:01	66.8
22	2021/06/18 10:57:04	65.2
23	2021/06/18 10:57:07	63.4
24	2021/06/18 10:57:10	62.8
25	2021/06/18 10:57:13	60.3
26	2021/06/18 10:57:16	63.4
27	2021/06/18 10:57:19	64.9
28	2021/06/18 10:57:22	57.9
29	2021/06/18 10:57:25	65.0
30	2021/06/18 10:57:28	70.2
31	2021/06/18 10:57:31	67.2
32	2021/06/18 10:57:34	62.9
33	2021/06/18 10:57:37	63.6
34	2021/06/18 10:57:40	58.8
35	2021/06/18 10:57:43	66.5

36	2021/06/18 10:57:46	72.3
37	2021/06/18 10:57:49	71.1
38	2021/06/18 10:57:52	75.6
39	2021/06/18 10:57:55	73.0
40	2021/06/18 10:57:58	74.9
41	2021/06/18 10:58:01	71.6
42	2021/06/18 10:58:04	73.7
43	2021/06/18 10:58:07	70.9
44	2021/06/18 10:58:10	70.2
45	2021/06/18 10:58:13	70.1
46	2021/06/18 10:58:16	70.2
47	2021/06/18 10:58:19	66.8
48	2021/06/18 10:58:22	59.2
49	2021/06/18 10:58:25	68.3
50	2021/06/18 10:58:28	60.1
51	2021/06/18 10:58:31	56.0
52	2021/06/18 10:58:34	58.7
53	2021/06/18 10:58:37	58.4
54	2021/06/18 10:58:40	60.6
55	2021/06/18 10:58:43	59.4
56	2021/06/18 10:58:46	56.5
57	2021/06/18 10:58:49	58.9
58	2021/06/18 10:58:52	68.9
59	2021/06/18 10:58:55	64.0
60	2021/06/18 10:58:58	61.8
61	2021/06/18 10:59:01	60.9
62	2021/06/18 10:59:04	60.3
63	2021/06/18 10:59:07	57.2
64	2021/06/18 10:59:10	56.5
65	2021/06/18 10:59:13	57.8
66	2021/06/18 10:59:16	70.7
67	2021/06/18 10:59:19	71.3
68	2021/06/18 10:59:22	69.2
69	2021/06/18 10:59:25	70.1
70	2021/06/18 10:59:28	71.6
71	2021/06/18 10:59:31	69.5
72	2021/06/18 10:59:34	74.1
73	2021/06/18 10:59:37	66.8
74	2021/06/18 10:59:40	63.0
75	2021/06/18 10:59:43	68.6
76	2021/06/18 10:59:46	66.5
77	2021/06/18 10:59:49	71.5
78	2021/06/18 10:59:52	73.0
79	2021/06/18 10:59:55	74.0
80	2021/06/18 10:59:58	73.5
81	2021/06/18 11:00:01	69.8
82	2021/06/18 11:00:04	67.9
83	2021/06/18 11:00:07	67.8
84	2021/06/18 11:00:10	71.6
85	2021/06/18 11:00:13	65.9

86	2021/06/18 11:00:16	69.3
87	2021/06/18 11:00:19	64.0
88	2021/06/18 11:00:22	67.2
89	2021/06/18 11:00:25	69.3
90	2021/06/18 11:00:28	65.1
91	2021/06/18 11:00:31	62.0
92	2021/06/18 11:00:34	68.9
93	2021/06/18 11:00:37	59.8
94	2021/06/18 11:00:40	60.2
95	2021/06/18 11:00:43	66.3
96	2021/06/18 11:00:46	62.0
97	2021/06/18 11:00:49	54.3
98	2021/06/18 11:00:52	52.2
99	2021/06/18 11:00:55	53.0
100	2021/06/18 11:00:58	52.5
101	2021/06/18 11:01:01	52.6
102	2021/06/18 11:01:04	55.6
103	2021/06/18 11:01:07	60.8
104	2021/06/18 11:01:10	60.2
105	2021/06/18 11:01:13	58.2
106	2021/06/18 11:01:16	59.2
107	2021/06/18 11:01:19	70.8
108	2021/06/18 11:01:22	68.2
109	2021/06/18 11:01:25	67.5
110	2021/06/18 11:01:28	65.9
111	2021/06/18 11:01:31	68.3
112	2021/06/18 11:01:34	65.7
113	2021/06/18 11:01:37	65.7
114	2021/06/18 11:01:40	66.8
115	2021/06/18 11:01:43	63.6
116	2021/06/18 11:01:46	62.3
117	2021/06/18 11:01:49	64.2
118	2021/06/18 11:01:52	63.1
119	2021/06/18 11:01:55	61.1
120	2021/06/18 11:01:58	61.0
121	2021/06/18 11:02:01	68.8
122	2021/06/18 11:02:04	64.8
123	2021/06/18 11:02:07	71.0
124	2021/06/18 11:02:10	67.2
125	2021/06/18 11:02:13	69.0
126	2021/06/18 11:02:16	70.2
127	2021/06/18 11:02:19	70.6
128	2021/06/18 11:02:22	65.0
129	2021/06/18 11:02:25	65.3
130	2021/06/18 11:02:28	71.9
131	2021/06/18 11:02:31	68.4
132	2021/06/18 11:02:34	69.1
133	2021/06/18 11:02:37	69.5
134	2021/06/18 11:02:40	70.7
135	2021/06/18 11:02:43	67.4

