

APPENDIX A

Air Quality/Greenhouse Gas Emissions/Energy Data

Avid Hotel - Los Angeles-South Coast County, Annual

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

Avid Hotel

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	55.00	Space	0.49	22,000.00	0
City Park	0.15	Acre	0.15	6,438.17	0
Hotel	68.00	Room	2.27	30,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	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 PD
- Construction Phase - per AQ Questionnaire
- Demolition - Per CalEEMod user's guide and AQ construction questionnaire
- Grading -
- Vehicle Trips - Per Traffic Memo
- Construction Off-road Equipment Mitigation - SCAQMD RULE 403
- Energy Mitigation - per AQ Operational Questionnaire
- Water Mitigation - per AQ Operational questionnaire
- Waste Mitigation - AB341

Avid Hotel - Los Angeles-South Coast County, Annual

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

Mobile Land Use Mitigation -

Mobile Commute Mitigation -

Area Mitigation - Per AQ operational questionnaire

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	220.00	196.00
tblConstructionPhase	NumDays	20.00	5.00
tblConstructionPhase	NumDays	6.00	5.00
tblLandUse	LandUseSquareFeet	6,534.00	6,438.17
tblLandUse	LandUseSquareFeet	98,736.00	30,200.00
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	ST_TR	8.19	8.08
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	SU_TR	5.95	8.08
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	8.36	7.99

2.0 Emissions Summary

Avid Hotel - Los Angeles-South Coast County, 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					
2023	0.1174	0.9383	0.9875	1.9300e-003	0.0503	0.0409	0.0912	0.0161	0.0391	0.0552	0.0000	164.4213	164.4213	0.0277	2.4100e-003	165.8307
2024	0.2074	0.5050	0.5783	1.1200e-003	0.0131	0.0207	0.0338	3.5300e-003	0.0199	0.0234	0.0000	94.7665	94.7665	0.0149	1.1600e-003	95.4852
Maximum	0.2074	0.9383	0.9875	1.9300e-003	0.0503	0.0409	0.0912	0.0161	0.0391	0.0552	0.0000	164.4213	164.4213	0.0277	2.4100e-003	165.8307

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					
2023	0.1174	0.9383	0.9875	1.9300e-003	0.0325	0.0409	0.0734	9.7100e-003	0.0391	0.0488	0.0000	164.4212	164.4212	0.0277	2.4100e-003	165.8305
2024	0.2074	0.5050	0.5783	1.1200e-003	0.0131	0.0207	0.0338	3.5300e-003	0.0199	0.0234	0.0000	94.7664	94.7664	0.0149	1.1600e-003	95.4851
Maximum	0.2074	0.9383	0.9875	1.9300e-003	0.0325	0.0409	0.0734	9.7100e-003	0.0391	0.0488	0.0000	164.4212	164.4212	0.0277	2.4100e-003	165.8305

Avid Hotel - Los Angeles-South Coast County, 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
Percent Reduction	0.00	0.00	0.00	0.00	28.09	0.00	14.24	32.59	0.00	8.14	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	7-3-2023	10-2-2023	0.5374	0.5374
2	10-3-2023	1-2-2024	0.5217	0.5217
3	1-3-2024	4-2-2024	0.4865	0.4865
4	4-3-2024	7-2-2024	0.2026	0.2026
		Highest	0.5374	0.5374

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	0.1251	1.0000e-005	1.5700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.0600e-003	3.0600e-003	1.0000e-005	0.0000	3.2600e-003
Energy	3.8700e-003	0.0352	0.0296	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003	0.0000	78.8403	78.8403	4.1500e-003	1.1200e-003	79.2770
Mobile	0.2405	0.2516	2.2675	4.6600e-003	0.4887	3.5000e-003	0.4922	0.1304	3.2500e-003	0.1336	0.0000	438.0334	438.0334	0.0324	0.0201	444.8223
Waste						0.0000	0.0000		0.0000	0.0000	7.5594	0.0000	7.5594	0.4468	0.0000	18.7281
Water						0.0000	0.0000		0.0000	0.0000	0.5472	4.7130	5.2603	0.0566	1.3800e-003	7.0853
Total	0.3695	0.2868	2.2986	4.8700e-003	0.4887	6.1900e-003	0.4948	0.1304	5.9400e-003	0.1363	8.1066	521.5898	529.6964	0.5399	0.0226	549.9159

Avid Hotel - Los Angeles-South Coast County, 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	0.1250	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.6500e-003	1.6500e-003	0.0000	0.0000	1.7300e-003
Energy	3.8700e-003	0.0352	0.0296	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003	0.0000	78.1333	78.1333	4.0900e-003	1.1100e-003	78.5664
Mobile	0.2405	0.2516	2.2675	4.6600e-003	0.4887	3.5000e-003	0.4922	0.1304	3.2500e-003	0.1336	0.0000	438.0334	438.0334	0.0324	0.0201	444.8223
Waste						0.0000	0.0000		0.0000	0.0000	1.8899	0.0000	1.8899	0.1117	0.0000	4.6820
Water						0.0000	0.0000		0.0000	0.0000	0.4378	3.8719	4.3097	0.0453	1.1000e-003	5.7702
Total	0.3694	0.2868	2.2979	4.8700e-003	0.4887	6.1800e-003	0.4948	0.1304	5.9300e-003	0.1363	2.3277	520.0402	522.3679	0.1935	0.0223	533.8426

	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
Percent Reduction	0.02	0.00	0.03	0.00	0.00	0.16	0.00	0.00	0.17	0.01	71.29	0.30	1.38	64.16	1.29	2.92

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	7/3/2023	7/7/2023	5	5	
2	Grading	Grading	7/7/2023	7/13/2023	5	5	
3	Building Construction	Building Construction	7/13/2023	4/11/2024	5	196	

Avid Hotel - Los Angeles-South Coast County, Annual

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

4	Architectural Coating	Architectural Coating	4/11/2024	5/10/2024	5	22
---	-----------------------	-----------------------	-----------	-----------	---	----

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 5

Acres of Paving: 0.49

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 45,300; Non-Residential Outdoor: 15,100; Striped Parking Area: 1,320 (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	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
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	5	13.00	0.00	98.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	25.00	10.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

Avid Hotel - Los Angeles-South Coast County, Annual

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

Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
-----------------------	---	------	------	------	-------	------	-------	--------	---------	------

3.1 Mitigation Measures Construction

Replace Ground Cover

Water Exposed Area

3.2 Demolition - 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					
Fugitive Dust					0.0106	0.0000	0.0106	1.6000e-003	0.0000	1.6000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6800e-003	0.0358	0.0336	6.0000e-005		1.6900e-003	1.6900e-003		1.5800e-003	1.5800e-003	0.0000	5.2716	5.2716	1.3400e-003	0.0000	5.3051
Total	3.6800e-003	0.0358	0.0336	6.0000e-005	0.0106	1.6900e-003	0.0123	1.6000e-003	1.5800e-003	3.1800e-003	0.0000	5.2716	5.2716	1.3400e-003	0.0000	5.3051

Avid Hotel - Los Angeles-South Coast County, Annual

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

3.2 Demolition - 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	1.0000e-004	6.7400e-003	1.7200e-003	3.0000e-005	8.4000e-004	4.0000e-005	8.8000e-004	2.3000e-004	4.0000e-005	2.7000e-004	0.0000	2.8580	2.8580	1.6000e-004	4.5000e-004	2.9972
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	1.1100e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.2870	0.2870	1.0000e-005	1.0000e-005	0.2894
Total	2.0000e-004	6.8200e-003	2.8300e-003	3.0000e-005	1.2000e-003	4.0000e-005	1.2400e-003	3.2000e-004	4.0000e-005	3.7000e-004	0.0000	3.1451	3.1451	1.7000e-004	4.6000e-004	3.2866

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					3.9100e-003	0.0000	3.9100e-003	5.9000e-004	0.0000	5.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6800e-003	0.0358	0.0336	6.0000e-005		1.6900e-003	1.6900e-003		1.5800e-003	1.5800e-003	0.0000	5.2716	5.2716	1.3400e-003	0.0000	5.3051
Total	3.6800e-003	0.0358	0.0336	6.0000e-005	3.9100e-003	1.6900e-003	5.6000e-003	5.9000e-004	1.5800e-003	2.1700e-003	0.0000	5.2716	5.2716	1.3400e-003	0.0000	5.3051

Avid Hotel - Los Angeles-South Coast County, Annual

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

3.2 Demolition - 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	1.0000e-004	6.7400e-003	1.7200e-003	3.0000e-005	8.4000e-004	4.0000e-005	8.8000e-004	2.3000e-004	4.0000e-005	2.7000e-004	0.0000	2.8580	2.8580	1.6000e-004	4.5000e-004	2.9972
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	1.1100e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.2870	0.2870	1.0000e-005	1.0000e-005	0.2894
Total	2.0000e-004	6.8200e-003	2.8300e-003	3.0000e-005	1.2000e-003	4.0000e-005	1.2400e-003	3.2000e-004	4.0000e-005	3.7000e-004	0.0000	3.1451	3.1451	1.7000e-004	4.6000e-004	3.2866

3.3 Grading - 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					
Fugitive Dust					0.0177	0.0000	0.0177	8.5600e-003	0.0000	8.5600e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.3300e-003	0.0362	0.0218	5.0000e-005		1.5100e-003	1.5100e-003		1.3900e-003	1.3900e-003	0.0000	4.5260	4.5260	1.4600e-003	0.0000	4.5626
Total	3.3300e-003	0.0362	0.0218	5.0000e-005	0.0177	1.5100e-003	0.0192	8.5600e-003	1.3900e-003	9.9500e-003	0.0000	4.5260	4.5260	1.4600e-003	0.0000	4.5626

Avid Hotel - Los Angeles-South Coast County, Annual

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

3.3 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	6.0000e-005	8.5000e-004	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2208	0.2208	1.0000e-005	1.0000e-005	0.2226
Total	8.0000e-005	6.0000e-005	8.5000e-004	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2208	0.2208	1.0000e-005	1.0000e-005	0.2226

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					6.5600e-003	0.0000	6.5600e-003	3.1700e-003	0.0000	3.1700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.3300e-003	0.0362	0.0218	5.0000e-005		1.5100e-003	1.5100e-003		1.3900e-003	1.3900e-003	0.0000	4.5260	4.5260	1.4600e-003	0.0000	4.5626
Total	3.3300e-003	0.0362	0.0218	5.0000e-005	6.5600e-003	1.5100e-003	8.0700e-003	3.1700e-003	1.3900e-003	4.5600e-003	0.0000	4.5260	4.5260	1.4600e-003	0.0000	4.5626

Avid Hotel - Los Angeles-South Coast County, Annual

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

3.3 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	6.0000e-005	8.5000e-004	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2208	0.2208	1.0000e-005	1.0000e-005	0.2226
Total	8.0000e-005	6.0000e-005	8.5000e-004	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2208	0.2208	1.0000e-005	1.0000e-005	0.2226

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1045	0.8311	0.8671	1.5300e-003		0.0374	0.0374		0.0359	0.0359	0.0000	126.6983	126.6983	0.0240	0.0000	127.2973
Total	0.1045	0.8311	0.8671	1.5300e-003		0.0374	0.0374		0.0359	0.0359	0.0000	126.6983	126.6983	0.0240	0.0000	127.2973

Avid Hotel - Los Angeles-South Coast County, Annual

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

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.9000e-004	0.0246	9.2000e-003	1.1000e-004	3.8400e-003	1.2000e-004	3.9600e-003	1.1100e-003	1.1000e-004	1.2200e-003	0.0000	11.0912	11.0912	3.7000e-004	1.6000e-003	11.5761
Worker	4.8400e-003	3.8400e-003	0.0521	1.5000e-004	0.0167	1.0000e-004	0.0168	4.4400e-003	9.0000e-005	4.5300e-003	0.0000	13.4684	13.4684	3.5000e-004	3.5000e-004	13.5805
Total	5.5300e-003	0.0284	0.0613	2.6000e-004	0.0206	2.2000e-004	0.0208	5.5500e-003	2.0000e-004	5.7500e-003	0.0000	24.5596	24.5596	7.2000e-004	1.9500e-003	25.1566

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	0.1045	0.8311	0.8671	1.5300e-003		0.0374	0.0374		0.0359	0.0359	0.0000	126.6981	126.6981	0.0240	0.0000	127.2971
Total	0.1045	0.8311	0.8671	1.5300e-003		0.0374	0.0374		0.0359	0.0359	0.0000	126.6981	126.6981	0.0240	0.0000	127.2971

Avid Hotel - Los Angeles-South Coast County, Annual

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

3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.9000e-004	0.0246	9.2000e-003	1.1000e-004	3.8400e-003	1.2000e-004	3.9600e-003	1.1100e-003	1.1000e-004	1.2200e-003	0.0000	11.0912	11.0912	3.7000e-004	1.6000e-003	11.5761
Worker	4.8400e-003	3.8400e-003	0.0521	1.5000e-004	0.0167	1.0000e-004	0.0168	4.4400e-003	9.0000e-005	4.5300e-003	0.0000	13.4684	13.4684	3.5000e-004	3.5000e-004	13.5805
Total	5.5300e-003	0.0284	0.0613	2.6000e-004	0.0206	2.2000e-004	0.0208	5.5500e-003	2.0000e-004	5.7500e-003	0.0000	24.5596	24.5596	7.2000e-004	1.9500e-003	25.1566

3.4 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0591	0.4745	0.5217	9.3000e-004		0.0199	0.0199		0.0191	0.0191	0.0000	76.8542	76.8542	0.0143	0.0000	77.2120
Total	0.0591	0.4745	0.5217	9.3000e-004		0.0199	0.0199		0.0191	0.0191	0.0000	76.8542	76.8542	0.0143	0.0000	77.2120

Avid Hotel - Los Angeles-South Coast County, Annual

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

3.4 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0000e-004	0.0149	5.4600e-003	7.0000e-005	2.3300e-003	7.0000e-005	2.4000e-003	6.7000e-004	7.0000e-005	7.4000e-004	0.0000	6.6265	6.6265	2.3000e-004	9.5000e-004	6.9166
Worker	2.7400e-003	2.0800e-003	0.0294	9.0000e-005	0.0101	6.0000e-005	0.0102	2.6900e-003	6.0000e-005	2.7500e-003	0.0000	8.0015	8.0015	1.9000e-004	2.0000e-004	8.0646
Total	3.1400e-003	0.0170	0.0349	1.6000e-004	0.0125	1.3000e-004	0.0126	3.3600e-003	1.3000e-004	3.4900e-003	0.0000	14.6280	14.6280	4.2000e-004	1.1500e-003	14.9812

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	0.0591	0.4745	0.5217	9.3000e-004		0.0199	0.0199		0.0191	0.0191	0.0000	76.8541	76.8541	0.0143	0.0000	77.2119
Total	0.0591	0.4745	0.5217	9.3000e-004		0.0199	0.0199		0.0191	0.0191	0.0000	76.8541	76.8541	0.0143	0.0000	77.2119

Avid Hotel - Los Angeles-South Coast County, Annual

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

3.4 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0000e-004	0.0149	5.4600e-003	7.0000e-005	2.3300e-003	7.0000e-005	2.4000e-003	6.7000e-004	7.0000e-005	7.4000e-004	0.0000	6.6265	6.6265	2.3000e-004	9.5000e-004	6.9166
Worker	2.7400e-003	2.0800e-003	0.0294	9.0000e-005	0.0101	6.0000e-005	0.0102	2.6900e-003	6.0000e-005	2.7500e-003	0.0000	8.0015	8.0015	1.9000e-004	2.0000e-004	8.0646
Total	3.1400e-003	0.0170	0.0349	1.6000e-004	0.0125	1.3000e-004	0.0126	3.3600e-003	1.3000e-004	3.4900e-003	0.0000	14.6280	14.6280	4.2000e-004	1.1500e-003	14.9812

3.5 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1430					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9900e-003	0.0134	0.0199	3.0000e-005		6.7000e-004	6.7000e-004		6.7000e-004	6.7000e-004	0.0000	2.8086	2.8086	1.6000e-004	0.0000	2.8125
Total	0.1450	0.0134	0.0199	3.0000e-005		6.7000e-004	6.7000e-004		6.7000e-004	6.7000e-004	0.0000	2.8086	2.8086	1.6000e-004	0.0000	2.8125