136	2021/06/18 11:02:46	71.0
137	2021/06/18 11:02:49	70.8
138	2021/06/18 11:02:52	64.3
139	2021/06/18 11:02:55	65.0
140	2021/06/18 11:02:58	60.6
141	2021/06/18 11:03:01	58.6
142	2021/06/18 11:03:04	55.2
143	2021/06/18 11:03:07	53.8
144	2021/06/18 11:03:10	53.5
145	2021/06/18 11:03:13	53.9
146	2021/06/18 11:03:16	54.2
147	2021/06/18 11:03:19	64.7
148	2021/06/18 11:03:22	64.6
149	2021/06/18 11:03:25	64.2
150	2021/06/18 11:03:28	59.8
151	2021/06/18 11:03:31	58.2
152	2021/06/18 11:03:34	55.7
153	2021/06/18 11:03:37	54.4
154	2021/06/18 11:03:40	56.3
155	2021/06/18 11:03:43	65.7
156	2021/06/18 11:03:46	69.9
157	2021/06/18 11:03:49	67.0
158	2021/06/18 11:03:52	67.4
159	2021/06/18 11:03:55	67.9
160	2021/06/18 11:03:58	62.7
161	2021/06/18 11:04:01	62.8
162	2021/06/18 11:04:04	72.0
163	2021/06/18 11:04:07	69.2
164	2021/06/18 11:04:10	79.9
165	2021/06/18 11:04:13	72.5
166	2021/06/18 11:04:16	65.6
167	2021/06/18 11:04:19	67.6
168	2021/06/18 11:04:22	69.9
169	2021/06/18 11:04:25	66.1
170	2021/06/18 11:04:28	68.9
171	2021/06/18 11:04:31	72.3
172	2021/06/18 11:04:34	70.3
173	2021/06/18 11:04:37	69.4
174	2021/06/18 11:04:40	65.5
175	2021/06/18 11:04:43	71.2
176	2021/06/18 11:04:46	70.7
177	2021/06/18 11:04:49	70.6
178	2021/06/18 11:04:52	69.5
179	2021/06/18 11:04:55	72.7
180	2021/06/18 11:04:58	67.3
181	2021/06/18 11:05:01	66.7
182	2021/06/18 11:05:04	58.0
183	2021/06/18 11:05:07	55.4
184	2021/06/18 11:05:10	58.6
185	2021/06/18 11:05:13	59.4

186	2021/06/18 11:05:16	67.6
187	2021/06/18 11:05:19	62.6
188	2021/06/18 11:05:22	63.1
189	2021/06/18 11:05:25	60.9
190	2021/06/18 11:05:28	62.7
191	2021/06/18 11:05:31	65.8
192	2021/06/18 11:05:34	61.9
193	2021/06/18 11:05:37	70.3
194	2021/06/18 11:05:40	69.4
195	2021/06/18 11:05:43	67.4
196	2021/06/18 11:05:46	63.5
197	2021/06/18 11:05:49	61.0
198	2021/06/18 11:05:52	67.7
199	2021/06/18 11:05:55	64.9
200	2021/06/18 11:05:58	72.0
201	2021/06/18 11:06:01	72.4
202	2021/06/18 11:06:04	72.3
203	2021/06/18 11:06:07	78.7
204	2021/06/18 11:06:10	72.0
205	2021/06/18 11:06:13	70.0
206	2021/06/18 11:06:16	64.9
207	2021/06/18 11:06:19	63.1
208	2021/06/18 11:06:22	69.9
209	2021/06/18 11:06:25	71.0
210	2021/06/18 11:06:28	72.3
211	2021/06/18 11:06:31	70.4
212	2021/06/18 11:06:34	69.1
213	2021/06/18 11:06:37	67.3
214	2021/06/18 11:06:40	70.0
215	2021/06/18 11:06:43	63.9
216	2021/06/18 11:06:46	58.5
217	2021/06/18 11:06:49	66.1
218	2021/06/18 11:06:52	68.0
219	2021/06/18 11:06:55	61.8
220	2021/06/18 11:06:58	59.6
221	2021/06/18 11:07:01	60.2
222	2021/06/18 11:07:04	65.1
223	2021/06/18 11:07:07	68.4
224	2021/06/18 11:07:10	67.4
225	2021/06/18 11:07:13	68.0
226	2021/06/18 11:07:16	65.2
227	2021/06/18 11:07:19	65.9
228	2021/06/18 11:07:22	62.3
229	2021/06/18 11:07:25	57.8
230	2021/06/18 11:07:28	56.3
231	2021/06/18 11:07:31	55.3
232	2021/06/18 11:07:34	57.5
233	2021/06/18 11:07:37	71.1
234	2021/06/18 11:07:40	69.6
235	2021/06/18 11:07:43	72.5

236	2021/06/18 11:07:46	72.9
237	2021/06/18 11:07:49	73.8
238	2021/06/18 11:07:52	70.3
239	2021/06/18 11:07:55	71.0
240	2021/06/18 11:07:58	72.4
241	2021/06/18 11:08:01	70.0
242	2021/06/18 11:08:04	66.9
243	2021/06/18 11:08:07	69.4
244	2021/06/18 11:08:10	69.8
245	2021/06/18 11:08:13	71.1
246	2021/06/18 11:08:16	72.2
247	2021/06/18 11:08:19	71.0
248	2021/06/18 11:08:22	63.6
249	2021/06/18 11:08:25	61.3
250	2021/06/18 11:08:28	60.9
251	2021/06/18 11:08:31	61.9
252	2021/06/18 11:08:34	62.6
253	2021/06/18 11:08:37	74.2
254	2021/06/18 11:08:40	73.0
255	2021/06/18 11:08:43	71.7
256	2021/06/18 11:08:46	70.2
257	2021/06/18 11:08:49	68.5
258	2021/06/18 11:08:52	68.3
259	2021/06/18 11:08:55	65.4
260	2021/06/18 11:08:58	62.7
261	2021/06/18 11:09:01	56.8
262	2021/06/18 11:09:04	55.4
263	2021/06/18 11:09:07	53.2
264	2021/06/18 11:09:10	53.4
265	2021/06/18 11:09:13	54.3
266	2021/06/18 11:09:16	63.3
267	2021/06/18 11:09:19	68.4
268	2021/06/18 11:09:22	67.9
269	2021/06/18 11:09:25	65.6
270	2021/06/18 11:09:28	66.9
271	2021/06/18 11:09:31	59.5
272	2021/06/18 11:09:34	61.9
273	2021/06/18 11:09:37	57.0
274	2021/06/18 11:09:40	61.9
275	2021/06/18 11:09:43	72.1
276	2021/06/18 11:09:46	71.5
277	2021/06/18 11:09:49	72.2
278	2021/06/18 11:09:52	64.7
279	2021/06/18 11:09:55	73.1
280	2021/06/18 11:09:58	72.9
281	2021/06/18 11:10:01	72.9
282	2021/06/18 11:10:04	70.2
283	2021/06/18 11:10:07	76.3
284	2021/06/18 11:10:10	71.8
285	2021/06/18 11:10:13	68.5

286	2021/06/18 11:10:16	73.6
287	2021/06/18 11:10:19	71.0
288	2021/06/18 11:10:22	65.7
289	2021/06/18 11:10:25	64.0
290	2021/06/18 11:10:28	65.3
291	2021/06/18 11:10:31	70.3
292	2021/06/18 11:10:34	71.6
293	2021/06/18 11:10:37	71.1
294	2021/06/18 11:10:40	68.4
295	2021/06/18 11:10:43	65.6
296	2021/06/18 11:10:46	67.3
297	2021/06/18 11:10:49	68.5
298	2021/06/18 11:10:52	62.5
299	2021/06/18 11:10:55	64.0
300	2021/06/18 11:10:58	66.9

Data Logger 2
SET 3
A
SLOW
Range 40-100
L05 55.1
L10 54.0
L50 50.4
L90 46.9
L95 46.1
Max dB 65.0
2021/06/18 11:23:14
SEL 81.3
Leq 51.8

No.s	Date Time	dB
1	2021/06/18 11:16:00	52.6
2	2021/06/18 11:16:03	52.6
3	2021/06/18 11:16:06	53.9
4	2021/06/18 11:16:09	53.1
5	2021/06/18 11:16:12	49.8
6	2021/06/18 11:16:15	48.3
7	2021/06/18 11:16:18	48.4
8	2021/06/18 11:16:21	48.0
9	2021/06/18 11:16:24	47.1
10	2021/06/18 11:16:27	46.8
11	2021/06/18 11:16:30	47.1
12	2021/06/18 11:16:33	51.6
13	2021/06/18 11:16:36	49.1
14	2021/06/18 11:16:39	46.5
15	2021/06/18 11:16:42	47.8
16	2021/06/18 11:16:45	48.5
17	2021/06/18 11:16:48	49.5
18	2021/06/18 11:16:51	51.9
19	2021/06/18 11:16:54	50.2
20	2021/06/18 11:16:57	48.0
21	2021/06/18 11:17:00	48.7
22	2021/06/18 11:17:03	48.9
23	2021/06/18 11:17:06	48.6
24	2021/06/18 11:17:09	51.5
25	2021/06/18 11:17:12	55.4
26	2021/06/18 11:17:15	55.8
27	2021/06/18 11:17:18	54.0
28	2021/06/18 11:17:21	54.1
29	2021/06/18 11:17:24	53.1
30	2021/06/18 11:17:27	50.2
31	2021/06/18 11:17:30	51.0
32	2021/06/18 11:17:33	51.6
33	2021/06/18 11:17:36	52.0
34	2021/06/18 11:17:39	52.2
35	2021/06/18 11:17:42	53.3

36	2021/06/18 11:17:45	56.0
37	2021/06/18 11:17:48	56.2
38	2021/06/18 11:17:51	49.6
39	2021/06/18 11:17:54	47.9
40	2021/06/18 11:17:57	50.2
41	2021/06/18 11:18:00	50.5
42	2021/06/18 11:18:03	46.5
43	2021/06/18 11:18:06	45.2
44	2021/06/18 11:18:09	46.0
45	2021/06/18 11:18:12	46.1
46	2021/06/18 11:18:15	52.2
47	2021/06/18 11:18:18	50.0
48	2021/06/18 11:18:21	50.0
49	2021/06/18 11:18:24	50.4
50	2021/06/18 11:18:27	53.2
51	2021/06/18 11:18:30	53.0
52	2021/06/18 11:18:33	51.5
53	2021/06/18 11:18:36	51.9
54	2021/06/18 11:18:39	52.6
55	2021/06/18 11:18:42	51.5
56	2021/06/18 11:18:45	48.3
57	2021/06/18 11:18:48	49.0
58	2021/06/18 11:18:51	50.4
59	2021/06/18 11:18:54	51.7
60	2021/06/18 11:18:57	52.2
61	2021/06/18 11:19:00	51.7
62	2021/06/18 11:19:03	50.7
63	2021/06/18 11:19:06	51.7
64	2021/06/18 11:19:09	49.8
65	2021/06/18 11:19:12	49.0
66	2021/06/18 11:19:15	50.4
67	2021/06/18 11:19:18	48.5
68	2021/06/18 11:19:21	48.6
69	2021/06/18 11:19:24	48.9
70	2021/06/18 11:19:27	50.3
71	2021/06/18 11:19:30	54.4
72	2021/06/18 11:19:33	56.8
73	2021/06/18 11:19:36	54.9
74	2021/06/18 11:19:39	52.3
75	2021/06/18 11:19:42	52.9
76	2021/06/18 11:19:45	55.2
77	2021/06/18 11:19:48	53.5
78	2021/06/18 11:19:51	53.4
79	2021/06/18 11:19:54	51.7
80	2021/06/18 11:19:57	50.1
81	2021/06/18 11:20:00	49.7
82	2021/06/18 11:20:03	46.1
83	2021/06/18 11:20:06	47.9
84	2021/06/18 11:20:09	48.4
85	2021/06/18 11:20:12	48.1