Avid Hotel - Los Angeles-South Coast County, Annual

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

3.5 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-004	1.2000e-004	1.7500e-003	1.0000e-005	6.0000e-004	0.0000	6.1000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4758	0.4758	1.0000e-005	1.0000e-005	0.4795
Total	1.6000e-004	1.2000e-004	1.7500e-003	1.0000e-005	6.0000e-004	0.0000	6.1000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4758	0.4758	1.0000e-005	1.0000e-005	0.4795

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	0.1430					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9900e-003	0.0134	0.0199	3.0000e-005		6.7000e-004	6.7000e-004		6.7000e-004	6.7000e-004	0.0000	2.8086	2.8086	1.6000e-004	0.0000	2.8125
Total	0.1450	0.0134	0.0199	3.0000e-005		6.7000e-004	6.7000e-004		6.7000e-004	6.7000e-004	0.0000	2.8086	2.8086	1.6000e-004	0.0000	2.8125

Avid Hotel - Los Angeles-South Coast County, Annual

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

3.5 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-004	1.2000e-004	1.7500e-003	1.0000e-005	6.0000e-004	0.0000	6.1000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4758	0.4758	1.0000e-005	1.0000e-005	0.4795
Total	1.6000e-004	1.2000e-004	1.7500e-003	1.0000e-005	6.0000e-004	0.0000	6.1000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4758	0.4758	1.0000e-005	1.0000e-005	0.4795

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Avid Hotel - Los Angeles-South Coast County, 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	0.2405	0.2516	2.2675	4.6600e-003	0.4887	3.5000e-003	0.4922	0.1304	3.2500e-003	0.1336	0.0000	438.0334	438.0334	0.0324	0.0201	444.8223
Unmitigated	0.2405	0.2516	2.2675	4.6600e-003	0.4887	3.5000e-003	0.4922	0.1304	3.2500e-003	0.1336	0.0000	438.0334	438.0334	0.0324	0.0201	444.8223

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.00	0.00		
Hotel	543.32	549.44	549.44	1,300,627	1,300,627
Parking Lot	0.00	0.00	0.00		
Total	543.32	549.44	549.44	1,300,627	1,300,627

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Parking Lot	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
City Park	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Hotel	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

Avid Hotel - Los Angeles-South Coast County, Annual

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

Parking Lot	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
-------------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------

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	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	39.8098	39.8098	3.3600e-003	4.1000e-004	40.0151
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	40.5167	40.5167	3.4200e-003	4.1000e-004	40.7257
NaturalGas Mitigated	3.8700e-003	0.0352	0.0296	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003	0.0000	38.3235	38.3235	7.3000e-004	7.0000e-004	38.5513
NaturalGas Unmitigated	3.8700e-003	0.0352	0.0296	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003	0.0000	38.3235	38.3235	7.3000e-004	7.0000e-004	38.5513

Avid Hotel - Los Angeles-South Coast County, 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					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	718156	3.8700e-003	0.0352	0.0296	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003	0.0000	38.3235	38.3235	7.3000e-004	7.0000e-004	38.5513
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		3.8700e-003	0.0352	0.0296	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003	0.0000	38.3235	38.3235	7.3000e-004	7.0000e-004	38.5513

Avid Hotel - Los Angeles-South Coast County, 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

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					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	718156	3.8700e-003	0.0352	0.0296	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003	0.0000	38.3235	38.3235	7.3000e-004	7.0000e-004	38.5513
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		3.8700e-003	0.0352	0.0296	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003	0.0000	38.3235	38.3235	7.3000e-004	7.0000e-004	38.5513

Avid Hotel - Los Angeles-South Coast County, Annual

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Hotel	220762	39.1512	3.3000e-003	4.0000e-004	39.3531
Parking Lot	7700	1.3656	1.2000e-004	1.0000e-005	1.3726
Total		40.5167	3.4200e-003	4.1000e-004	40.7257

Avid Hotel - Los Angeles-South Coast County, Annual

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

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Hotel	216776	38.4442	3.2400e-003	3.9000e-004	38.6425
Parking Lot	7700	1.3656	1.2000e-004	1.0000e-005	1.3726
Total		39.8098	3.3600e-003	4.0000e-004	40.0151

6.0 Area Detail

6.1 Mitigation Measures Area

Use Electric Lawnmower

Use Electric Leafblower

Use Electric Chainsaw

Avid Hotel - Los Angeles-South Coast County, 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	0.1250	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.6500e-003	1.6500e-003	0.0000	0.0000	1.7300e-003
Unmitigated	0.1251	1.0000e-005	1.5700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.0600e-003	3.0600e-003	1.0000e-005	0.0000	3.2600e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0143					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1106					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4000e-004	1.0000e-005	1.5700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.0600e-003	3.0600e-003	1.0000e-005	0.0000	3.2600e-003
Total	0.1251	1.0000e-005	1.5700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.0600e-003	3.0600e-003	1.0000e-005	0.0000	3.2600e-003

Avid Hotel - Los Angeles-South Coast County, Annual

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	0.0143					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1106					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.0000e-005	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.6500e-003	1.6500e-003	0.0000	0.0000	1.7300e-003
Total	0.1250	1.0000e-005	9.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.6500e-003	1.6500e-003	0.0000	0.0000	1.7300e-003

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

Avid Hotel - Los Angeles-South Coast County, Annual

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	4.3097	0.0453	1.1000e-003	5.7702
Unmitigated	5.2603	0.0566	1.3800e-003	7.0853

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0.178722	0.3521	3.0000e-005	0.0000	0.3540
Hotel	1.72494 / 0.19166	4.9081	0.0566	1.3700e-003	6.7313
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		5.2603	0.0566	1.3700e-003	7.0853

Avid Hotel - Los Angeles-South Coast County, Annual

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0.16782	0.3307	3.0000e-005	0.0000	0.3324
Hotel	1.37995 / 0.179969	3.9790	0.0453	1.1000e-003	5.4378
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		4.3097	0.0453	1.1000e-003	5.7702

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Avid Hotel - Los Angeles-South Coast County, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.8899	0.1117	0.0000	4.6820
Unmitigated	7.5594	0.4468	0.0000	18.7281

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.01	2.0300e-003	1.2000e-004	0.0000	5.0300e-003
Hotel	37.23	7.5574	0.4466	0.0000	18.7230
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		7.5594	0.4468	0.0000	18.7281

Avid Hotel - Los Angeles-South Coast County, Annual

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

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.0025	5.1000e-004	3.0000e-005	0.0000	1.2600e-003
Hotel	9.3075	1.8893	0.1117	0.0000	4.6808
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		1.8899	0.1117	0.0000	4.6820

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
----------------	--------

Avid Hotel - Los Angeles-South Coast County, Annual

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

11.0 Vegetation

Avid Hotel - Los Angeles-South Coast County, Summer

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

Avid Hotel

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	55.00	Space	0.49	22,000.00	0
City Park	0.15	Acre	0.15	6,438.17	0
Hotel	68.00	Room	2.27	30,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	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 PD
- Construction Phase - per AQ Questionnaire
- Demolition - Per CalEEMod user's guide and AQ construction questionnaire
- Grading -
- Vehicle Trips - Per Traffic Memo
- Construction Off-road Equipment Mitigation - SCAQMD RULE 403
- Energy Mitigation - per AQ Operational Questionnaire
- Water Mitigation - per AQ Operational questionnaire
- Waste Mitigation - AB341

Avid Hotel - Los Angeles-South Coast County, Summer

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

Mobile Land Use Mitigation -

Mobile Commute Mitigation -

Area Mitigation - Per AQ operational questionnaire

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	220.00	196.00
tblConstructionPhase	NumDays	20.00	5.00
tblConstructionPhase	NumDays	6.00	5.00
tblLandUse	LandUseSquareFeet	6,534.00	6,438.17
tblLandUse	LandUseSquareFeet	98,736.00	30,200.00
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	ST_TR	8.19	8.08
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	SU_TR	5.95	8.08
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	8.36	7.99

2.0 Emissions Summary

Avid Hotel - Los Angeles-South Coast County, 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					
2023	3.1702	31.3950	24.3352	0.0585	11.9069	1.2987	13.2056	4.2266	1.2056	5.4322	0.0000	5,812.525 3	5,812.525 3	1.3099	0.2053	5,906.462 6
2024	14.8819	14.4867	17.0677	0.0327	0.3994	0.6029	1.0023	0.1074	0.5798	0.6872	0.0000	3,065.898 5	3,065.898 5	0.4559	0.0348	3,087.675 2
Maximum	14.8819	31.3950	24.3352	0.0585	11.9069	1.2987	13.2056	4.2266	1.2056	5.4322	0.0000	5,812.525 3	5,812.525 3	1.3099	0.2053	5,906.462 6

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					
2023	3.1702	31.3950	24.3352	0.0585	4.7893	1.2987	6.0880	1.6681	1.2056	2.8737	0.0000	5,812.525 3	5,812.525 3	1.3099	0.2053	5,906.462 6
2024	14.8819	14.4867	17.0677	0.0327	0.3994	0.6029	1.0023	0.1074	0.5798	0.6872	0.0000	3,065.898 5	3,065.898 5	0.4559	0.0348	3,087.675 2
Maximum	14.8819	31.3950	24.3352	0.0585	4.7893	1.2987	6.0880	1.6681	1.2056	2.8737	0.0000	5,812.525 3	5,812.525 3	1.3099	0.2053	5,906.462 6

Avid Hotel - Los Angeles-South Coast County, 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	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	57.84	0.00	50.10	59.03	0.00	41.81	0.00	0.00	0.00	0.00	0.00	0.00

Avid Hotel - Los Angeles-South Coast County, 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	0.6856	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287
Energy	0.0212	0.1929	0.1620	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.4766	231.4766	4.4400e-003	4.2400e-003	232.8521
Mobile	1.3903	1.2755	12.6031	0.0266	2.7602	0.0194	2.7797	0.7352	0.0180	0.7533		2,762.4487	2,762.4487	0.1921	0.1167	2,802.0207
Total	2.0971	1.4685	12.7776	0.0278	2.7602	0.0341	2.7944	0.7352	0.0327	0.7680		2,993.9522	2,993.9522	0.1966	0.1209	3,034.9015

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	0.6850	6.0000e-005	7.2800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0145	0.0145	3.0000e-005		0.0153
Energy	0.0212	0.1929	0.1620	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.4766	231.4766	4.4400e-003	4.2400e-003	232.8521
Mobile	1.3903	1.2755	12.6031	0.0266	2.7602	0.0194	2.7797	0.7352	0.0180	0.7533		2,762.4487	2,762.4487	0.1921	0.1167	2,802.0207
Total	2.0965	1.4685	12.7724	0.0278	2.7602	0.0341	2.7944	0.7352	0.0327	0.7680		2,993.9398	2,993.9398	0.1966	0.1209	3,034.8880

Avid Hotel - Los Angeles-South Coast County, 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	N2O	CO2e
Percent Reduction	0.03	0.00	0.04	0.00	0.00	0.06	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.02	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	7/3/2023	7/7/2023	5	5	
2	Grading	Grading	7/7/2023	7/13/2023	5	5	
3	Building Construction	Building Construction	7/13/2023	4/11/2024	5	196	
4	Architectural Coating	Architectural Coating	4/11/2024	5/10/2024	5	22	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 5

Acres of Paving: 0.49

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 45,300; Non-Residential Outdoor: 15,100; Striped Parking Area: 1,320 (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	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29

Avid Hotel - Los Angeles-South Coast County, Summer

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

Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
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	5	13.00	0.00	98.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	25.00	10.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Replace Ground Cover

Water Exposed Area

Avid Hotel - Los Angeles-South Coast County, Summer

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

3.2 Demolition - 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					
Fugitive Dust					4.2242	0.0000	4.2242	0.6396	0.0000	0.6396			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328		2,324.3959	2,324.3959	0.5893		2,339.1278
Total	1.4725	14.3184	13.4577	0.0241	4.2242	0.6766	4.9008	0.6396	0.6328	1.2724		2,324.3959	2,324.3959	0.5893		2,339.1278

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	0.0425	2.5576	0.6826	0.0115	0.3431	0.0161	0.3592	0.0941	0.0154	0.1095		1,259.6138	1,259.6138	0.0694	0.2000	1,320.9567
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	0.0416	0.0290	0.4711	1.2900e-003	0.1453	8.8000e-004	0.1462	0.0385	8.1000e-004	0.0393		131.6397	131.6397	3.2800e-003	3.0000e-003	132.6157
Total	0.0841	2.5866	1.1537	0.0128	0.4884	0.0170	0.5054	0.1326	0.0162	0.1488		1,391.2535	1,391.2535	0.0727	0.2030	1,453.5724

Avid Hotel - Los Angeles-South Coast County, Summer

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

3.2 Demolition - 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					
Fugitive Dust					1.5651	0.0000	1.5651	0.2370	0.0000	0.2370			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278
Total	1.4725	14.3184	13.4577	0.0241	1.5651	0.6766	2.2417	0.2370	0.6328	0.8697	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278

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	0.0425	2.5576	0.6826	0.0115	0.3431	0.0161	0.3592	0.0941	0.0154	0.1095		1,259.6138	1,259.6138	0.0694	0.2000	1,320.9567
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	0.0416	0.0290	0.4711	1.2900e-003	0.1453	8.8000e-004	0.1462	0.0385	8.1000e-004	0.0393		131.6397	131.6397	3.2800e-003	3.0000e-003	132.6157
Total	0.0841	2.5866	1.1537	0.0128	0.4884	0.0170	0.5054	0.1326	0.0162	0.1488		1,391.2535	1,391.2535	0.0727	0.2030	1,453.5724

Avid Hotel - Los Angeles-South Coast County, Summer

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

3.3 Grading - 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					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560		1,995.6147	1,995.6147	0.6454		2,011.7503
Total	1.3330	14.4676	8.7038	0.0206	7.0826	0.6044	7.6869	3.4247	0.5560	3.9807		1,995.6147	1,995.6147	0.6454		2,011.7503

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	0.0320	0.0223	0.3624	9.9000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		101.2613	101.2613	2.5200e-003	2.3100e-003	102.0121
Total	0.0320	0.0223	0.3624	9.9000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		101.2613	101.2613	2.5200e-003	2.3100e-003	102.0121

Avid Hotel - Los Angeles-South Coast County, Summer

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

3.3 Grading - 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					
Fugitive Dust					2.6241	0.0000	2.6241	1.2689	0.0000	1.2689			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560	0.0000	1,995.6147	1,995.6147	0.6454		2,011.7503
Total	1.3330	14.4676	8.7038	0.0206	2.6241	0.6044	3.2285	1.2689	0.5560	1.8249	0.0000	1,995.6147	1,995.6147	0.6454		2,011.7503

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	0.0320	0.0223	0.3624	9.9000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		101.2613	101.2613	2.5200e-003	2.3100e-003	102.0121
Total	0.0320	0.0223	0.3624	9.9000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		101.2613	101.2613	2.5200e-003	2.3100e-003	102.0121

Avid Hotel - Los Angeles-South Coast County, Summer

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

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479

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	0.0115	0.3838	0.1487	1.8600e-003	0.0641	1.9300e-003	0.0660	0.0184	1.8500e-003	0.0203		200.2825	200.2825	6.7100e-003	0.0288	209.0311
Worker	0.0801	0.0558	0.9059	2.4700e-003	0.2794	1.6900e-003	0.2811	0.0741	1.5500e-003	0.0757		253.1532	253.1532	6.3000e-003	5.7700e-003	255.0302
Total	0.0916	0.4396	1.0546	4.3300e-003	0.3435	3.6200e-003	0.3471	0.0926	3.4000e-003	0.0960		453.4357	453.4357	0.0130	0.0346	464.0613

Avid Hotel - Los Angeles-South Coast County, Summer

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

3.4 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479

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	0.0115	0.3838	0.1487	1.8600e-003	0.0641	1.9300e-003	0.0660	0.0184	1.8500e-003	0.0203		200.2825	200.2825	6.7100e-003	0.0288	209.0311
Worker	0.0801	0.0558	0.9059	2.4700e-003	0.2794	1.6900e-003	0.2811	0.0741	1.5500e-003	0.0757		253.1532	253.1532	6.3000e-003	5.7700e-003	255.0302
Total	0.0916	0.4396	1.0546	4.3300e-003	0.3435	3.6200e-003	0.3471	0.0926	3.4000e-003	0.0960		453.4357	453.4357	0.0130	0.0346	464.0613