86	2021/06/18 11:20:15	49.5
87	2021/06/18 11:20:18	53.5
88	2021/06/18 11:20:21	52.5
89	2021/06/18 11:20:24	48.3
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92	2021/06/18 11:20:33	46.2
93	2021/06/18 11:20:36	46.5
94	2021/06/18 11:20:39	46.7
95	2021/06/18 11:20:42	47.6
96	2021/06/18 11:20:45	50.1
97	2021/06/18 11:20:48	48.7
98	2021/06/18 11:20:51	47.5
99	2021/06/18 11:20:54	48.5
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101	2021/06/18 11:21:00	50.2
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105	2021/06/18 11:21:12	51.6
106	2021/06/18 11:21:15	49.6
107	2021/06/18 11:21:18	49.1
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121	2021/06/18 11:22:00	50.6
122	2021/06/18 11:22:03	51.1
123	2021/06/18 11:22:06	50.5
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132	2021/06/18 11:22:33	49.6
133	2021/06/18 11:22:36	46.8
134	2021/06/18 11:22:39	46.1
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136	2021/06/18 11:22:45	46.8
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139	2021/06/18 11:22:54	47.4
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141	2021/06/18 11:23:00	50.9
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152	2021/06/18 11:23:33	50.7
153	2021/06/18 11:23:36	50.7
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168	2021/06/18 11:24:21	49.2
169	2021/06/18 11:24:24	47.7
170	2021/06/18 11:24:27	48.1
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172	2021/06/18 11:24:33	51.9
173	2021/06/18 11:24:36	49.7
174	2021/06/18 11:24:39	48.2
175	2021/06/18 11:24:42	48.2
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181	2021/06/18 11:25:00	46.1
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184	2021/06/18 11:25:09	52.8
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201	2021/06/18 11:26:00	49.6
202	2021/06/18 11:26:03	49.4
203	2021/06/18 11:26:06	50.9
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206	2021/06/18 11:26:15	51.3
207	2021/06/18 11:26:18	50.3
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212	2021/06/18 11:26:33	51.6
213	2021/06/18 11:26:36	49.6
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235	2021/06/18 11:27:42	53.5

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241	2021/06/18 11:28:00	54.1
242	2021/06/18 11:28:03	50.1
243	2021/06/18 11:28:06	46.9
244	2021/06/18 11:28:09	46.4
245	2021/06/18 11:28:12	48.5
246	2021/06/18 11:28:15	50.6
247	2021/06/18 11:28:18	51.1
248	2021/06/18 11:28:21	49.4
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252	2021/06/18 11:28:33	46.2
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254	2021/06/18 11:28:39	47.4
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265	2021/06/18 11:29:12	50.7
266	2021/06/18 11:29:15	48.4
267	2021/06/18 11:29:18	47.6
268	2021/06/18 11:29:21	47.4
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273	2021/06/18 11:29:36	50.7
274	2021/06/18 11:29:39	53.1
275	2021/06/18 11:29:42	57.2
276	2021/06/18 11:29:45	54.4
277	2021/06/18 11:29:48	54.3
278	2021/06/18 11:29:51	52.4
279	2021/06/18 11:29:54	50.4
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287	2021/06/18 11:30:18	51.3
288	2021/06/18 11:30:21	51.3
289	2021/06/18 11:30:24	50.5
290	2021/06/18 11:30:27	52.0
291	2021/06/18 11:30:30	49.4
292	2021/06/18 11:30:33	47.9
293	2021/06/18 11:30:36	49.0
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295	2021/06/18 11:30:42	54.2
296	2021/06/18 11:30:45	55.4
297	2021/06/18 11:30:48	54.1
298	2021/06/18 11:30:51	52.8
299	2021/06/18 11:30:54	52.0
300	2021/06/18 11:30:57	53.1

Data Logger 2
SET 3
A
SLOW
Range 40-100
L05 49.4
L10 48.2
L50 43.8
L90 40.5
L95 39.9
Max dB 58.2
2021/06/18 11:37:58
SEL 75.4
Leq 45.9

No.s	Date Time	dB
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4	2021/06/18 11:35:55	42.9
5	2021/06/18 11:35:58	40.4
6	2021/06/18 11:36:01	39.5
7	2021/06/18 11:36:04	39.9
8	2021/06/18 11:36:07	39.7
9	2021/06/18 11:36:10	41.3
10	2021/06/18 11:36:13	43.6
11	2021/06/18 11:36:16	41.0
12	2021/06/18 11:36:19	41.6
13	2021/06/18 11:36:22	44.3
14	2021/06/18 11:36:25	42.0
15	2021/06/18 11:36:28	41.2
16	2021/06/18 11:36:31	40.5
17	2021/06/18 11:36:34	41.5
18	2021/06/18 11:36:37	40.2
19	2021/06/18 11:36:40	42.4
20	2021/06/18 11:36:43	41.7
21	2021/06/18 11:36:46	41.5
22	2021/06/18 11:36:49	42.5
23	2021/06/18 11:36:52	40.7
24	2021/06/18 11:36:55	39.6
25	2021/06/18 11:36:58	40.7
26	2021/06/18 11:37:01	44.5
27	2021/06/18 11:37:04	41.1
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29	2021/06/18 11:37:10	40.4
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38	2021/06/18 11:37:37	42.0
39	2021/06/18 11:37:40	44.8
40	2021/06/18 11:37:43	44.4
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44	2021/06/18 11:37:55	56.9
45	2021/06/18 11:37:58	49.8
46	2021/06/18 11:38:01	53.6
47	2021/06/18 11:38:04	49.1
48	2021/06/18 11:38:07	50.0
49	2021/06/18 11:38:10	50.0
50	2021/06/18 11:38:13	48.6
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60	2021/06/18 11:38:43	48.7
61	2021/06/18 11:38:46	52.2*
62	2021/06/18 11:38:49	50.2*
63	2021/06/18 11:38:52	49.6*
64	2021/06/18 11:38:55	49.3*
65	2021/06/18 11:38:58	49.4*
66	2021/06/18 11:39:01	45.6
67	2021/06/18 11:39:04	43.6
68	2021/06/18 11:39:07	44.2
69	2021/06/18 11:39:10	43.7
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77	2021/06/18 11:39:34	47.2
78	2021/06/18 11:39:37	40.7
79	2021/06/18 11:39:40	42.2
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211	2021/06/18 11:46:16	45.5
212	2021/06/18 11:46:19	49.0
213	2021/06/18 11:46:22	47.2
214	2021/06/18 11:46:25	46.4
215	2021/06/18 11:46:28	42.5
216	2021/06/18 11:46:31	46.3
217	2021/06/18 11:46:34	46.6
218	2021/06/18 11:46:37	42.8
219	2021/06/18 11:46:40	42.1
220	2021/06/18 11:46:43	45.0
221	2021/06/18 11:46:46	46.0
222	2021/06/18 11:46:49	48.9
223	2021/06/18 11:46:52	47.5
224	2021/06/18 11:46:55	46.8
225	2021/06/18 11:46:58	46.8
226	2021/06/18 11:47:01	48.6
227	2021/06/18 11:47:04	46.1
228	2021/06/18 11:47:07	43.2
229	2021/06/18 11:47:10	44.8
230	2021/06/18 11:47:13	43.9
231	2021/06/18 11:47:16	44.6
232	2021/06/18 11:47:19	44.6
233	2021/06/18 11:47:22	44.0
234	2021/06/18 11:47:25	44.8
235	2021/06/18 11:47:28	45.9