Avid Hotel - Los Angeles-South Coast County, Summer

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

3.4 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153		2,289.654 1	2,289.654 1	0.4265		2,300.315 4
Total	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153		2,289.654 1	2,289.654 1	0.4265		2,300.315 4

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	0.0112	0.3846	0.1455	1.8300e-003	0.0641	1.9400e-003	0.0660	0.0184	1.8600e-003	0.0203		197.2746	197.2746	6.7400e-003	0.0284	205.9040
Worker	0.0746	0.0498	0.8433	2.4000e-003	0.2794	1.6200e-003	0.2811	0.0741	1.4900e-003	0.0756		247.9347	247.9347	5.7000e-003	5.3700e-003	249.6763
Total	0.0858	0.4345	0.9888	4.2300e-003	0.3435	3.5600e-003	0.3471	0.0926	3.3500e-003	0.0959		445.2094	445.2094	0.0124	0.0338	455.5803

Avid Hotel - Los Angeles-South Coast County, Summer

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

3.4 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153	0.0000	2,289.654 1	2,289.654 1	0.4265		2,300.315 4
Total	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153	0.0000	2,289.654 1	2,289.654 1	0.4265		2,300.315 4

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	0.0112	0.3846	0.1455	1.8300e-003	0.0641	1.9400e-003	0.0660	0.0184	1.8600e-003	0.0203		197.2746	197.2746	6.7400e-003	0.0284	205.9040
Worker	0.0746	0.0498	0.8433	2.4000e-003	0.2794	1.6200e-003	0.2811	0.0741	1.4900e-003	0.0756		247.9347	247.9347	5.7000e-003	5.3700e-003	249.6763
Total	0.0858	0.4345	0.9888	4.2300e-003	0.3435	3.5600e-003	0.3471	0.0926	3.3500e-003	0.0959		445.2094	445.2094	0.0124	0.0338	455.5803

Avid Hotel - Los Angeles-South Coast County, Summer

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

3.5 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.0033					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	13.1840	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0149	9.9700e-003	0.1687	4.8000e-004	0.0559	3.2000e-004	0.0562	0.0148	3.0000e-004	0.0151		49.5870	49.5870	1.1400e-003	1.0700e-003	49.9353
Total	0.0149	9.9700e-003	0.1687	4.8000e-004	0.0559	3.2000e-004	0.0562	0.0148	3.0000e-004	0.0151		49.5870	49.5870	1.1400e-003	1.0700e-003	49.9353

Avid Hotel - Los Angeles-South Coast County, Summer

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

3.5 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.0033					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	13.1840	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0149	9.9700e-003	0.1687	4.8000e-004	0.0559	3.2000e-004	0.0562	0.0148	3.0000e-004	0.0151		49.5870	49.5870	1.1400e-003	1.0700e-003	49.9353
Total	0.0149	9.9700e-003	0.1687	4.8000e-004	0.0559	3.2000e-004	0.0562	0.0148	3.0000e-004	0.0151		49.5870	49.5870	1.1400e-003	1.0700e-003	49.9353

Avid Hotel - Los Angeles-South Coast County, Summer

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	1.3903	1.2755	12.6031	0.0266	2.7602	0.0194	2.7797	0.7352	0.0180	0.7533		2,762.448 7	2,762.448 7	0.1921	0.1167	2,802.020 7
Unmitigated	1.3903	1.2755	12.6031	0.0266	2.7602	0.0194	2.7797	0.7352	0.0180	0.7533		2,762.448 7	2,762.448 7	0.1921	0.1167	2,802.020 7

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.00	0.00		
Hotel	543.32	549.44	549.44	1,300,627	1,300,627
Parking Lot	0.00	0.00	0.00		
Total	543.32	549.44	549.44	1,300,627	1,300,627

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

Avid Hotel - Los Angeles-South Coast County, Summer

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Hotel	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Parking Lot	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

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	0.0212	0.1929	0.1620	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.4766	231.4766	4.4400e-003	4.2400e-003	232.8521
NaturalGas Unmitigated	0.0212	0.1929	0.1620	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.4766	231.4766	4.4400e-003	4.2400e-003	232.8521

Avid Hotel - Los Angeles-South Coast County, Summer

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	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	1967.55	0.0212	0.1929	0.1620	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.4766	231.4766	4.4400e-003	4.2400e-003	232.8521
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0212	0.1929	0.1620	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.4766	231.4766	4.4400e-003	4.2400e-003	232.8521

Avid Hotel - Los Angeles-South Coast County, Summer

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

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					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	1.96755	0.0212	0.1929	0.1620	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.4766	231.4766	4.4400e-003	4.2400e-003	232.8521
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0212	0.1929	0.1620	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.4766	231.4766	4.4400e-003	4.2400e-003	232.8521

6.0 Area Detail

6.1 Mitigation Measures Area

Use Electric Lawnmower

Use Electric Leafblower

Use Electric Chainsaw

Avid Hotel - Los Angeles-South Coast County, 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	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6850	6.0000e-005	7.2800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0145	0.0145	3.0000e-005		0.0153
Unmitigated	0.6856	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287

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	0.0784					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6061					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.1600e-003	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287
Total	0.6856	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287

Avid Hotel - Los Angeles-South Coast County, Summer

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	lb/day										lb/day					
Architectural Coating	0.0784					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6061					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.9000e-004	6.0000e-005	7.2800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0145	0.0145	3.0000e-005		0.0153
Total	0.6850	6.0000e-005	7.2800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0145	0.0145	3.0000e-005		0.0153

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

Avid Hotel - Los Angeles-South Coast County, Summer

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

Institute Recycling and Composting Services

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

Avid Hotel - Los Angeles-South Coast County, Winter

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

Avid Hotel

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	55.00	Space	0.49	22,000.00	0
City Park	0.15	Acre	0.15	6,438.17	0
Hotel	68.00	Room	2.27	30,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	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 PD
- Construction Phase - per AQ Questionnaire
- Demolition - Per CalEEMod user's guide and AQ construction questionnaire
- Grading -
- Vehicle Trips - Per Traffic Memo
- Construction Off-road Equipment Mitigation - SCAQMD RULE 403
- Energy Mitigation - per AQ Operational Questionnaire
- Water Mitigation - per AQ Operational questionnaire
- Waste Mitigation - AB341

Avid Hotel - Los Angeles-South Coast County, Winter

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

Mobile Land Use Mitigation -

Mobile Commute Mitigation -

Area Mitigation - Per AQ operational questionnaire

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	220.00	196.00
tblConstructionPhase	NumDays	20.00	5.00
tblConstructionPhase	NumDays	6.00	5.00
tblLandUse	LandUseSquareFeet	6,534.00	6,438.17
tblLandUse	LandUseSquareFeet	98,736.00	30,200.00
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	ST_TR	8.19	8.08
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	SU_TR	5.95	8.08
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	8.36	7.99

2.0 Emissions Summary

Avid Hotel - Los Angeles-South Coast County, 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					
2023	3.1782	31.5131	24.2374	0.0584	11.9069	1.2987	13.2056	4.2266	1.2057	5.4322	0.0000	5,801.574 3	5,801.574 3	1.3099	0.2059	5,895.682 0
2024	14.8884	14.5110	16.9914	0.0326	0.3994	0.6029	1.0023	0.1074	0.5798	0.6872	0.0000	3,050.578 4	3,050.578 4	0.4560	0.0354	3,072.509 3
Maximum	14.8884	31.5131	24.2374	0.0584	11.9069	1.2987	13.2056	4.2266	1.2057	5.4322	0.0000	5,801.574 3	5,801.574 3	1.3099	0.2059	5,895.682 0

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					
2023	3.1782	31.5131	24.2374	0.0584	4.7893	1.2987	6.0880	1.6681	1.2057	2.8737	0.0000	5,801.574 3	5,801.574 3	1.3099	0.2059	5,895.682 0
2024	14.8884	14.5110	16.9914	0.0326	0.3994	0.6029	1.0023	0.1074	0.5798	0.6872	0.0000	3,050.578 4	3,050.578 4	0.4560	0.0354	3,072.509 3
Maximum	14.8884	31.5131	24.2374	0.0584	4.7893	1.2987	6.0880	1.6681	1.2057	2.8737	0.0000	5,801.574 3	5,801.574 3	1.3099	0.2059	5,895.682 0

Avid Hotel - Los Angeles-South Coast County, 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	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	57.84	0.00	50.10	59.03	0.00	41.81	0.00	0.00	0.00	0.00	0.00	0.00

Avid Hotel - Los Angeles-South Coast County, 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	0.6856	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287
Energy	0.0212	0.1929	0.1620	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.4766	231.4766	4.4400e-003	4.2400e-003	232.8521
Mobile	1.3590	1.3776	12.4795	0.0255	2.7602	0.0194	2.7797	0.7352	0.0180	0.7533		2,646.3814	2,646.3814	0.1992	0.1220	2,687.7098
Total	2.0658	1.5706	12.6541	0.0267	2.7602	0.0341	2.7944	0.7352	0.0327	0.7680		2,877.8849	2,877.8849	0.2038	0.1262	2,920.5906

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	0.6850	6.0000e-005	7.2800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0145	0.0145	3.0000e-005		0.0153
Energy	0.0212	0.1929	0.1620	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.4766	231.4766	4.4400e-003	4.2400e-003	232.8521
Mobile	1.3590	1.3776	12.4795	0.0255	2.7602	0.0194	2.7797	0.7352	0.0180	0.7533		2,646.3814	2,646.3814	0.1992	0.1220	2,687.7098
Total	2.0652	1.5706	12.6488	0.0267	2.7602	0.0341	2.7944	0.7352	0.0327	0.7680		2,877.8725	2,877.8725	0.2037	0.1262	2,920.5771

Avid Hotel - Los Angeles-South Coast County, 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	N2O	CO2e
Percent Reduction	0.03	0.00	0.04	0.00	0.00	0.06	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.02	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	7/3/2023	7/7/2023	5	5	
2	Grading	Grading	7/7/2023	7/13/2023	5	5	
3	Building Construction	Building Construction	7/13/2023	4/11/2024	5	196	
4	Architectural Coating	Architectural Coating	4/11/2024	5/10/2024	5	22	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 5

Acres of Paving: 0.49

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 45,300; Non-Residential Outdoor: 15,100; Striped Parking Area: 1,320 (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	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29

Avid Hotel - Los Angeles-South Coast County, Winter

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

Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
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	5	13.00	0.00	98.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	25.00	10.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Replace Ground Cover

Water Exposed Area

Avid Hotel - Los Angeles-South Coast County, Winter

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

3.2 Demolition - 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					
Fugitive Dust					4.2242	0.0000	4.2242	0.6396	0.0000	0.6396			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328		2,324.3959	2,324.3959	0.5893		2,339.1278
Total	1.4725	14.3184	13.4577	0.0241	4.2242	0.6766	4.9008	0.6396	0.6328	1.2724		2,324.3959	2,324.3959	0.5893		2,339.1278

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	0.0398	2.6704	0.6920	0.0115	0.3431	0.0162	0.3593	0.0941	0.0155	0.1095		1,260.9415	1,260.9415	0.0693	0.2002	1,322.3451
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	0.0447	0.0321	0.4330	1.2200e-003	0.1453	8.8000e-004	0.1462	0.0385	8.1000e-004	0.0393		124.6995	124.6995	3.3200e-003	3.2000e-003	125.7376
Total	0.0845	2.7024	1.1250	0.0127	0.4884	0.0171	0.5055	0.1326	0.0163	0.1489		1,385.6410	1,385.6410	0.0726	0.2034	1,448.0827

Avid Hotel - Los Angeles-South Coast County, Winter

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

3.2 Demolition - 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					
Fugitive Dust					1.5651	0.0000	1.5651	0.2370	0.0000	0.2370			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278
Total	1.4725	14.3184	13.4577	0.0241	1.5651	0.6766	2.2417	0.2370	0.6328	0.8697	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278

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	0.0398	2.6704	0.6920	0.0115	0.3431	0.0162	0.3593	0.0941	0.0155	0.1095		1,260.9415	1,260.9415	0.0693	0.2002	1,322.3451
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	0.0447	0.0321	0.4330	1.2200e-003	0.1453	8.8000e-004	0.1462	0.0385	8.1000e-004	0.0393		124.6995	124.6995	3.3200e-003	3.2000e-003	125.7376
Total	0.0845	2.7024	1.1250	0.0127	0.4884	0.0171	0.5055	0.1326	0.0163	0.1489		1,385.6410	1,385.6410	0.0726	0.2034	1,448.0827

Avid Hotel - Los Angeles-South Coast County, Winter

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

3.3 Grading - 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					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560		1,995.6147	1,995.6147	0.6454		2,011.7503
Total	1.3330	14.4676	8.7038	0.0206	7.0826	0.6044	7.6869	3.4247	0.5560	3.9807		1,995.6147	1,995.6147	0.6454		2,011.7503

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	0.0344	0.0247	0.3331	9.4000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		95.9227	95.9227	2.5600e-003	2.4700e-003	96.7212
Total	0.0344	0.0247	0.3331	9.4000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		95.9227	95.9227	2.5600e-003	2.4700e-003	96.7212

Avid Hotel - Los Angeles-South Coast County, Winter

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

3.3 Grading - 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					
Fugitive Dust					2.6241	0.0000	2.6241	1.2689	0.0000	1.2689			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560	0.0000	1,995.6147	1,995.6147	0.6454		2,011.7503
Total	1.3330	14.4676	8.7038	0.0206	2.6241	0.6044	3.2285	1.2689	0.5560	1.8249	0.0000	1,995.6147	1,995.6147	0.6454		2,011.7503

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	0.0344	0.0247	0.3331	9.4000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		95.9227	95.9227	2.5600e-003	2.4700e-003	96.7212
Total	0.0344	0.0247	0.3331	9.4000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		95.9227	95.9227	2.5600e-003	2.4700e-003	96.7212

Avid Hotel - Los Angeles-South Coast County, Winter

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

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479

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	0.0111	0.4019	0.1534	1.8600e-003	0.0641	1.9400e-003	0.0660	0.0184	1.8600e-003	0.0203		200.6203	200.6203	6.6800e-003	0.0289	209.3911
Worker	0.0860	0.0617	0.8327	2.3400e-003	0.2794	1.6900e-003	0.2811	0.0741	1.5500e-003	0.0757		239.8067	239.8067	6.3900e-003	6.1600e-003	241.8030
Total	0.0971	0.4635	0.9861	4.2000e-003	0.3435	3.6300e-003	0.3471	0.0926	3.4100e-003	0.0960		440.4270	440.4270	0.0131	0.0350	451.1941

Avid Hotel - Los Angeles-South Coast County, Winter

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

3.4 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479

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	0.0111	0.4019	0.1534	1.8600e-003	0.0641	1.9400e-003	0.0660	0.0184	1.8600e-003	0.0203		200.6203	200.6203	6.6800e-003	0.0289	209.3911
Worker	0.0860	0.0617	0.8327	2.3400e-003	0.2794	1.6900e-003	0.2811	0.0741	1.5500e-003	0.0757		239.8067	239.8067	6.3900e-003	6.1600e-003	241.8030
Total	0.0971	0.4635	0.9861	4.2000e-003	0.3435	3.6300e-003	0.3471	0.0926	3.4100e-003	0.0960		440.4270	440.4270	0.0131	0.0350	451.1941

Avid Hotel - Los Angeles-South Coast County, Winter

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

3.4 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153		2,289.654 1	2,289.654 1	0.4265		2,300.315 4
Total	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153		2,289.654 1	2,289.654 1	0.4265		2,300.315 4

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	0.0108	0.4027	0.1502	1.8300e-003	0.0641	1.9500e-003	0.0660	0.0184	1.8700e-003	0.0203		197.6143	197.6143	6.7100e-003	0.0285	206.2652
Worker	0.0804	0.0550	0.7758	2.2800e-003	0.2794	1.6200e-003	0.2811	0.0741	1.4900e-003	0.0756		234.8850	234.8850	5.7900e-003	5.7300e-003	236.7370
Total	0.0912	0.4577	0.9259	4.1100e-003	0.3435	3.5700e-003	0.3471	0.0926	3.3600e-003	0.0959		432.4993	432.4993	0.0125	0.0342	443.0023