236	2021/06/18 11:47:31	43.8
237	2021/06/18 11:47:34	44.9
238	2021/06/18 11:47:37	45.4
239	2021/06/18 11:47:40	45.0
240	2021/06/18 11:47:43	45.0
241	2021/06/18 11:47:46	44.6
242	2021/06/18 11:47:49	44.3
243	2021/06/18 11:47:52	40.9
244	2021/06/18 11:47:55	42.1
245	2021/06/18 11:47:58	40.7
246	2021/06/18 11:48:01	41.7
247	2021/06/18 11:48:04	45.7
248	2021/06/18 11:48:07	42.9
249	2021/06/18 11:48:10	41.5
250	2021/06/18 11:48:13	43.8
251	2021/06/18 11:48:16	39.8
252	2021/06/18 11:48:19	40.7
253	2021/06/18 11:48:22	41.5
254	2021/06/18 11:48:25	41.4
255	2021/06/18 11:48:28	41.6
256	2021/06/18 11:48:31	41.4
257	2021/06/18 11:48:34	40.8
258	2021/06/18 11:48:37	41.9
259	2021/06/18 11:48:40	40.7
260	2021/06/18 11:48:43	43.4
261	2021/06/18 11:48:46	42.3
262	2021/06/18 11:48:49	40.9
263	2021/06/18 11:48:52	44.8
264	2021/06/18 11:48:55	41.6
265	2021/06/18 11:48:58	41.4
266	2021/06/18 11:49:01	41.0
267	2021/06/18 11:49:04	42.0
268	2021/06/18 11:49:07	43.1
269	2021/06/18 11:49:10	40.7
270	2021/06/18 11:49:13	41.6
271	2021/06/18 11:49:16	42.9
272	2021/06/18 11:49:19	40.7
273	2021/06/18 11:49:22	40.0
274	2021/06/18 11:49:25	40.2
275	2021/06/18 11:49:28	39.7
276	2021/06/18 11:49:31	39.6
277	2021/06/18 11:49:34	39.9
278	2021/06/18 11:49:37	38.8
279	2021/06/18 11:49:40	39.2
280	2021/06/18 11:49:43	43.5
281	2021/06/18 11:49:46	42.4
282	2021/06/18 11:49:49	41.7
283	2021/06/18 11:49:52	39.7
284	2021/06/18 11:49:55	40.5
285	2021/06/18 11:49:58	40.5

286	2021/06/18 11:50:01	40.8
287	2021/06/18 11:50:04	40.4
288	2021/06/18 11:50:07	40.2
289	2021/06/18 11:50:10	38.6
290	2021/06/18 11:50:13	46.1
291	2021/06/18 11:50:16	44.1
292	2021/06/18 11:50:19	42.7
293	2021/06/18 11:50:22	44.0
294	2021/06/18 11:50:25	47.0
295	2021/06/18 11:50:28	43.4
296	2021/06/18 11:50:31	43.6
297	2021/06/18 11:50:34	43.6
298	2021/06/18 11:50:37	46.1
299	2021/06/18 11:50:40	43.0
300	2021/06/18 11:50:43	42.8
301	2021/06/18 11:50:46	48.0
302	2021/06/18 11:50:49	43.8
303	2021/06/18 11:50:52	41.3
304	2021/06/18 11:50:55	47.1

Data Logger 2
SET 3
A
SLOW
Range 40-100
L05 56.8
L10 55.1
L50 51.2
L90 48.3
L95 47.5
Max dB 64.2
2021/06/18 12:13:39
SEL 82.4
Leq 52.9

No.s	Date Time	dB
1	2021/06/18 12:03:41	55.4
2	2021/06/18 12:03:44	51.3
3	2021/06/18 12:03:47	50.3
4	2021/06/18 12:03:50	49.6
5	2021/06/18 12:03:53	50.3
6	2021/06/18 12:03:56	49.9
7	2021/06/18 12:03:59	49.8
8	2021/06/18 12:04:02	48.8
9	2021/06/18 12:04:05	48.9
10	2021/06/18 12:04:08	48.7
11	2021/06/18 12:04:11	49.5
12	2021/06/18 12:04:14	48.4
13	2021/06/18 12:04:17	48.1
14	2021/06/18 12:04:20	49.2
15	2021/06/18 12:04:23	50.7
16	2021/06/18 12:04:26	51.4
17	2021/06/18 12:04:29	53.6
18	2021/06/18 12:04:32	52.5
19	2021/06/18 12:04:35	51.2
20	2021/06/18 12:04:38	51.6
21	2021/06/18 12:04:41	51.6
22	2021/06/18 12:04:44	51.5
23	2021/06/18 12:04:47	52.6
24	2021/06/18 12:04:50	51.6
25	2021/06/18 12:04:53	50.3
26	2021/06/18 12:04:56	50.3
27	2021/06/18 12:04:59	48.6
28	2021/06/18 12:05:02	50.1
29	2021/06/18 12:05:05	50.8
30	2021/06/18 12:05:08	50.2
31	2021/06/18 12:05:11	53.3
32	2021/06/18 12:05:14	56.5
33	2021/06/18 12:05:17	54.5
34	2021/06/18 12:05:20	50.6
35	2021/06/18 12:05:23	47.4