Avid Hotel - Los Angeles-South Coast County, Winter

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

3.4 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153	0.0000	2,289.654 1	2,289.654 1	0.4265		2,300.315 4
Total	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153	0.0000	2,289.654 1	2,289.654 1	0.4265		2,300.315 4

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	0.0108	0.4027	0.1502	1.8300e-003	0.0641	1.9500e-003	0.0660	0.0184	1.8700e-003	0.0203		197.6143	197.6143	6.7100e-003	0.0285	206.2652
Worker	0.0804	0.0550	0.7758	2.2800e-003	0.2794	1.6200e-003	0.2811	0.0741	1.4900e-003	0.0756		234.8850	234.8850	5.7900e-003	5.7300e-003	236.7370
Total	0.0912	0.4577	0.9259	4.1100e-003	0.3435	3.5700e-003	0.3471	0.0926	3.3600e-003	0.0959		432.4993	432.4993	0.0125	0.0342	443.0023

Avid Hotel - Los Angeles-South Coast County, Winter

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

3.5 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.0033					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	13.1840	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0161	0.0110	0.1552	4.6000e-004	0.0559	3.2000e-004	0.0562	0.0148	3.0000e-004	0.0151		46.9770	46.9770	1.1600e-003	1.1500e-003	47.3474
Total	0.0161	0.0110	0.1552	4.6000e-004	0.0559	3.2000e-004	0.0562	0.0148	3.0000e-004	0.0151		46.9770	46.9770	1.1600e-003	1.1500e-003	47.3474

Avid Hotel - Los Angeles-South Coast County, Winter

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

3.5 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.0033					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	13.1840	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0161	0.0110	0.1552	4.6000e-004	0.0559	3.2000e-004	0.0562	0.0148	3.0000e-004	0.0151		46.9770	46.9770	1.1600e-003	1.1500e-003	47.3474
Total	0.0161	0.0110	0.1552	4.6000e-004	0.0559	3.2000e-004	0.0562	0.0148	3.0000e-004	0.0151		46.9770	46.9770	1.1600e-003	1.1500e-003	47.3474

Avid Hotel - Los Angeles-South Coast County, Winter

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	1.3590	1.3776	12.4795	0.0255	2.7602	0.0194	2.7797	0.7352	0.0180	0.7533		2,646.3814	2,646.3814	0.1992	0.1220	2,687.7098
Unmitigated	1.3590	1.3776	12.4795	0.0255	2.7602	0.0194	2.7797	0.7352	0.0180	0.7533		2,646.3814	2,646.3814	0.1992	0.1220	2,687.7098

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.00	0.00		
Hotel	543.32	549.44	549.44	1,300,627	1,300,627
Parking Lot	0.00	0.00	0.00		
Total	543.32	549.44	549.44	1,300,627	1,300,627

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

Avid Hotel - Los Angeles-South Coast County, Winter

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Hotel	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Parking Lot	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

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	0.0212	0.1929	0.1620	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.4766	231.4766	4.4400e-003	4.2400e-003	232.8521
NaturalGas Unmitigated	0.0212	0.1929	0.1620	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.4766	231.4766	4.4400e-003	4.2400e-003	232.8521

Avid Hotel - Los Angeles-South Coast County, Winter

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	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	1967.55	0.0212	0.1929	0.1620	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.4766	231.4766	4.4400e-003	4.2400e-003	232.8521
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0212	0.1929	0.1620	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.4766	231.4766	4.4400e-003	4.2400e-003	232.8521

Avid Hotel - Los Angeles-South Coast County, Winter

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

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					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	1.96755	0.0212	0.1929	0.1620	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.4766	231.4766	4.4400e-003	4.2400e-003	232.8521
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0212	0.1929	0.1620	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.4766	231.4766	4.4400e-003	4.2400e-003	232.8521

6.0 Area Detail

6.1 Mitigation Measures Area

Use Electric Lawnmower

Use Electric Leafblower

Use Electric Chainsaw

Avid Hotel - Los Angeles-South Coast County, 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	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6850	6.0000e-005	7.2800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0145	0.0145	3.0000e-005		0.0153
Unmitigated	0.6856	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287

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	0.0784					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6061					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.1600e-003	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287
Total	0.6856	1.1000e-004	0.0126	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0270	0.0270	7.0000e-005		0.0287

Avid Hotel - Los Angeles-South Coast County, Winter

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	lb/day										lb/day					
Architectural Coating	0.0784					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6061					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.9000e-004	6.0000e-005	7.2800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0145	0.0145	3.0000e-005		0.0153
Total	0.6850	6.0000e-005	7.2800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0145	0.0145	3.0000e-005		0.0153

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

Avid Hotel - Los Angeles-South Coast County, 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

Institute Recycling and Composting Services

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

**Avid Hotel Project
Energy Calculations
Operational Electricity and Natural Gas Consumption**

Land Use	Natural Gas Use		Electricity Use	
	(kBTU/yr)	(Therms)	(kWh/yr)	(MWh/yr)
City Park	0	0	0	0
Hotel	718,156	7,182	216,776	217
Parking Lot	0	0	7,700	8
Totals	718,156	7,182	224,476	224

1 kBTU = 0.01 therms

Energy Type	Project Annual Energy Consumption	Riverside County Energy Consumption (2020)	Percentage Increase Countywide
Electricity (MWh)	224	65,649,878	0.0003%
Natural Gas (Therms)	7,182	2,936,687,098	0.0002%

Source: Refer to CalEEMod outputs for assumptions used in this analysis.

**Avid Hotel Project
Energy Calculations**

Vehicle Type	Percent of Vehicle Trips¹	Daily Trips²	Annual Vehicle Miles Traveled	Average Fuel Economy (miles per gallon)³	Total Annual Fuel Consumption (gallons)⁴
Passenger Cars	0.54	298	705,543	22	32,070
Light/Medium Trucks	0.38	208	492,775	17.3	28,484
Heavy Trucks/Other	0.08	43	102,229	6.4	15,973
TOTAL⁶	1.00	549	1,300,627	--	76,528

Notes:

1. Percent of Vehicle Trip distribution based on trip characteristics within the CalEEMod model.
2. Daily Trips Distribution based on ITE manual.
3. Average fuel economy derived from the Department of Transportation.
4. Total Daily Fuel Consumption calculated by dividing the daily VMT by the average fuel economy (i.e., VMT/Average Fuel Economy).
5. Values may be slightly off due to rounding.

Source: Refer to CalEEMod outputs for assumptions used in this analysis.

County On-Road (Gallons) 3,845,945,898

**Avid Hotel Project
Energy Calculations**

WORKER TRIPS						
Phase	Phase Length (# days)	# Worker Trips	Worker Trip Length	Total VMT	Fuel Consumption Factor (Miles/Gallon/Day)	Total Fuel Consumption
Demolition	5	13	14.7	956		38.37
Grading	5	10	14.7	735		29.51
Building Construction	196	25	14.7	72,030	24.90284233	2,892.44
Architectural Coating	22	5	14.7	1,617		64.93
						3,025.26
VENDOR TRIPS						
Phase	Phase Length (# days)	# Vendor Trips	Vendor Trip Length	Total VMT	Fuel Consumption Factor (Miles/Gallon/Day)	Total Fuel Consumption
Demolition	5	0	6.9	-		-
Grading	5	0	6.9	-		-
Building Construction	196	10	6.9	69	8.343886151	8.27
Architectural Coating	22	0	6.9	-		-
						8.27
HAULING TRIPS						
Phase	Phase Length (# days)	# Hauling Trips	Hauling Trip Length	Total VMT	Fuel Consumption Factor (Miles/Gallon/Day)¹	Total Fuel Consumption
Demolition	5	98	20	1,960		234.90
Grading	5	0	20	-		-
Building Construction	196	0	20	-	8.343886151	-
Architectural Coating	22	0	20	-		-
						234.90
TOTAL OFF-SITE MOBILE FUEL (GALLONS) CONSUMED DURING CONSTRUCTION						3,268.43

**Avid Hotel Project
Energy Calculations**

On-Site Construction Fuel Consumption

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	Fuel Consumption Rate (gallons per hour)	Duration (total hours/day)	# days	Total Fuel Consumption (gallons)
Demolition	Concrete/Industrial Saws	1	8	81	0.73	2.3652	8	22	416.28
Demolition	Rubber Tired Dozers	1	8	247	0.40	3.952	8	22	695.55
Demolition	Tractors/Loaders/Backhoes	3	8	97	0.37	1.4356	24	22	758.00
Grading	Graders	1	8	187	0.41	3.0668	8	20	490.69
Grading	Rubber Tired Dozers	1	8	247	0.40	3.952	8	20	632.32
Grading	Tractors/Loaders/Backhoes	2	7	97	0.37	1.4356	14	20	401.97
Building Construction	Cranes	1	8	231	0.29	2.6796	8	66	1,414.83
Building Construction	Forklifts	2	7	89	0.20	0.712	14	66	657.89
Building Construction	Generator Sets	1	8	84	0.74	2.4864	8	66	1,312.82
Building Construction	Tractors/Loaders/Backhoes	1	6	97	0.67	2.5996	6	66	1,029.44
Building Construction	Welders	3	8	46	0.45	0.828	24	66	1,311.55
Architectural Coating	Air Compressors	1	6	78	0.48	1.4976	6	10	89.86
TOTAL ON-SITE FUEL (GALLONS) CONSUMED DURING CONSTRUCTION									9,211.19
TOTAL OFF-SITE MOBILE FUEL (GALLONS) CONSUMED DURING CONSTRUCTION									3,268.43
TOTAL FUEL (GALLONS) CONSUMED DURING CONSTRUCTION									12,479.61
Notes: Fuel Consumption Rate = Horsepower x Load Factor x Fuel Consumption Factor Where: Fuel Consumption Factor for a diesel engine is 0.04 gallons per horsepower per hour (gal/hp/hr) and a gasoline engine is 0.06 gal/hp/hr.									
Source: Refer to CalEEMod outputs for assumptions used in this analysis.									

APPENDIX B

Cultural Resources Identification Memorandum

September 9, 2022

Brian Lee, Community Development Director

CITY OF COVINA COMMUNITY DEVELOPMENT DEPARTMENT

125 East College Street

Covina, CA 91723

**RE: CULTURAL RESOURCES IDENTIFICATION AND EVALUATION MEMORANDUM FOR
THE AVID HOTEL PROJECT, CITY OF COVINA, LOS ANGELES COUNTY, CALIFORNIA**

Dear Mr. Lee:

In support of the Avid Hotel Project (project), Michael Baker International completed a cultural resources identification and evaluation study, which includes a South Central Coastal Information Center (SCCIC) records search; literature, historical map, and aerial photo review; local historical society consultation; pedestrian survey; archaeological buried site sensitivity analysis; and evaluation of the property for inclusion in the California Register of Historical Resources (California Register) and for designation as a City of Covina historic landmark or structure of merit. These efforts were completed to determine whether the project could result in significant impacts to historical and archaeological resources as defined by California Environmental Quality Act (CEQA) Section 15064.5. Methods, results, and recommendations are summarized below.

PROJECT DESCRIPTION

The project consists of building demolition, site preparation, and construction of a new hotel. The hotel building would contain a total of 68 guest rooms. Vehicular access is proposed from a driveway along Azusa Avenue and a driveway along Glentana Street. The project is anticipated to require removal of soil and materials of 5 to 6 feet below existing grade. The project will also include the installation a drywell infiltration system that will reach a depth of 40 feet below grade which is the maximum depth of ground disturbance. .

PROJECT LOCATION

The project is located at the adjacent addresses of 578-580 North Azusa Avenue and 865-867 West Glentana Street, both in Covina, Los Angeles County, California. The project is in Township 1 South, Range 10 West, Section 14 of the US Geologic Service *Baldwin Park, Calif.* 7.5-minute topographic quadrangle map (see **Attachment 1 - Figures**). The project area totals 0.85 acres within two adjacent parcels Assessor Parcel Numbers (APNs) 8432-006-015 and 8432-006-017. APN 8432-006-017 has two extant buildings and APN 8432-006-015 is vacant.

NATURAL SETTING

The project area is within the northwest portion of the Peninsular Ranges geomorphic province. The Peninsular Ranges geomorphic province is distinguished by northwest-trending mountain ranges and valleys following faults branching from the San Andreas Fault. The Peninsular Ranges are bound to the east by the Colorado Desert and extend north to the San Bernardino–Riverside county line, west into the submarine continental shelf, and south into Baja California (Norris and Webb 1976). The City of Covina is located in the northeastern San Gabriel Basin and is bounded by the San Jose Hills to the southeast. Geologically, the project area is situated upon surficial sediments of alluvial gravel, sand, and silt (Qa) (Dibblee and Ehrenspeck 1999). Soil survey data indicates that the entire project area is composed primarily of urban land composed of the Palmview-Tujunganga soils series complex. These two soil series are deep to very deep, well-drained soils that formed in alluvial fans from granitic or related rock sources which have slopes between 0 to 15 percent (NRCS 2022).

The project area is located within the San Gabriel Valley, which is bordered by the San Gabriel Mountains on the north, the San Jose Hills on the east, the San Rafael Hills on the west, and the Puente Hills on the south. The elevation is approximately 495 feet above mean sea level. The project area is heavily urbanized and is located within the Los Angeles Plain ecoregion. Moist and cool marine air greatly moderates temperatures and rainfall in the Los Angeles Plain with annual precipitation ranging from 10 to 17 inches. The ecoregion is nearly level with flat floodplains and terraces and very gently to gently sloping alluvial fans. The soil temperature regime is thermic. Hydrology has been greatly modified and channelized. The San Gabriel River drains the San Gabriel Valley and Mountains (Griffith et al. 2016).

CULTURAL RESOURCES IDENTIFICATION METHODS

The methods and results of the SCCIC records search, literature, historical map, aerial photo review, local historical society consultation, pedestrian survey, archaeological sensitivity analysis, and California Register evaluation are presented below.

SOUTH CENTRAL COASTAL INFORMATION CENTER

SCCIC staff conducted a cultural resource records search (File No. 23619.9708) of the project area and a half-mile area around it on April 18, 2022 (**Attachment 2**). The SCCIC at California State University, Fullerton, is part of the California Historical Resources Information System, an affiliate of the California Office of Historic Preservation (OHP). The SCCIC is the official state repository of cultural resources records and reports for Los Angeles County. As part of the records search and background research, the following federal and California inventories were reviewed:

- National Register of Historic Places (National Register) (National Park Service 2022).
- California Inventory of Historic Resources (OHP 1976).
- California Points of Historical Interest (OHP 1992 and updates).

**MICHAEL BAKER INTERNATIONAL
CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE AVID HOTEL PROJECT, COVINA,
CALIFORNIA**

Page 3

- California Historical Landmarks (OHP 1996).
- Archaeological Determinations of Eligibility (OHP 2012) for Los Angeles County.
- Built Environment Resources Directory for Los Angeles County (OHP 2022a).
- California Historical Resources listing (OHP 2022b).

Results

No cultural resources studies have been previously completed within the project area; one has been completed within a half-mile, as summarized below.

Report No.	Author(s)	Date	Report Title	Identified Cultural Resources in Project Area?
LA-10641	Tang, Bai Tom	2010	<i>Preliminary Historical/Archaeological Resources Study, San Bernardino Line Positive Train Control Project, Southern California Regional Rail Authority, Counties of Los Angeles and San Bernardino.</i>	No

No cultural resources were identified within the project area; one was identified within the half-mile search distance of the project area as described below:

Primary/ Trinomial No.	Address	Type/Name	Eligibility Status	Proximity to Project Site
P-19-187085	N/A	Historic era road/ Mojave Road	A segment has been designated California Historical Landmark No. 963, while another segment was recommended ineligible for the National Register and California Register.	Within 0.2 miles

LITERATURE, HISTORICAL MAP, AND AERIAL PHOTOGRAPH REVIEW

Michael Baker staff reviewed historical maps and aerial photographs for historical information about the project area and the vicinity. Below is a list of maps and photographs reviewed followed by a narrative description of the results:

- Survey Plat Map of Township No. 1 South, Range No. 10 West, San Bernardino Base and Meridian (BLM 1865, 1869, 1877)
- *Covina, California* Sanborn Map, 1911 (Sanborn Map Company 1911)
- *Covina, California* Sanborn Map, 1929, revised 1932 (Sanborn Map Company 1929)
- *Pomona, Calif.* 1:62,500 scale topographic quadrangle map (USGS 1897)
- *Puente, Calif.* 1:24,000 scale topographic quadrangle map (USGS 1927)

MICHAEL BAKER INTERNATIONAL

CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE AVID HOTEL PROJECT, COVINA, CALIFORNIA

Page 4

- Aerial photograph: Flight C-300, Frame I-123 (UCSB 1928)
- Aerial photograph: Flight C-13990, Frame 1-117X (UCSB 1949)
- Aerial photograph: Flight AXJ-1952, Frame 19K-163 (UCSB 1954)
- Aerial photograph: Flight C-23870, Frame 1054 (UCSB 1960)
- Aerial photograph: Flight TG-2400, Frame 1-230 (UCSB 1968)

Results

In eastern Los Angeles County, where the project is located, archaeology sites have demonstrated traits of both coastal and inland desert cultural traditions. Models of California prehistory hypothesize that its first inhabitants were big game-hunting Paleoindians who lived at the close of the last Ice Age (~11,000 years before present [BP] through the early Holocene 7,600 BP). As the environment warmed and dried, Ice Age megafauna died out, requiring adaption to local resources by groups to survive. The coastal manifestation is the San Dieguito Complex and within a lifeway known as the Paleocoastal Tradition, whereas further inland this lifeway is known as the Western Pluvial Lakes Tradition (Moratto 1984). Along the coast, rising sea levels created bays and estuaries and groups adopted marine subsistence, including fish and shellfish. These resulting shell middens contain flaked cobble tools, metates, manos, discoidals, and flexed burials and indicate a semi-sedentary lifestyle (Byrd and Raab 2007). In contrast, the Western Pluvial Lakes Tradition is generally identified by an advanced flaked-stone industry of foliate, lanceolate, and long-stemmed bifaces. People hunted diverse animal species and collected a wide number of plants from diverse ecozones, but this period lacks widespread evidence of milling stones. Therefore, hard seed processing was likely not widely practiced and inland populations were more mobile than coastal populations (Moratto 1984). The inland tradition may continue as late as 7,000 BP (Warren and Crabtree 1986).

The middle Holocene (7,600–3,650 BP) is a time of change and transition. As conditions continued to warm and dry, lakes and streams in the desert disappeared. This resulted in a shift in subsistence strategies, namely a shift to the gathering of plant seeds, grasses, and shellfish along the coast as the primary dietary staple. This shift in subsistence is what Wallace (1955) named the Millingstone Horizon. Characteristics of the middle Holocene sites include ground stone artifacts (manos and metates) used for processing plant material and shellfish, flexed burial beneath rock or milling stone cairns, flaked core or cobble tools, dart points, cogstones, discoidals, and crescentics. Large habitations are seen in the inland areas and considerable variability of site size and population are seen along the coasts.

Characteristics of the late Holocene (3,650–233 BP) include the increased dependence on mortar and pestle for food processing, including the acorn, a change to more complex and elaborate mortuary behaviors, and the introduction of the bow and arrow and ceramic technologies toward the end of the late Holocene. Marine resource exploitation proliferated and diversified. The climate fluctuated with periods of drought alternating with cooler and moister periods (Vellanoweth and Grenda 2002; Byrd and Raab 2007; Jones et al. 2004). These fluctuations resulted

MICHAEL BAKER INTERNATIONAL
CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE AVID HOTEL PROJECT, COVINA,
CALIFORNIA

Page 5

in dynamic regional cultural patterns with considerable local variation. Settlement strategies shifted toward permanent settlement during this period.

The project area is located within the ethnographic territory of the Gabrielino Indians approximately equidistant between the ethnographic placenames: Weniinga, located approximately 3 miles south, and Ashuukshanga, located approximately 3 miles north (McCawley 1996). The Gabrielino are Takic speakers and are descended from Late Prehistoric populations of the region. The name Gabrielino was given to the local inhabitants by Spanish missionaries who established a mission in Gabrieleno territory in 1771. Important food resources would have been acorns, agave, wild seeds and nuts, hunting game, and fishing. Due to Spanish subjugation and absorption into the mission system, the Gabrielinos' political structure, social organization, and cultural practices were heavily impacted. Gabrielino villages were generally self-contained and had an autonomous political structure comprising non-localized lineages, in which the largest and dominant lineage's leader was usually the village chief. Village houses were domed, circular-shaped structures, constructed from tree branches and thatched with tule, fern, or carrizo. The villages would have been located near fresh water and raw material resources. Villagers would have utilized temporary camps throughout their localized territories for hunting, gathering, and raw material trips away from the main village (Bean and Shipek 1978).

The early Bureau of Land Management General Land Office survey plat depicts the project area as located due north of the lands of Rancho La Puente, although no details were mapped for the area (BLM 1865, 1869, 1877). By the late 1800s, the Southern Pacific Railroad Covina Branch traversed the area in an east-west direction approximately 500 feet north of the project area (USGS 1897). The project area was in a rural area outside of the Covina city limits in the early 1900s (Sanborn Map Company 1911, 1929). The extensive fruit-growing industry led to the development of several fruit packing houses flanking the Southern Pacific Railroad near Azusa Avenue by the 1920s (Sanborn Map Company 1929; UCSB 1928). It appears that present-day Glentana Street follows the alignment of what was a long residential driveway leading to a residence set back from Azusa Avenue (USGS 1927). The project area and surrounding vicinity consisted of orchard land dotted with single-family residences through the 1940s (UCSB 1949).

By the mid-1950s, the orchard rows in the project area were partially cleared, and at least one—possibly two—buildings were located on the site. These appear to have been single-family residences that had driveways branching off the aforementioned longer drive. Much of the surrounding orchard land to the north, east, and southeast had been replaced by residential tracts by this time (UCSB 1954).

Within a few years, the area had dramatically changed and the majority of the orchards had been lost to residential and commercial development. In 1960, Northview High School was under construction across Azusa Avenue to the northwest of the project area. Glentana Street was developed into a public street in place of the previously existing residential drive. One building had been constructed at 835 Glentana Street, but the remainder of the block west to Azusa

**MICHAEL BAKER INTERNATIONAL
CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE AVID HOTEL PROJECT, COVINA,
CALIFORNIA**

Page 6

Avenue, including the project area, was undeveloped, except for the north-south alley through the project area (UCSB 1960). The extant buildings in the western portion of the project area were constructed in 1963 (Los Angeles County Assessor 2022). Additional development occurred in the immediately surrounding area during the 1960s, including the construction of the multifamily buildings at the eastern end of Glentana Street and commercial buildings along Front Street to the north (UCSB 1968).

LOCAL HISTORICAL SOCIETY CONSULTATION

On March 31, 2022, Michael Baker International mailed a letter and figures describing the project to the Covina Valley Historical Society. The letter requested information or concerns regarding historical resources within the project area (**Attachment 3**). A follow-up call to the Covina Valley Historical Society was completed on April 19, 2022, at which time curator Rosemarie Lippman stated she did not know of any historical resources in the area of the project. She stated Michael Baker International could send her a copy of the letter via email and she would distribute it to other historical society staff for input. Michael Baker International emailed the letter and figures to Ms. Lippman the same day.

ARCHAEOLOGICAL AND BUILT ENVIRONMENT SURVEY

On April 7, 2022, Michael Baker International cross-trained archaeologist/built environment technician Marcel Young conducted a pedestrian survey of the project area. The exposed ground surface was walked over in single transects spaced approximately 10 meters apart. The slope of the survey was flat with approximately 15 percent ground visibility due to development. Disturbances include landscaping, grading, bioturbation, human habitation/camping, and modern refuse dumping. The majority of exposed ground surface was located on the east half of the project area in APN 8432-006-015. No cultural materials or anthropogenic soils were identified within the project area during the survey.

Mr. Young also examined the two existing buildings in the project area and noted their current condition, construction, materials, and visible alterations. Documentation included photographs and field notes. A development history, description, and photographs of the property addressed as 578-580 North Azusa Avenue are included in the California Department of Parks and Recreation (DPR) 523 series forms in **Attachment 4**.

ARCHAEOLOGICAL BURIED SITE SENSITIVITY ANALYSIS

Sensitivity for cultural resources consisting of archaeological sites is considered low based upon no known cultural resources, various natural factors, and the previous disturbance in the project area. The SCCIC records search results and the field survey identified no cultural resources within the project area and only one historic-period resource, the Mojave Road (P-19-187085), was identified within a half-mile of the project area. The project area is located approximately 0.61 miles south of San Dimas Wash. Proximity to water, a critical resource, is significant and this distance from water indicates a lower sensitivity to prehistoric occupation. While the project is

**MICHAEL BAKER INTERNATIONAL
CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE AVID HOTEL PROJECT, COVINA,
CALIFORNIA**

Page 7

underlain by Holocene-age young alluvium (11,700 years ago to today), the soil has been heavily disturbed by modern development and is urban land according to soil mapping. According to the historical map review, the project area was first developed in the 1920s as an orchard with several buildings on the property starting in 1962.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

The criteria for eligibility in the California Register are based on the National Register of Historic Places. To be eligible for listing in the California Register, a property must be at least 50 years of age (resources less than 50 years of age may be eligible if they can demonstrate that sufficient time has passed to understand its historical importance) and possess significance at the local, state, or national level, under one or more of the following criteria:

Criterion 1. It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

Criterion 2. It is associated with the lives of persons important in our past;

Criterion 3. It 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 value;

Criterion 4. It has yielded, or may yield, information important in history or prehistory.

In addition to meeting a significance criterion, a property must also have integrity or the ability to convey its significance under a majority of the seven aspects of integrity, which are location, design, materials, workmanship, setting, feeling, and association.

Below is the California Register evaluation for 578-580 North Azusa Avenue. The full historic context, evaluation, and photographs are located in **Attachment 4**.

Criterion 1 – Constructed in 1962, the buildings on the property were originally a combination of residential and office space. They were used as model homes and offices for a real estate development company which was not particularly productive or successful. Archival research did not indicate the property is associated with any significant events or trends in national, state, regional, or local history. While it is generally associated with post-World War II residential and commercial development, the property did not play an important role in the history of residential or commercial development in Covina and is not significant within those contexts. Thus, it is recommended ineligible under Criterion 1.

Criterion 2 – Archival research did not demonstrate that commercial property is associated with individuals who have made significant contributions to national, state, or local history. Therefore, the property is recommended ineligible under Criterion 2.

MICHAEL BAKER INTERNATIONAL

CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE AVID HOTEL PROJECT, COVINA, CALIFORNIA

Page 8

Criterion 3 – The two buildings fronting Azusa Avenue and Glentana Street were built in a Modern Ranch style, and feature long footprints, low horizontal massing, variation in elevation bays, stucco cladding, stone and brick veneer, and low-pitched hipped and Dutch gable roofs. However, they are not outstanding or high-style examples of Modern Ranch homes. The buildings are also not good examples of residential construction because they were constructed to be used as both residential and office spaces. In addition, the two buildings exhibit alterations. For example, the incongruous roof style at the location where the two buildings meet suggests the buildings may have been separate at one time, and appear to have been bridged by that section clad with rock veneer. 865-867 Glentana Street's appearance has been notably changed by the replacement of its original wood shake roof with two different types of non-original roof tile, one of which is Spanish in style.

Additionally, the smaller ancillary building at the rear of the property does not have any stylistic features and is not representative of any particular architectural style. The buildings were not designed or built by a master architect or builder. They do not embody the distinctive characteristics of a type, period, region, or method of construction, nor do they represent the work of a master or possess high artistic values. Thus, the property is recommended ineligible under Criterion 3.

Criterion 4 – National Park Service guidance for the equivalent National Register Criterion D states that certain important research questions about human history can only be answered by the actual physical material of cultural resources. The buildings do not meet the two requirements identified for eligibility under Criterion 4. The buildings on the subject property have not been used as a source of data and do not contain more, as yet unretrieved data. The buildings have not been determined, through testing or research, to be a likely source of data. Therefore, they are recommended ineligible under California Register Criterion 4, as they have not yielded and do not have the potential to yield information important to our understanding of prehistory or history of the local area, state, or nation.

COVINA HISTORIC LANDMARK/STRUCTURE OF MERIT EVALUATION

Covina Municipal Code Title 17, Chapter 17.81 states the following criteria shall be used by the planning commission and city council in designating any property as a historic landmark or structure of merit:

Criterion 1. It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural or natural history; or

Criterion 2. It is identified with persons or events significant in local, state, or national history; or

Criterion 3. It represents the work of a notable builder, designer, or architect; or

MICHAEL BAKER INTERNATIONAL

CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE AVID HOTEL PROJECT, COVINA, CALIFORNIA

Page 9

Criterion 4. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or

Criterion 5. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or

Criterion 6. It is one of the few remaining examples in the city of Covina, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen.

Below is the Covina Municipal Code evaluation for 578-580 North Azusa Avenue. The full historic context, evaluation, and photographs are located in **Attachment 4**.

Criterion 1 – The buildings on the property were constructed to serve a combined use of model homes and office space for a real estate development company. Archival research did not indicate the property exemplifies or reflects special elements of Covina’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history. No associations with important events or trends within the above themes were identified. Therefore, the property is recommended ineligible under Criterion 1.

Criterion 2 – As discussed above, archival research did not indicate the property is associated with persons or events significant in local, state, or national history. Thus, the property is recommended ineligible under Criterion 2.

Criterion 3 – The buildings on the property were constructed by a real estate development company that was not particularly productive or successful. The buildings were not architect-designed; thus, they do not represent the work of a notable architect, designer, or builder. The property is recommended ineligible under Criterion 3.

Criterion 4 – None of the buildings on the property embody distinctive characteristics of a style, type, period, or method of construction, or are valuable examples of the use of indigenous materials or craftsmanship. The two primary buildings fronting Azusa Avenue and Glentana Street were built in a Modern Ranch style, and feature long footprints, low horizontal massing, variation in elevation bays, stucco cladding, stone and brick veneer, and low-pitched hipped and Dutch gable roofs. However, they are not outstanding or high-style examples of Modern Ranch style homes. The buildings are also not good examples of residential construction because they were constructed to be used as both residential and office spaces. In addition, the two buildings exhibit alterations. For example, the incongruous roof style at the location where the two buildings meet suggests the buildings may have been separate at one time, and appear to have been bridged by that section clad with rock veneer. 865-867 Glentana Street’s appearance has been notably

MICHAEL BAKER INTERNATIONAL

CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE AVID HOTEL PROJECT, COVINA, CALIFORNIA

Page 10

changed by the replacement of its original wood shake roof with two different types of non-original roof tile, one of which is Spanish in style. Lastly, the smaller ancillary building at the rear of the property does not have any stylistic features and is not representative of any particular architectural style. The property is recommended ineligible under Criterion 4.

Criterion 5 – The subject property does not contribute to the significance of a geographically definable historic area with a concentration of historic or scenic properties, or a thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.

Criterion 6 – The subject property is not one of a few remaining examples of an architectural or historic type or specimen in Covina, the state, or the nation.

In summary, the property does not appear to meet any of the criteria for designation as a Covina Historic Landmark or Structure of Merit.

FINDINGS AND RECOMMENDATIONS

No historical or archaeological resources as defined by CEQA Section 15064.5(a) or Covina Municipal Code Title 17, Chapter 17.81 were identified within the project area as a result of the SCCIC records search; literature, map, and aerial photo review; historical society consultation; pedestrian survey; and California and City Register evaluations. Sensitivity for buried archaeological resources is low. There is a low potential for disturbing previously unknown archaeological resources during ground-disturbing activities associated with project construction.

Impacts will be avoided through the implementation of the below mitigation measures for the inadvertent discovery of archaeological cultural resources or human remains.

Archaeological Resources Inadvertent Discovery. In the event that cultural resources are unearthed during ground-disturbing activities, ground-disturbing activities must be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet must be established around the find where construction activities cannot be allowed to continue until a qualified archaeologist examines the newly discovered resource(s) and evaluates the area of the find. Work may be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities must be evaluated by a qualified professional archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications Standards. If the resource appears to be significant, the qualified professional archaeologist, working under the direction of the lead agency and in coordination with Native American tribes and/or other stakeholders, will prepare an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource(s) along with subsequent laboratory processing, analysis, and curation.