36	2021/06/18 12:05:26	58.0
37	2021/06/18 12:05:29	57.6
38	2021/06/18 12:05:32	57.1
39	2021/06/18 12:05:35	58.6
40	2021/06/18 12:05:38	50.7
41	2021/06/18 12:05:41	48.9
42	2021/06/18 12:05:44	50.9
43	2021/06/18 12:05:47	52.0
44	2021/06/18 12:05:50	52.3
45	2021/06/18 12:05:53	52.8
46	2021/06/18 12:05:56	52.7
47	2021/06/18 12:05:59	54.4
48	2021/06/18 12:06:02	49.3
49	2021/06/18 12:06:05	49.0
50	2021/06/18 12:06:08	50.3
51	2021/06/18 12:06:11	49.5
52	2021/06/18 12:06:14	51.0
53	2021/06/18 12:06:17	48.3
54	2021/06/18 12:06:20	51.1
55	2021/06/18 12:06:23	50.7
56	2021/06/18 12:06:26	49.7
57	2021/06/18 12:06:29	55.8
58	2021/06/18 12:06:32	50.9
59	2021/06/18 12:06:35	49.2
60	2021/06/18 12:06:38	49.8
61	2021/06/18 12:06:41	50.1
62	2021/06/18 12:06:44	50.2
63	2021/06/18 12:06:47	51.3
64	2021/06/18 12:06:50	52.1
65	2021/06/18 12:06:53	51.3
66	2021/06/18 12:06:56	51.5
67	2021/06/18 12:06:59	52.0
68	2021/06/18 12:07:02	53.1
69	2021/06/18 12:07:05	57.8
70	2021/06/18 12:07:08	51.5
71	2021/06/18 12:07:11	59.0
72	2021/06/18 12:07:14	52.7
73	2021/06/18 12:07:17	51.7
74	2021/06/18 12:07:20	51.3
75	2021/06/18 12:07:23	52.7
76	2021/06/18 12:07:26	50.5
77	2021/06/18 12:07:29	50.3
78	2021/06/18 12:07:32	49.7
79	2021/06/18 12:07:35	50.0
80	2021/06/18 12:07:38	49.6
81	2021/06/18 12:07:41	50.4
82	2021/06/18 12:07:44	51.0
83	2021/06/18 12:07:47	51.2
84	2021/06/18 12:07:50	52.7
85	2021/06/18 12:07:53	57.1

86	2021/06/18 12:07:56	51.5
87	2021/06/18 12:07:59	51.5
88	2021/06/18 12:08:02	52.6
89	2021/06/18 12:08:05	53.8
90	2021/06/18 12:08:08	54.7
91	2021/06/18 12:08:11	51.1
92	2021/06/18 12:08:14	50.4
93	2021/06/18 12:08:17	50.0
94	2021/06/18 12:08:20	48.4
95	2021/06/18 12:08:23	47.1
96	2021/06/18 12:08:26	47.5
97	2021/06/18 12:08:29	47.3
98	2021/06/18 12:08:32	49.0
99	2021/06/18 12:08:35	49.0
100	2021/06/18 12:08:38	49.6
101	2021/06/18 12:08:41	51.6
102	2021/06/18 12:08:44	50.4
103	2021/06/18 12:08:47	54.4
104	2021/06/18 12:08:50	51.6
105	2021/06/18 12:08:53	50.0
106	2021/06/18 12:08:56	53.6
107	2021/06/18 12:08:59	53.7
108	2021/06/18 12:09:02	51.0
109	2021/06/18 12:09:05	48.9
110	2021/06/18 12:09:08	50.4
111	2021/06/18 12:09:11	51.2
112	2021/06/18 12:09:14	52.0
113	2021/06/18 12:09:17	50.5
114	2021/06/18 12:09:20	51.1
115	2021/06/18 12:09:23	52.0
116	2021/06/18 12:09:26	51.7
117	2021/06/18 12:09:29	52.3
118	2021/06/18 12:09:32	52.3
119	2021/06/18 12:09:35	50.6
120	2021/06/18 12:09:38	49.3
121	2021/06/18 12:09:41	50.0
122	2021/06/18 12:09:44	51.8
123	2021/06/18 12:09:47	54.5
124	2021/06/18 12:09:50	51.8
125	2021/06/18 12:09:53	51.8
126	2021/06/18 12:09:56	52.2
127	2021/06/18 12:09:59	50.7
128	2021/06/18 12:10:02	51.1
129	2021/06/18 12:10:05	51.5
130	2021/06/18 12:10:08	50.9
131	2021/06/18 12:10:11	51.1
132	2021/06/18 12:10:14	50.1
133	2021/06/18 12:10:17	49.4
134	2021/06/18 12:10:20	50.4
135	2021/06/18 12:10:23	52.0

136	2021/06/18 12:10:26	50.8
137	2021/06/18 12:10:29	52.3
138	2021/06/18 12:10:32	53.6
139	2021/06/18 12:10:35	55.4
140	2021/06/18 12:10:38	53.7
141	2021/06/18 12:10:41	58.8
142	2021/06/18 12:10:44	60.5
143	2021/06/18 12:10:47	55.5
144	2021/06/18 12:10:50	57.4
145	2021/06/18 12:10:53	49.5
146	2021/06/18 12:10:56	49.9
147	2021/06/18 12:10:59	50.4
148	2021/06/18 12:11:02	47.9
149	2021/06/18 12:11:05	48.1
150	2021/06/18 12:11:08	47.6
151	2021/06/18 12:11:11	52.2
152	2021/06/18 12:11:14	49.8
153	2021/06/18 12:11:17	51.3
154	2021/06/18 12:11:20	51.3
155	2021/06/18 12:11:23	52.8
156	2021/06/18 12:11:26	53.6
157	2021/06/18 12:11:29	52.7
158	2021/06/18 12:11:32	53.4
159	2021/06/18 12:11:35	53.8
160	2021/06/18 12:11:38	57.6
161	2021/06/18 12:11:41	54.1
162	2021/06/18 12:11:44	53.1
163	2021/06/18 12:11:47	53.1
164	2021/06/18 12:11:50	52.8
165	2021/06/18 12:11:53	52.8
166	2021/06/18 12:11:56	53.8
167	2021/06/18 12:11:59	54.7
168	2021/06/18 12:12:02	53.2
169	2021/06/18 12:12:05	63.7
170	2021/06/18 12:12:08	57.3
171	2021/06/18 12:12:11	52.7
172	2021/06/18 12:12:14	51.5
173	2021/06/18 12:12:17	52.5
174	2021/06/18 12:12:20	52.2
175	2021/06/18 12:12:23	52.9
176	2021/06/18 12:12:26	62.2
177	2021/06/18 12:12:29	55.6
178	2021/06/18 12:12:32	54.3
179	2021/06/18 12:12:35	53.8
180	2021/06/18 12:12:38	54.0
181	2021/06/18 12:12:41	50.8
182	2021/06/18 12:12:44	51.2
183	2021/06/18 12:12:47	50.1
184	2021/06/18 12:12:50	49.8
185	2021/06/18 12:12:53	49.7