**MICHAEL BAKER INTERNATIONAL
CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE AVID HOTEL PROJECT, COVINA,
CALIFORNIA**

Page 11

Human Remains Inadvertent Discovery. If human remains are discovered during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner determines that the remains are not subject to the provisions of Section 27491 of the Government Code, or any successor statute, or any other related provisions of law concerning the investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or their authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code, or any successor statute. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation or his or her authorized representative notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission and the Covina Building Official.

Applicable state and federal laws include California Health and Safety Code Sections 7050.5–7055 and Section 5097.98 of the California Public Resources Code.

PREPARER QUALIFICATIONS

This report was prepared by Michael Baker International Senior Archaeologist and Principal Investigator Nicholas F. Hearth, MA, Senior Architectural Historian Susan Zamudio Gurrola, MHP, and Archaeologist Jacob Parsley, BA. Archaeologist Marcel Young, BA, completed the pedestrian survey. This report was reviewed for quality assurance and quality control by Senior Associate and Department Manager Margo Nayyar, MA.

Mr. Hearth has worked as an archaeologist in cultural resource management since 2002. He meets the Secretary of the Interior's Professional Qualifications Standards for prehistoric archaeology. He received his BA in anthropology in 2003 from the University of Massachusetts, Amherst, and his MA in anthropology in 2006 from the University of California, Riverside. Mr. Hearth has worked in California, Utah, Nevada, Arizona, New Mexico, and multiple states both in the Midwest and New England. Mr. Hearth is well versed in applying Section 106 of the National Historic Preservation Act (NHPA), CEQA, and National Environmental Policy Act (NEPA) on various projects across many market sectors. He has completed projects in all phases of archaeology: Phase I pedestrian and shovel test surveys, extended Phase I survey, buried site testing, archaeological sensitivity assessments, Phase II testing and evaluations, Phase III data recovery, and Phase IV monitoring. His project responsibilities include overseeing archaeological, historical, and paleontological studies, directing all phases of archaeological field and laboratory work, and ensuring that the quality of analysis and reporting meets or exceeds appropriate local, state, and federal standards.

MICHAEL BAKER INTERNATIONAL

CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE AVID HOTEL PROJECT, COVINA, CALIFORNIA

Page 12

Ms. Zamudio-Gurrola is an architectural historian with over nine years of experience in cultural resource management. Her experience includes conducting archival research and built environment surveys, conducting evaluations for the National and California Registers and local designations, assessing the integrity of historic resources, developing historic context statements, reviewing projects for conformance with the Secretary of the Interior's Standards, and preparing cultural resources studies in compliance with CEQA, NEPA, Section 106 of the NHPA, and local ordinances. She also prepares cultural resources sections for CEQA environmental documents such as initial studies and environmental impact reports and has demonstrated experience preparing Caltrans-format cultural resources studies, finding of effect documents, and Historic American Buildings Survey/Historic American Engineering Record documentation for buildings and structures. Ms. Zamudio-Gurrola meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history.

Mr. Parsley has worked in various capacities in cultural resource management since 2018. He is experienced in surveying, monitoring, and writing cultural resources constraints reports within the frameworks of Section 106 of the NHPA, NEPA, and CEQA. He has participated in projects in several phases of archaeology: Phase I pedestrian and shovel test surveys, buried site testing, Phase III data recovery, and Phase IV monitoring. His project highlights include archaeological surveying to update and verify cultural resources found mostly in remote areas of California, many of which have included prehistoric components. Other project responsibilities include identifying and flagging historic and prehistoric resources, delineating best access routes, conducting post-impact assessments, and reporting to the National Park Service, National Forest System, Pacific Gas and Electric, and private clients.

Mr. Young has worked in various capacities in cultural resource management since 2013. He is experienced in surveying and conducting recording and evaluations of historic and prehistoric archaeological sites in California. Mr. Young is versed in conducting fieldwork within frameworks of Section 106 of the NHPA, NEPA, and CEQA. He has participated in projects in several phases of archaeology: Phase I pedestrian, extended Phase I testing, shovel test surveys, buried site testing, Phase III data recovery, and monitoring.

Ms. Nayar is a senior cultural resources manager with 12 years of experience in California, Nevada, Arizona, Idaho, Texas, and Mississippi. Her experience includes built environment surveys, evaluation of historic-era resources using guidelines outlined in the National and California Registers, and preparation of cultural resources technical studies pursuant to CEQA and Section 106 of the NHPA, including identification studies, finding of effect documents, memorandum of agreements, programmatic agreements, and Historic American Buildings Survey, Historic American Engineering Record, and Historic American Landscapes Survey mitigation documentation. She prepares cultural resources environmental document sections for CEQA environmental documents, including infill checklists, initial studies, environmental impact reports, and NEPA environmental documents such as environmental impact statements. She also specializes in municipal preservation planning, historic preservation ordinance updates, Native

MICHAEL BAKER INTERNATIONAL

CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE AVID HOTEL PROJECT, COVINA, CALIFORNIA

Page 13

American consultation, and provision of Certified Local Government training to interested local governments. She develops Survey 123 and Esri Collector applications for large-scale historic resources surveys and authors National Register nomination packets. Ms. Nayyar meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history.

Sincerely,



Nicholas Hearsh, MA, RPA
Senior Archaeologist



Susan Zamudio-Gurrola, MHP
Senior Architectural Historian



Jacob Parsley, BA
Archaeologist

Attachments:

Attachment 1 – Figures

Attachment 2 – Cultural Resource Records Search Results

Attachment 3 – Local Historical Society Consultation

Attachment 4 – DPR 523 series forms

MICHAEL BAKER INTERNATIONAL

CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE AVID HOTEL PROJECT, COVINA, CALIFORNIA

Page 14

REFERENCES

- Bean, Lowell J., and Florence C. Shipek. 1978. "Gabrielino." In *California*, edited by Robert F. Heizer, 538-549. *Handbook of North American Indians*, Vol. 8, William C. Sturtevant, general editor. Washington, DC: Smithsonian Institution.
- BLM (Bureau of Land Management General Land Office). 1865. Map of Township No. 1 South, Range No. 10 West, San Bernardino Meridian.
<https://glorerecords.blm.gov/search/default.aspx>.
- . 1869. Map of Township No. 1 South, Range No. 10 West, San Bernardino Meridian.
<https://glorerecords.blm.gov/search/default.aspx>.
- . 1877. Map of Township No. 1 South, Range No. 10 West, San Bernardino Meridian.
<https://glorerecords.blm.gov/search/default.aspx>.
- Byrd, Brian F. and L. Mark Raab. 2007. "Prehistory of the Southern Bight: Models for a New Millennium." In *California Prehistory: Colonization, Culture, and Complexity*, edited by Terry L. Jones and Kathryn A. Klar, 215–227. New York: AltaMira Press.
- Dibblee, Thomas W, and Helmut E. Ehrenspeck. 1999. Geologic map of the El Monte and Baldwin Park quadrangles, Los Angeles County, California. Dibblee Foundation Map DF-69, 1:24,000. Santa Barbara, California: Dibblee Geological Foundation.
- Griffith, Glenn E., James M. Omernik, David W. Smith, Terry D. Cook, Ed Tallyn, Kendra Moseley, and Colleen B. Johnson. 2016. *Ecoregions of California*. Ecoregion map, 1:1,100,000. Washington DC. US Geological Open-File Report 2016-1021.
- Jones, Terry L., Gary M. Brown, L. Mark Raab, Janet L. McVickar, W. Geoffrey Spaulding, Douglas M. Kennett, Andrew York, and Phillip L. Walker. 2004. "Environmental Imperatives Reconsidered: Demographic Crises in Western North America During the Medieval Climatic Anomaly." *Prehistoric California: Archaeology and the Myth of Paradise*. Salt Lake City: University of Utah Press.
- Los Angeles County Assessors Office. 2022. Accessed May 2022.
<https://assessor.lacounty.gov/homeowners/property-search>.
- McCawley, William. 1996. *The First Angelinos: The Gabrielino Indians of Los Angeles*. Banning, CA: Malki Museum Press.
- Moratto, Michael J. 1984. *California Archaeology*. San Diego: Academic Press.

MICHAEL BAKER INTERNATIONAL
CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE AVID HOTEL PROJECT, COVINA,
CALIFORNIA

Page 15

National Park Service. 2022. "National Register Database and Research." Accessed April 1, 2022.
<https://www.nps.gov/subjects/nationalregister/database-research.htm>.

Norris, Robert M., and Robert W. Webb. 1976. *Geology of California*. New York: John Wiley & Sons.

NRCS (Natural Resources Conservation Service). 2022. Web-based soil mapping interface. Accessed May 2022. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.

OHP (California Office of Historic Preservation). 1976. California Inventory of Historic Resources. On file with the SCCIC.

———. 1992. California Points of Historical Interest. Sacramento: California Department of Parks and Recreation.

———. 1996. California Historical Landmarks. Sacramento: California Department of Parks and Recreation.

———. 2012. Archaeological Determinations of Eligibility for Los Angeles County. On file with the SCCIC.

———. 2022a. Built Environment Resources Directory for Los Angeles County. Accessed May 2022. https://ohp.parks.ca.gov/?page_id=30338.

———. 2022b. "California Historical Resources."
<https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=19>

Sanborn Map Company. 1911. Covina map, sheet 1. Accessed April 1, 2022.
<https://lacountylibrary.org/database/>.

———. 1929. Covina map, sheet 17. Accessed April 1, 2022. <https://lacountylibrary.org/database/>.

UCSB (University of California, Santa Barbara Library). 1928. "Flight C-300, Frame I-123." Aerial photograph. Accessed May 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder.

———. 1949. "Flight C-13990, Frame 1-117X." Aerial photograph. Accessed May 2022.
https://mil.library.ucsb.edu/ap_indexes/FrameFinder.

———. 1954. "Flight AXJ-1952, Frame 19K-163." Aerial photograph. Accessed May 2022.
https://mil.library.ucsb.edu/ap_indexes/FrameFinder.

MICHAEL BAKER INTERNATIONAL

**CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE AVID HOTEL PROJECT, COVINA,
CALIFORNIA**

Page 16

_____. 1960. "Flight C-23870, Frame 1054." Aerial photograph. Accessed May 2022.
https://mil.library.ucsb.edu/ap_indexes/FrameFinder.

_____. 1968. "Flight TG-2400, Frame 1-230." Aerial photograph. Accessed May 2022.
https://mil.library.ucsb.edu/ap_indexes/FrameFinder.

USGS (US Geological Survey). 1897. Pomona, Calif. 1:62,500 scale topographic quadrangle map.
Reston, VA: US Department of the Interior.

_____. 1927. Puente, Calif. 1:24,000 scale topographic quadrangle. Accessed May 2022.
https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=50316982b524b5b4e3dbf7901dcda5d8

Vellanoweth, René L. and Donn R. Grenda. 2002. "Paradise or Purgatory: Environments, Past and Present." In *Islanders and Mainlanders: Prehistoric Context for the Southern California Bight*, edited by Jeffrey H. Altschul and Donn R. Grenda 67–84. Tucson, Arizona: SRI Press.

Wallace, William. 1955. "A Suggested Chronology for Southern California Coastal Archaeology." *Southwestern Journal of Anthropology* 2:214-230.

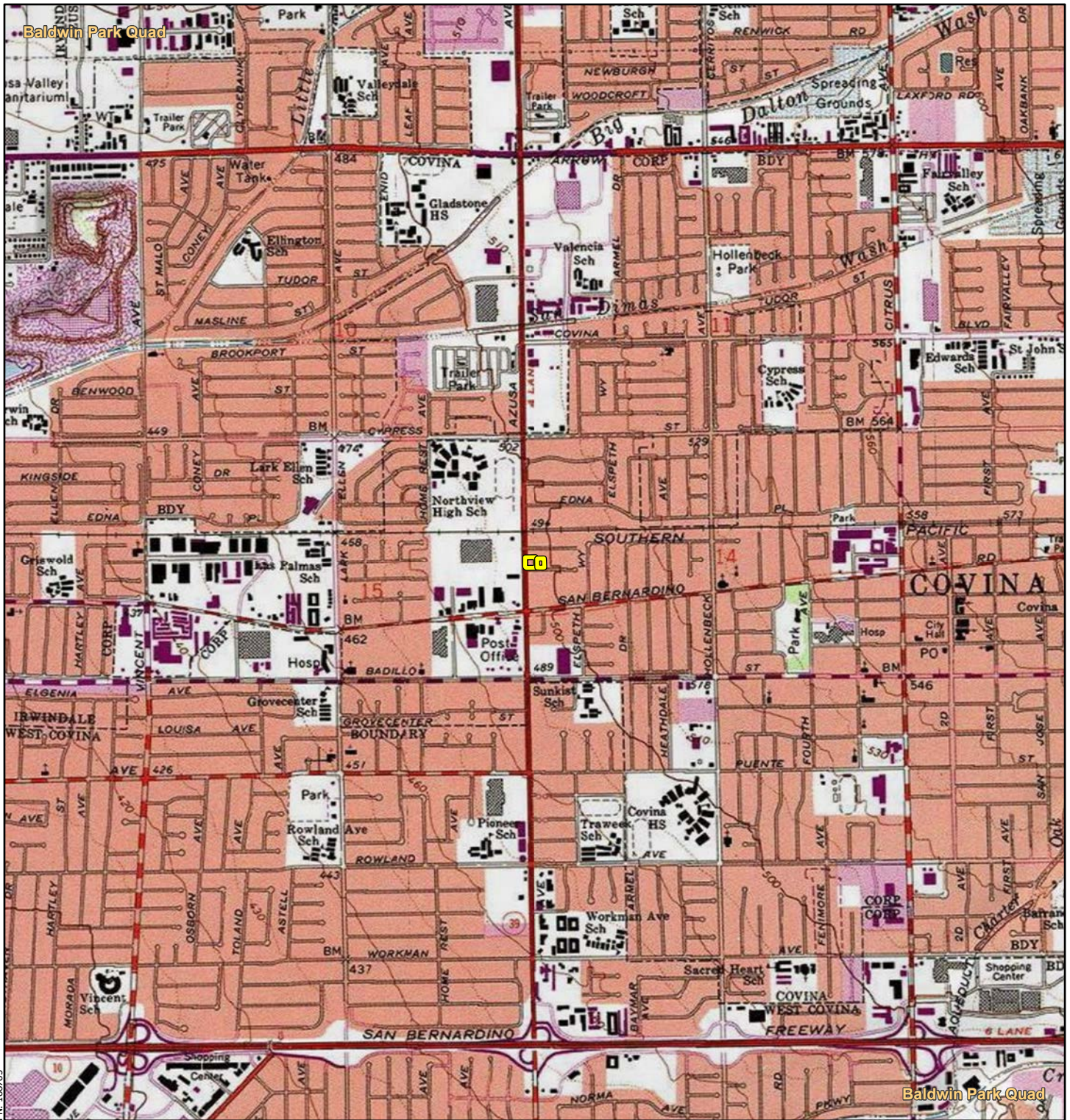
Warren, Claude N. and Robert H. Crabtree. 1986. "Prehistory of the Southwestern Area." In *Great Basin*, edited by Warren L. D'Azevedo, 183-193. *Handbook of North American Indians*, Vol. 11, William C. Sturtevant, general editor. Washington, DC: Smithsonian Institution.

Attachment 1

Figures



Project Location



PN: 168785

 Project Area

Michael Baker
INTERNATIONAL



0 0.25 0.5 1 Miles

Source: Esri, ArcGIS Online, USGS 7.5-Minute topographic quadrangle maps: Covina, California

AVID HOTEL PROJECT
COVINA, CA
Project Vicinity

Figure 2



PN: 1685785

 Project Area

Attachment 2

Cultural Resource Records Search

Results

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542
sccic@fullerton.edu

California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

4/18/2022

Records Search File No.: 23619.9708

Susan Zamudio-Gurrola
Michael Baker International
2729 Prospect Park Drive Suite 220
Rancho Cordova CA 95670

Re: Records Search Results for the Avid Hotel Project #188785

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Baldwin Park, CA USGS 7.5' quadrangle. Due to the COVID-19 emergency, we have temporarily implemented new records search protocols. With the exception of some reports that have not yet been scanned, we are operationally digital for Los Angeles, Orange, and Ventura Counties. See attached document for your reference on what data is available in this format. The following reflects the results of the records search for the project area and a ½-mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: custom GIS maps shape files hand drawn maps

Resources within project area: 0	None
Resources within ½-mile radius: 1	SEE ATTACHED LIST
Reports within project area: 0	None
Reports within ½-mile radius: 1	SEE ATTACHED LIST

- Resource Database Printout (list):** enclosed not requested nothing listed
- Resource Database Printout (details):** enclosed not requested nothing listed
- Resource Digital Database (spreadsheet):** enclosed not requested nothing listed
- Report Database Printout (list):** enclosed not requested nothing listed
- Report Database Printout (details):** enclosed not requested nothing listed
- Report Digital Database (spreadsheet):** enclosed not requested nothing listed
- Resource Record Copies:** enclosed not requested nothing listed
- Report Copies:** enclosed not requested nothing listed
- OHP Built Environment Resources Directory (BERD) 2019:** available online; please go to https://ohp.parks.ca.gov/?page_id=30338
- Archaeo Determinations of Eligibility 2012:** enclosed not requested nothing listed
- Los Angeles Historic-Cultural Monuments** enclosed not requested nothing listed

Historical Maps: enclosed not requested nothing listed
Ethnographic Information: not available at SCCIC
Historical Literature: not available at SCCIC
GLO and/or Rancho Plat Maps: not available at SCCIC
Caltrans Bridge Survey: not available at SCCIC; please go to
<http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>
Shipwreck Inventory: not available at SCCIC; please go to
http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp
Soil Survey Maps: (see below) not available at SCCIC; please go to
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the [California Historical Resources Information System](#),

Michelle Galaz Cornforth
Assistant Coordinator

Enclosures:

(X) Emergency Protocols for LA, Orange, and Ventura County BULK Processing Standards – 2 pages

(X) GIS Shapefiles – 2 shapes

(X) Resource Database Printout (details) – 2 pages

(X) Resource Digital Database (spreadsheet) – 1 line

(X) Report Database Printout (details) – 1 page

(X) Report Digital Database (spreadsheet) – 1 line

(X) Resource Record Copies – (all) – 93 pages

(X) Report Copies – (all) – 30 pages

(X) Invoice # 23619.9708

Emergency Protocols for LA, Orange, and Ventura County BULK or SINGLE PROJECT Records Searches IF YOU HAVE A GIS PERSON ON STAFF ONLY!!

These instructions are for qualified consultants with a valid Access and Use Agreement.

WE ARE ONLY PROVIDING DATA THAT IS ALREADY DIGITAL AT THIS TIME. SAN BERNARDINO COUNTY IS NOT DIGITAL AND THESE INSTRUCTIONS DO NOT APPLY.

Some of you have a fully digital operation and have GIS staff on board who can process a fully digital deliverable from the Information Center. If you can accept shape file data and do not require a custom map made for you by the SCCIC, and you are willing to sort the data we provide to you then these instructions are for you. Read further to be sure. You may have only one project at this time or some of you have a lot of different search locations that can be processed all at once. This may save you a lot of time getting results back and if we process your jobs in bulk, and you may enjoy significant cost savings as well. If you need individual invoice or summaries for each search location, then bulk processing is not for you and you need to submit a data request form for each search location.

Bulk processing will work for you if you have a GIS person on staff who can sort bulk data for you and make you any necessary project maps. This type of job can have as many job locations as you want but the point is that we will do them in bulk – at the same time - not one at a time. We send all the bulk data back to you and you sort it. This will work if you need searches in LA, Orange, or Ventura AND if they all have the same search radius and if all the other search criteria is the same– no exceptions. This will not work for San Bernardino County because we are not fully digital for San Bernardino County. You must submit all your shape files for each location at the same time and this will count as one search. If you have some that need a different radius, or different search criteria, then you should submit that job separately with its own set of instructions.

INSTRUCTIONS FOR BULK PROCESSING:

Please send in your requests via email using the data request form along with the associated shape files and pdf maps of the project area(s) at 1-24k scale. PDFs must be able to be printed out on 8.5X 11 paper. We check your shape file data against the pdf maps. This is where we find discrepancies between your shape files and your maps. This is required.

Please use this data request form and make sure you fill it out properly.

<http://web.sonoma.edu/nwic/docs/CHRISDataRequestForm.pdf>

DELIVERABLES:

1. A copy of the Built Environment Resources Directory or BERD for Los Angeles, Orange, Ventura, or San Bernardino County can now be found at the OHP Website for you to do your own research. This replaces the old Historic Properties Directory or HPD. We will not be searching this for you at this time but you can search it while you are waiting for our results to save time.

You will only get shapefiles back, which means that you will have to make your own maps for each project location. WARNING! If you don't request the shape files, you won't be able to tell which reports are in the project area or the search radius. Please note that you are charged for

each map feature even if you opt out of receiving shape files. You cannot get secondary products such as bibliographies or pdfs of records in the project area or search radius if you don't pay for the primary products (shape files) as this is the scaffolding upon which the secondary products are derived. If you do not understand the digital fee structure, ask before we process your request and send you data. You can find the digital fee structure on the OHP website under the CHRIS tab. In order to keep costs down, you must be willing to make adjustments to the search radius or what you are expecting to receive as part of the search. Remember that some areas are loaded with data and others are sparse – our fees will reflect that.

2. You will get a bulk processed bibliographies for resources and reports as selected; you will not get individual bibliographies for each project location.
3. You will get pdfs of resources and reports if you request them, provided that they are in digital formats. We will not be scanning records or reports at this time.
4. You will get one invoice for the bulk data processing. We can't bill this as individual jobs on separate invoices for you. If there are multiple project names, we are willing to reference all the job names on the invoice if needed. If there a lot of job id's we may ask you to send them in an email so that we can copy and paste it into the invoice details. If you need to bill your clients for the data, you can refer to our fee schedule on the OHP website under the CHRIS tab and apply the fees accordingly.
5. We will be billing you at the staff rate of \$150 per hour and you will be charged for all resources and report locations according to the CHRIS Fee Structure. (\$12 per GIS shape file; 0.15 per pdf page, or 0.25 per excel line; quad fees will apply if your research includes more than 2 quads). Discounts offered early on in our Covid-19 response will no longer be offered on any records searched submitted after October 5th, 2020.
6. Your packet will be sent to you electronically via Dropbox. We use 7-zip to password protect the files so you will need both on your computers. We email you the password. If you can't use Dropbox for some reason, then you will need to provide us with your Fed ex account number and we will ship you a disc with the results. As a last resort, we will ship on a disc via the USPS. You may be billed for our shipping and handling costs.

I may not have been able to cover every possible contingency in this set of instructions and will update it if necessary. You can email me with questions at sccic@fullerton.edu

Thank you,

Stacy St. James
South Central Coastal Information Center

Los Angeles, Orange, Ventura, and San Bernardino Counties

Report Detail: LA-10641

Identifiers

Report No.: LA-10641

Other IDs:

Cross-refs:

Citation information

Author(s): Tang, Bai "Tom"

Year: 2010

Title: Preliminary Historical/Archaeological Resources Study, San Bernadino Line Positive Train Control Project, Southern California Regional Rail Authority, Counties of Los Angeles and San Bernadino

Affiliation: CRM Tech

No. pages: 30

No. maps:

Attributes: Archaeological, Field study

Inventory size: QC

Disclosure: Not for publication

Collections: No

General notes

Associated resources

No. resources: 0

Has informals:

Location information

County(ies): Los Angeles

USGS quad(s): BALDWIN PARK, EL MONTE, LOS ANGELES, ONTARIO, SAN DIMAS

Address:

PLSS:

Database record metadata

	Date	User	
Entered:	10/25/2010	agarcia	
Last modified:	3/12/2015	agarcia	
IC actions:	Date	User	Action taken
	3/12/2015	agarcia	GIS QC

Record status:

Resource Detail: P-19-187085

Identifying information

Primary No.: P-19-187085

Trinomial:

Name: The Mojave Rd

Other IDs: Type	Name
Resource Name	The Mojave Rd
CHL	963

Cross-refs:

Attributes

Resource type: Structure, Other

Age: Historic

Information base: Survey, Other

Attribute codes: HP37 (Highway/trail)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

Date	Recorder(s)	Affiliation	Notes
7/20/1989	S. Elder		
9/19/2014	Marc Beherec	AECOM	Update

Associated reports

Report No.	Year	Title	Affiliation
LA-12788	2014	Due-Diligence Historical/Archaeological Resources Study, Media Center Development Project City of El Monte, Los Angeles County, California	CRM Tech
LA-12808	2014	Cultural Resources Study of the Wilmington Oil and Gas Field, Los Angeles County, California in Support of Analysis of Oil and Gas Well Stimulation Treatments in California Environmental Impact Report	Applied EarthWorks
LA-13259	2016	A Class III Section 106 (NHPA) Historic Resource Study for the Arcadia Logistics Center Project, SPL-408-2016-0020, City of Arcadia, Los Angeles County, California (Portions of APNs 8535-020-909, 8541-017-800, 8545-024-007, -011, and -901, and 8546-001-900)	Brian F. Smith and Associates

Location information

County: Los Angeles

USGS quad(s): BALDWIN PARK, EL MONTE, LONG BEACH, LOS ANGELES, ONTARIO, SAN DIMAS, SOUTH GATE

Address:

PLSS:

UTMs:

Management status

Resource Detail: P-19-187085

Database record metadata

<i>Date</i>	<i>User</i>	
<i>Entered:</i> 9/3/2008		
<i>Last modified:</i> 4/4/2019	mgalaz	
<i>IC actions:</i> <i>Date</i>	<i>User</i>	<i>Action taken</i>
9/3/2008	jay	Appended data from Encodent database (standalone historics table; not in Sites-All)
4/4/2019	mgalaz	Updated
<i>Record status:</i> Verified		

Attachment 3
Local Historical Society
Consultation

I N T E R N A T I O N A L

March 30, 2022

COVINA VALLEY HISTORICAL SOCIETY
125 EAST COLLEGE STREET
COVINA, CALIFORNIA 91723

RE: AVID HOTEL PROJECT, CITY OF COVINA, LOS ANGELES COUNTY, CALIFORNIA

To Whom It May Concern:

Michael Baker International is conducting a cultural resources study in support of the Avid Hotel Project (project) in Covina, California. The project site consists of 0.85 acre at the northeast corner of Azusa Avenue and Glentana Street (Assessor Parcel Numbers 8432-006-015 and 8432-006-017) which currently includes two commercial buildings (578-580 North Azusa Avenue and 865-867 West Glentana Street), and vacant land. The project site is depicted on the accompanying figures (see **Attachment 1**). The proposed development would involve the demolition of the existing commercial buildings and surface parking in order to construct a three-story hotel building containing a total of 68 guest rooms and surface parking. Vehicular access is proposed from a driveway along Azusa Avenue and a driveway along Glentana Street.

Please notify us if your organization has any information or concerns about historical resources on the project site. This is not a request for research; it is solely a request for public input related to any concerns that the Covina Historical Society may have. If you have any questions or comments, please contact me at your earliest convenience at Susan.ZamudioGurrola@mbakerintl.com or (805)384-4090.

Sincerely,

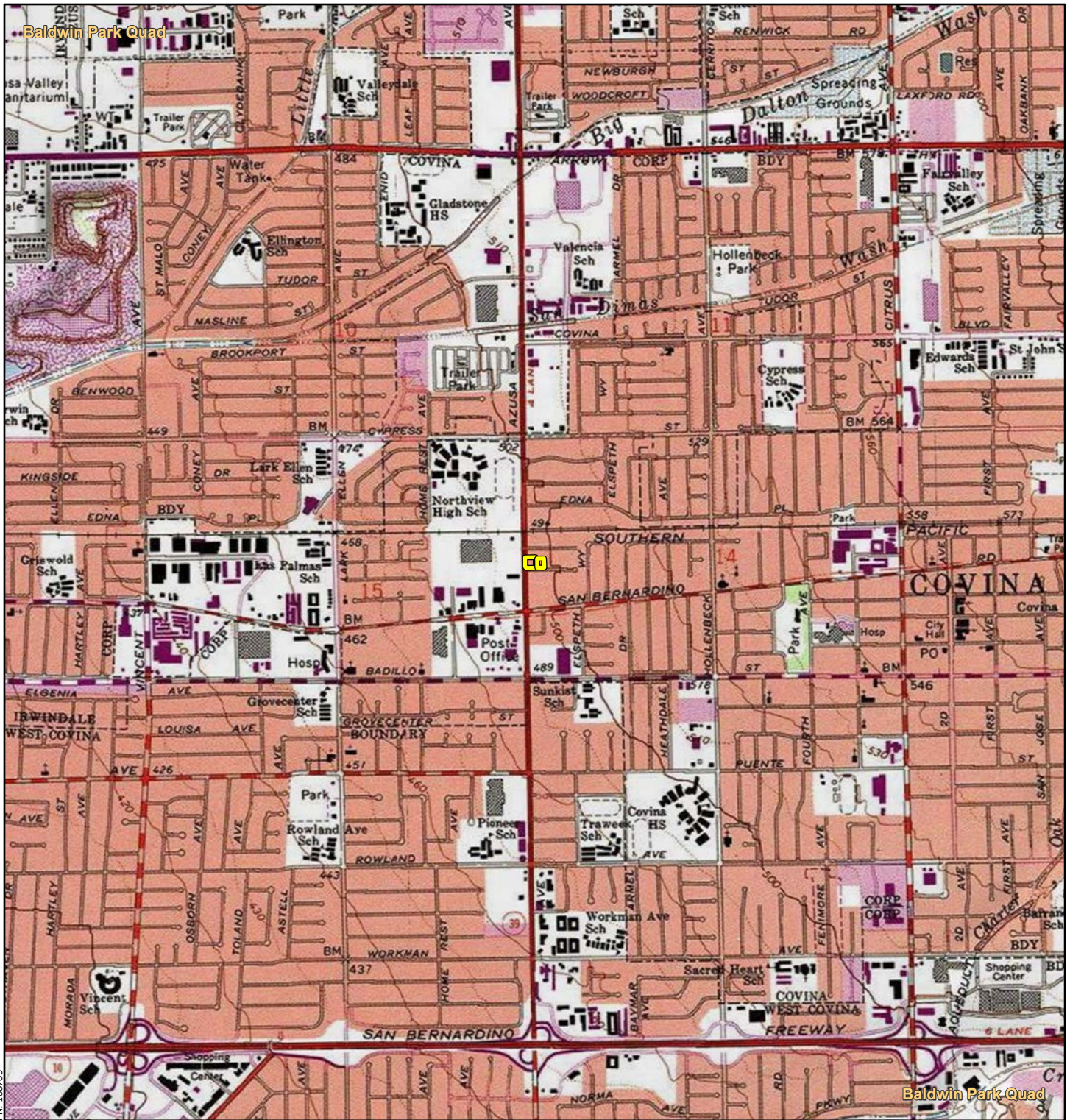


Susan Zamudio-Gurrola, M.H.P.
Senior Architectural Historian

Attachments:
Attachment 1 - Figures



 Project Location



PN: 168785





PN: 1685785

 Project Area






ZamudioGurrola, Susan

From: ZamudioGurrola, Susan
Sent: Tuesday, April 19, 2022 10:45 AM
To: rosemarie@claros.com
Subject: Proposed Avid Hotel Project
Attachments: Covina Historical Society letter.pdf

Hi Rosemarie,

Thanks for taking my call earlier. Attached is a copy of the letter I mailed to the Covina Valley Historical Society at the end of March. The maps depict the project site for the proposed hotel. Please let me know if the historical society has any concerns regarding historical/cultural resources in the project site.