186	2021/06/18 12:12:56	51.4
187	2021/06/18 12:12:59	51.8
188	2021/06/18 12:13:02	50.9
189	2021/06/18 12:13:05	50.8
190	2021/06/18 12:13:08	56.3
191	2021/06/18 12:13:11	53.1
192	2021/06/18 12:13:14	52.7
193	2021/06/18 12:13:17	48.7
194	2021/06/18 12:13:20	47.3
195	2021/06/18 12:13:23	46.9
196	2021/06/18 12:13:26	49.5
197	2021/06/18 12:13:29	49.0
198	2021/06/18 12:13:32	49.0
199	2021/06/18 12:13:35	53.5
200	2021/06/18 12:13:38	61.1
201	2021/06/18 12:13:41	52.4
202	2021/06/18 12:13:44	52.5
203	2021/06/18 12:13:47	51.5
204	2021/06/18 12:13:50	52.5
205	2021/06/18 12:13:53	52.7
206	2021/06/18 12:13:56	53.6
207	2021/06/18 12:13:59	54.6
208	2021/06/18 12:14:02	54.4
209	2021/06/18 12:14:05	55.0
210	2021/06/18 12:14:08	59.6
211	2021/06/18 12:14:11	58.6
212	2021/06/18 12:14:14	57.3
213	2021/06/18 12:14:17	55.3
214	2021/06/18 12:14:20	54.3
215	2021/06/18 12:14:23	58.5
216	2021/06/18 12:14:26	55.6
217	2021/06/18 12:14:29	54.9
218	2021/06/18 12:14:32	53.2
219	2021/06/18 12:14:35	55.1
220	2021/06/18 12:14:38	59.4
221	2021/06/18 12:14:41	56.0
222	2021/06/18 12:14:44	51.4
223	2021/06/18 12:14:47	50.9
224	2021/06/18 12:14:50	49.3
225	2021/06/18 12:14:53	48.6
226	2021/06/18 12:14:56	47.8
227	2021/06/18 12:14:59	49.2
228	2021/06/18 12:15:02	51.7
229	2021/06/18 12:15:05	50.1
230	2021/06/18 12:15:08	49.0
231	2021/06/18 12:15:11	49.1
232	2021/06/18 12:15:14	49.6
233	2021/06/18 12:15:17	53.8
234	2021/06/18 12:15:20	48.5
235	2021/06/18 12:15:23	47.6

236	2021/06/18 12:15:26	47.3
237	2021/06/18 12:15:29	49.8
238	2021/06/18 12:15:32	46.7
239	2021/06/18 12:15:35	50.5
240	2021/06/18 12:15:38	48.8
241	2021/06/18 12:15:41	50.1
242	2021/06/18 12:15:44	51.9
243	2021/06/18 12:15:47	53.1
244	2021/06/18 12:15:50	48.6
245	2021/06/18 12:15:53	49.1
246	2021/06/18 12:15:56	47.6
247	2021/06/18 12:15:59	50.2
248	2021/06/18 12:16:02	51.2
249	2021/06/18 12:16:05	55.7
250	2021/06/18 12:16:08	49.6
251	2021/06/18 12:16:11	58.6
252	2021/06/18 12:16:14	53.6
253	2021/06/18 12:16:17	52.0
254	2021/06/18 12:16:20	52.2
255	2021/06/18 12:16:23	52.4
256	2021/06/18 12:16:26	52.8
257	2021/06/18 12:16:29	52.0
258	2021/06/18 12:16:32	52.5
259	2021/06/18 12:16:35	54.3
260	2021/06/18 12:16:38	53.3
261	2021/06/18 12:16:41	52.3
262	2021/06/18 12:16:44	52.4
263	2021/06/18 12:16:47	50.1
264	2021/06/18 12:16:50	51.9
265	2021/06/18 12:16:53	51.3
266	2021/06/18 12:16:56	50.1
267	2021/06/18 12:16:59	49.5
268	2021/06/18 12:17:02	47.8
269	2021/06/18 12:17:05	50.3
270	2021/06/18 12:17:08	50.7
271	2021/06/18 12:17:11	48.5
272	2021/06/18 12:17:14	49.1
273	2021/06/18 12:17:17	49.5
274	2021/06/18 12:17:20	48.9
275	2021/06/18 12:17:23	47.7
276	2021/06/18 12:17:26	47.5
277	2021/06/18 12:17:29	49.0
278	2021/06/18 12:17:32	48.9
279	2021/06/18 12:17:35	48.1
280	2021/06/18 12:17:38	47.3
281	2021/06/18 12:17:41	46.6
282	2021/06/18 12:17:44	46.9
283	2021/06/18 12:17:47	46.8
284	2021/06/18 12:17:50	46.9
285	2021/06/18 12:17:53	47.0

286	2021/06/18 12:17:56	50.2
287	2021/06/18 12:17:59	51.4
288	2021/06/18 12:18:02	51.6
289	2021/06/18 12:18:05	50.0
290	2021/06/18 12:18:08	52.2
291	2021/06/18 12:18:11	51.3
292	2021/06/18 12:18:14	51.0
293	2021/06/18 12:18:17	49.6
294	2021/06/18 12:18:20	48.1
295	2021/06/18 12:18:23	48.1
296	2021/06/18 12:18:26	48.5
297	2021/06/18 12:18:29	51.6
298	2021/06/18 12:18:32	51.8
299	2021/06/18 12:18:35	52.2
300	2021/06/18 12:18:38	51.3

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 06/25/2021
Case Description: 31727 Coast Highway

**** Receptor #1 ****

Description	Land Use	Baselines (dBA) Daytime	Evening	Night
Sngle Family - West	Residential	65.0	55.0	50.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Dozer	No	40		81.7	80.0	0.0
Excavator	No	40		80.7	80.0	0.0
Jackhammer	Yes	20		88.9	80.0	0.0

Results

Equipment	Calculated (dBA) Lmax	Leq	Noise Limits (dBA) Day Lmax	Day Leq	Evening Lmax	Evening Leq	Night Lmax	Night Leq	Noise Limit Exceedance (dBA) Day Lmax	Day Leq	Evening Lmax	Evening Leq	Night Lmax	Night Leq
Dozer	77.6	73.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Excavator	76.6	72.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jackhammer	84.8	77.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	84.8	80.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**** Receptor #2 ****

Description	Land Use	Baselines (dBA) Daytime	Evening	Night
Single Family - Northwest	Residential	65.0	55.0	50.0

Description	Impact Device	Usage (%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Dozer	No	40		81.7	100.0	0.0
Excavator	No	40		80.7	100.0	0.0
Jackhammer	Yes	20		88.9	100.0	0.0

Results

Equipment	Calculated (dBA) Lmax	Leq	Noise Limits (dBA) Day Lmax	Day Leq	Evening Lmax	Evening Leq	Night Lmax	Night Leq	Noise Limit Exceedance (dBA) Day Lmax	Day Leq	Evening Lmax	Evening Leq	Night Lmax	Night Leq
Dozer	75.6	71.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Excavator	74.7	70.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jackhammer	82.9	75.9	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	82.9	78.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**** Receptor #3 ****

Description	Land Use	Baselines (dBA) Daytime	Evening	Night
Multi-Family - Southwest	Residential	65.0	55.0	50.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Dozer	No	40		81.7	150.0	0.0
Excavator	No	40		80.7	150.0	0.0
Jackhammer	Yes	20		88.9	150.0	0.0

Results

	Calculated (dBA)		Noise Limits (dBA) Day		Evening		Night		Noise Limit Exceedance (dBA) Day		Evening		Night	
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Dozer	72.1	68.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Excavator	71.2	67.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jackhammer	79.3	72.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	79.3	74.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Groundborne Noise and Vibration Modeling

Notes
The reference distance is measured from the nearest anticipated point of construction equipment to the nearest structure.

	Reference Level Inputs			
Equipment	**PPV_{ref} (in/sec)**	**Lv_{ref} (VdB)**	**RMS_{ref} (in/sec)**	**Reference Distance**
Vibratory Roller	0.21	94	0.050	25
Hoe Ram	0.089	87	0.022	25
Large bulldozer	0.089	87	0.022	25
Caisson drilling	0.089	87	0.022	25
Loaded trucks	0.076	83	0.014	25
Jack hammer	0.035	79	0.009	25
Small bulldozer	0.003	58	0.001	25

	Vibration Level at Receiver			
Equipment	**Distance (feet)**	**PPV_x (in/sec)**	**Lv_x (VdB)**	**RMS_x (in/sec)**
Vibratory Roller	15	0.3683	99	0.088
Hoe Ram	15	0.1561	92	0.039
Large bulldozer	15	0.1561	92	0.039
Caisson drilling	15	0.1561	92	0.039
Loaded trucks	15	0.1333	88	0.025
Jack hammer	15	0.0614	84	0.016
Small bulldozer	15	0.0053	63	0.001

	Vibration Contours		
	Distance to (feet)		
Equipment	**0.200 PPV**	**72.0 VdB**	**0.0080 RMS**
Vibratory Roller	26	250	133
Hoe Ram	12	120	64
Large bulldozer	12	120	64
Caisson drilling	12	120	64
Loaded trucks	10	79	42
Jack hammer	5	52	28
Small bulldozer	1	6	3

Source
California Department of Transportation (Caltrans). 2013. Transportation and Construction Last Updated: 4/11/2019

Groundborne Noise and Vibration Modeling

Notes
The reference distance is measured from the nearest anticipated point of construction equipment to the nearest structure.

	Reference Level Inputs			
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Hoe Ram	0.089	87	0.022	25
Large bulldozer	0.089	87	0.022	25
Caisson drilling	0.089	87	0.022	25
Loaded trucks	0.076	83	0.014	25
Jack hammer	0.035	79	0.009	25
Small bulldozer	0.003	58	0.001	25

	Vibration Level at Receiver			
Equipment	**Distance (feet)**	**PPV_x (in/sec)**	**Lv_x (VdB)**	**RMS_x (in/sec)**
Vibratory Roller	30	0.1718	92	0.041
Hoe Ram	30	0.0728	85	0.018
Large bulldozer	30	0.0728	85	0.018
Caisson drilling	30	0.0728	85	0.018
Loaded trucks	30	0.0622	81	0.012
Jack hammer	30	0.0286	77	0.007
Small bulldozer	30	0.0025	56	0.001

	Vibration Contours		
	Distance to (feet)		
Equipment	**0.200 PPV**	**72.0 VdB**	**0.0080 RMS**
Vibratory Roller	26	250	133
Hoe Ram	12	120	64
Large bulldozer	12	120	64
Caisson drilling	12	120	64
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Groundborne Noise and Vibration Modeling

Notes
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	Reference Level Inputs			
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Large bulldozer	0.089	87	0.022	25
Caisson drilling	0.089	87	0.022	25
Loaded trucks	0.076	83	0.014	25
Jack hammer	0.035	79	0.009	25
Small bulldozer	0.003	58	0.001	25

	Vibration Level at Receiver			
Equipment	**Distance (feet)**	**PPV_x (in/sec)**	**Lv_x (VdB)**	**RMS_x (in/sec)**
Vibratory Roller	85	0.0547	82	0.013
Hoe Ram	85	0.0232	75	0.006
Large bulldozer	85	0.0232	75	0.006
Caisson drilling	85	0.0232	75	0.006
Loaded trucks	85	0.0198	71	0.004
Jack hammer	85	0.0091	67	0.002
Small bulldozer	85	0.0008	46	0.000

	Vibration Contours		
	Distance to (feet)		
Equipment	**0.200 PPV**	**72.0 VdB**	**0.0080 RMS**
Vibratory Roller	26	250	133
Hoe Ram	12	120	64
Large bulldozer	12	120	64
Caisson drilling	12	120	64
Loaded trucks	10	79	42
Jack hammer	5	52	28
Small bulldozer	1	6	3

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