Thank you,

Susan Zamudio-Gurrola, MHP | Senior Architectural Historian | she/her
2945 Townsgate Road, Suite 200 | Thousand Oaks, CA 91361 | [O] 805-384-4090 | [M] 310-592-0815
susan.zamudiogurrola@mbakerintl.com | www.mbakerial.com     



Attachment 4
DPR 523 Series Forms

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 10

*Resource Name or #: 578-580 N. Azusa Avenue

P1. Other Identifier: 865-867 Glentana Street

*P2. Location: Unrestricted

*a. County Los Angeles and

*b. USGS 7.5' Quad *Baldwin Park, Calif.* Date 1966 (1981 edition) T 1S; R 10W; Section 14 S.B.B.M

c. Address 578 N. Azusa Avenue City Covina Zip 91722

d. UTM: Zone 11 S, 416278 mE 3772608 mN

e. Other Locational Data: APN 8432-006-017

*P3a. Description:

The property consists of a generally rectangular-shaped 0.51-acre parcel located at the northeast corner of the intersection of Azusa Avenue and Glentana Street. Addressed as 578-580 North Azusa Avenue and 865-867 Glentana Street, the commercially zoned property contains three buildings, two of which immediately abut each other and front Azusa Ave and Glentana Street. The third, smaller ancillary building is located to the rear (east).

578-580 North Azusa Avenue is the northwestern building on the property. It has a L-shaped footprint, and is topped by a low-pitched hipped roof clad with composite shingles. The roof has moderate eaves and wide fascia. The western façade features projecting and recessed bays and contains the primary entrance. Accessed via a paved walkway, the entrance consists of plain wooden double doors with a mail slot. Roman brick veneer accents the wall on the south side of the entrance and the lower wall surface, and forms a planter at the northwestern corner of the building. A secondary entrance is located at the south end of the façade. Fenestration consists of sliding windows with projecting surrounds. Landscaping includes grass lawn and ornamental plants and shrubs along Azusa Avenue, and a lawn at the rear of the property. A pole sign is located near the corner of Azusa Avenue and Glentana Street. The internally lit rectangular sign rests on a metal base and is topped by a curved embellishment. The sign announces Century Financial Escrows Inc. and Swing Loans Inc. Continued on p. 4.

*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

*P4. Resources Present: Building

P5a. Photograph or Drawing



P5b. Description of Photo:

Photo 1: Property overview from Azusa Avenue, looking NE.

P6. Date Constructed/Age and

Source: Historic
1962 (City of Covina, n.d.)

*P7. Owner and Address:

Unknown

*P8. Recorded by:

Susan Zamudio-Gurrola, MHP
Michael Baker International
2729 Prospect Park Dr., Suite 220
Rancho Cordova, CA 95670

*P9. Date Recorded: April 7, 2022

*P10. Survey Type: Intensive
Pedestrian

*P11. Report Citation:

Hearth, Nicholas, Susan Zamudio-Gurrola, and Jacob Parsley. 2022. *Cultural Resources Identification and Evaluation Memorandum for the Avid Hotel Project, Covina, Los Angeles County, California.*

*Attachments: Location Map Continuation Sheet Building, Structure, and Object Record

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 6Z

*Resource Name or # 578-580 North Azusa Avenue

- B1. Historic Name: N/A
- B2. Common Name: N/A
- B3. Original Use: Model homes and offices
- B4. Present Use: Commercial – office

*B5. **Architectural Style:** Modern Ranch

*B6. **Construction History:**

Per city building permit records, the buildings on the property were constructed in 1962. A window was replaced with a door in 1965. Other, unknown alterations were completed in 1965. Although a building permit listing the architect J.P. Anderson was located, no details about the work were provided. A portion of the roof was changed from wood shake to clay tile in 1990, and a portion of the roof was changed from gravel to composite shingles in 1999. The face of the pole sign was changed in 1995 to advertise Century Financial Escrows Inc. and Swing Loans Inc (City of Covina, n.d.).

*B7. **Moved?** No

*B8. **Related Features:** N/A

B9a. Architect: None

b. Builder: Coronado Enterprises, Inc.

*B10. **Significance: Theme** Community Planning and Development

Area: Covina

Period of Significance N/A

Property Type Commercial – office

Applicable Criteria N/A

The area on which Covina was founded was part of the La Puente Rancho owned by William Workman and John Rowland, and was bordered closely by Rancho de Azusa. The Mexican–American war had a profound effect on California’s land tenure system. The traditional Spanish and Mexican survey and ownership systems were incompatible with American survey and mapping standards. United States Congress passed The Land Act of 1851, which was authored by a politically motivated spokesperson for American settlers, and called into question all of the previously established land rights from the Mexican administration. The Land Act mandated that all title-holders had to prove their ownership through new laws developed by Congress (Historic Preservation Partners 2007).

Workman and Rowland successfully argued their case before the court and their ownership was confirmed in 1867. They experimented with a wide variety of agriculture, but drought/flood cycles limited the type of crops grown. A drought in 1863-1864 decimated herds and crippled the area cattle industry from that point forward (Historic Preservation Partners 2007).

Joseph Phillips visited the Azusa Valley in 1881 and believed the area would be a good potential suburb of Los Angeles. He is credited with the formation of Covina, establishing the area’s identity and guiding its development through subdivision and boosterism. Phillips purchased land, and from 1883 to 1885 employed a surveyor to divide it into 10-acre lots. Continued on p 4.

B11. Additional Resource Attributes: N/A

*B12. **References:** See continuation sheet, page 9.

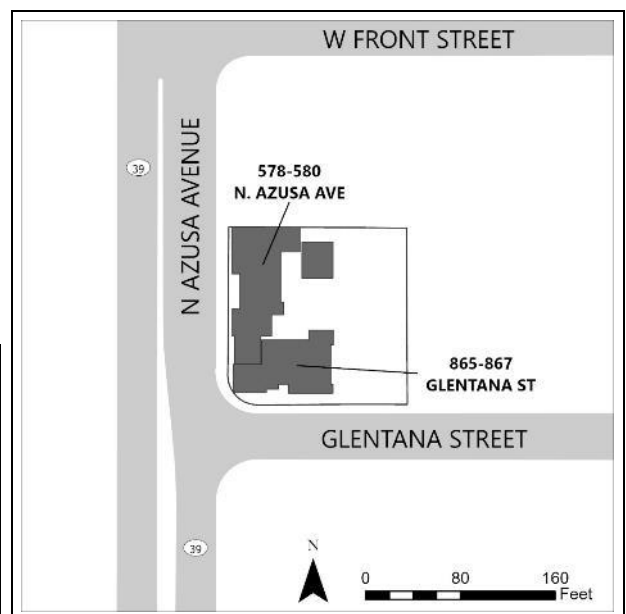
B13. Remarks: None.

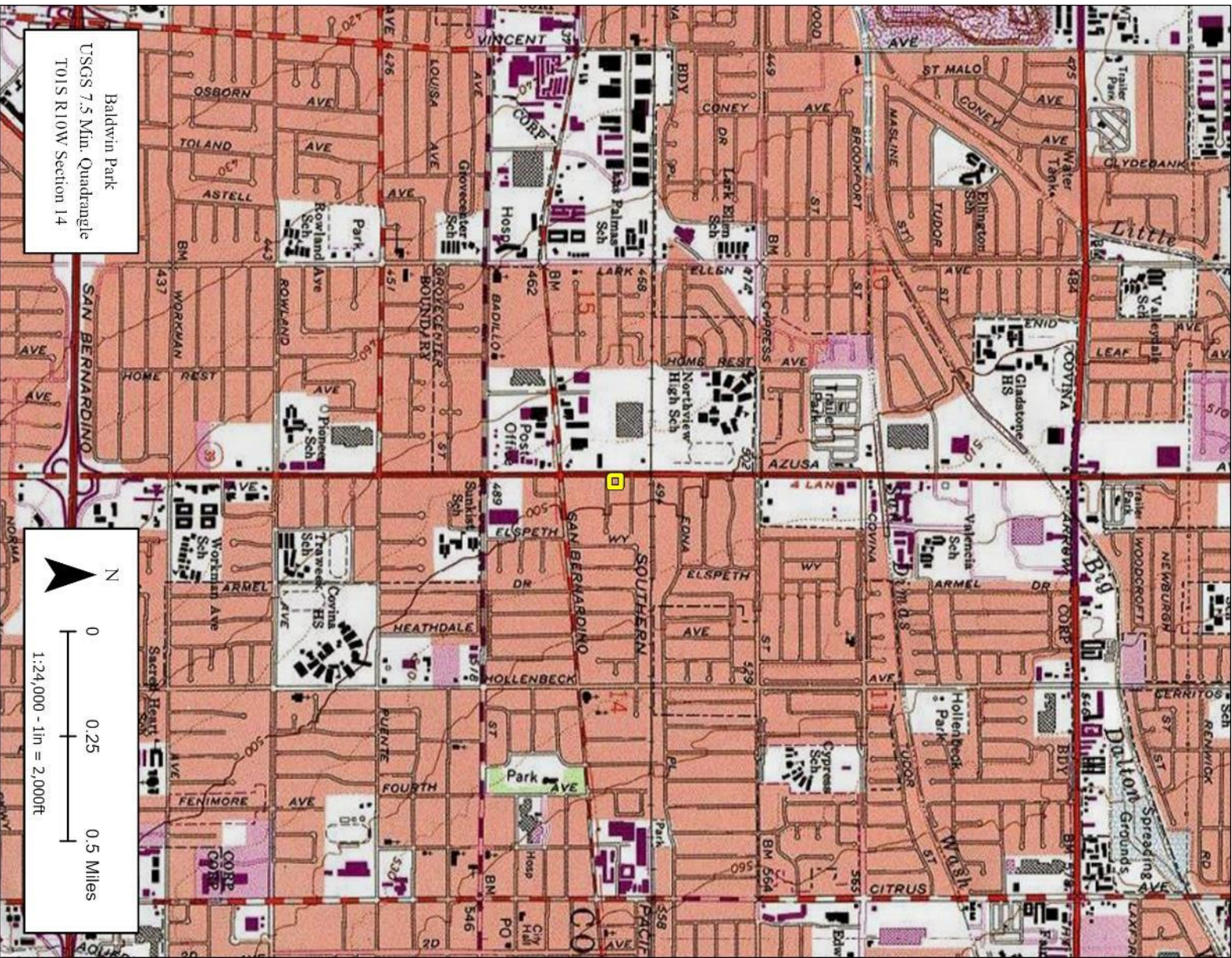
*B14. **Evaluator:**

Susan Zamudio-Gurrola, Michael Baker International

*Date of Evaluation: 25-Apr-22

(This space reserved for official comments.)





***P3a. Description, continued:**

865-867 Glentana Street immediately abuts the aforementioned building to the south. It has a L-shaped footprint and the majority of the building is covered by a cross-gabled roof clad with barrel and flat concrete tile. However, a small section where the two buildings meet has a flat roof with exposed rafter tails, indicating the buildings may have originally been separate and were later joined through an addition/alteration, although there is no evidence in building permit records. The building's exterior is sheathed with stucco and stone veneer accents. Fenestration includes aluminum sliding windows of various sizes throughout. The southern façade features projecting and recessed bays, and Dutch gables at each end of the façade, under which are two separate entrances. Each entrance has a single wooden door with a mail slot, and is accessed via a paved walkway. The portion of the building under the western Dutch gable appears to be an addition, based on the roofline, roofing material, and unusual connection to the adjacent building. However, there is no evidence of alterations in this area in building permit records. The eastern elevation does not display any detailing besides aluminum sliding windows, and the northern elevation displays a brick chimney. Landscaping includes grass lawn, and small ornamental plants and trees in front of the southern façade, and western and northern elevations. A white picket fence encloses a portion of the landscaped area along Glentana Street. To the rear of the building is a grass lawn, and to the east of the building is a paved parking lot.

The smaller building on the property located to the rear is not clearly visible from the public right-of-way. It has a rectangular plan and is sheathed in stucco. The building is capped by a Dutch gabled roof which is clad with composite shingles and has wooden fascia boards. Two single wooden doors are located on the south elevation. The north and west elevations display aluminum-framed windows.

***B10. Significance, continued:**

Phillips left 120 acres to be developed into a town site which became downtown Covina. 1886 is the recognized date for the founding of Covina, although it did not incorporate until after the turn of the century (Historic Preservation Partners 2007).

Phillips also researched and implemented ways to improve irrigation, and early settlers struggled to find profitable crops for the region and better ways to bring them to market. In 1869, the Southern Pacific Railroad arrived in Los Angeles and was joined by the Santa Fe Railroad in 1886. Fierce competition between the two railroads led to a rate war which resulted in a massive migration to Southern California. Much of this growth was driven by immigration from the Midwest (Historic Preservation Partners 2007).

In the 1890s, residents of the new town of Covina made a coordinated effort to bring one of the railways to the town to allow them to more easily ship out agricultural goods and provide other economic opportunities. The Southern Pacific extended service to Covina in September 1895. In addition, the Pacific Electric car increased the accessibility of towns like Covina to Los Angeles (Historic Preservation Partners 2007).

Citrus was slow to catch on in Covina because many of the settlers came from eastern states and were more comfortable growing familiar crops such as wheat. The first citrus in Covina was planted in 1886; however, it did not take hold until the 1890s when farmers switched from deciduous fruits and truck gardens to citrus. During this period, thousands of acres were planted with citrus and packinghouses were built to process the crop. At one time, at least six packinghouses were located near the railroad tracks. Covina finally had a profitable crop and an easy way to bring it to market. The city developed as a citrus capital in the early twentieth century (Historic Preservation Partners 2007).

In the post-World War II era, Covina experienced a significant transformation similar to much of Southern California. Covina essentially had been a market town serving small farms and orchards in the area. By the early 1950s, the city's role in the region began to transform from being primarily agricultural and commercial to becoming a residential community. Because of Southern California's severe housing shortage, land in the San Gabriel Valley became more valuable for residential use than as agricultural land. Further undermining the viability of agriculture was the arrival of "quick decline" disease, which devastated orchards throughout Southern California. Much of the farm and ranchland in Covina was subdivided and developed during a residential development boom that continued into the 1970s. The city expanded through various annexations. In 1950, the city's population was just under 4,000 people, and by 1960



Figure 2 – 1968 Aerial Photo Depicting 578 N. Azusa Ave, Covina (Source: UCSB Library 1968)

Newspapers advertised the subject buildings as furnished model homes with features such as custom styling, large bedrooms, oversized walk-in closets, stone fireplaces, lath and plaster, birch and ash cabinets, and built-in electric kitchens (*Los Angeles Times* 1962).

578 N. Azusa Avenue's occupancy was changed to solely offices in 1963. Harvey & Associates' offices were based out of the subject property in 1965, at which time a window at the front of the building was replaced with a 3-foot door. It appears the property changed hands later that year, and Paul V. Birnbaum obtained permits in October 1965 to change the building occupancy to "Partial Offices & Res." Unknown alterations were completed at this time. Although the architect, J.P. Anderson, was listed on the building permit, no details were provided for the work. Birnbaum owned the property through at least 1967 (City of Covina, n.d.).

Martin Mayerfeld acquired the property by the early 1970s. He was a Realtor and associated with Mayerfeld Realty and Swan Pools. His business was based out of the subject building for some time. Work conducted on the property under Mayerfeld's ownership included reroofing at 867 Glentana Street in 1990, at which time 3,000 square feet were changed from wood shake to clay tile. In 1999, 3,700 square feet of the building were reroofed, and changed from gravel to composite shingles. Although the address on the permit is listed as 867 Glentana Street, this work appears to have been completed at 578-580 N. Azusa Avenue. In 1995, the face of the pole sign was changed to advertise Century Financial Escrows Inc. and Swing Loans Inc (City of Covina, n.d.). Martin and Elayne Mayerfeld owned the property through at least 2010 (City of Covina 2010).

A review of regional newspapers did not uncover any additional information about the property.

Property Owners and Occupants

Coronado Enterprises, Inc., also known as Coronado Homes, was based out of West Covina in 1962 when the subject property was being constructed. Subsequently, the business was located at the subject property (City of Covina, n.d.; *Los Angeles Times* 1962). Based on the minimal advertising and press coverage, the real estate/home builder company did not seem to be particularly productive or successful. By 1968, Coronado Enterprises Inc. was advertising a car sales lot in Duarte, California, which it was closing down (*Daily News-Post* 1968).

Regional newspaper articles indicate Paul V. Birnbaum was involved in commercial real estate development in the 1950s and 1960s. He was based out of Covina in the mid-1950s (*Pomona Progress Bulletin* 1956; *Daily News-Post* 1957), Santa Ana in 1965, and south Laguna in 1967 (City of Covina, n.d.).

George F. Bischoff was associated with Acme Business Sales, which appears to have been a business conducting real

estate sales (City of Covina, n.d.). No consequential information was found on Bischoff.

Martin Mayerfeld was a Realtor and investment instructor working in the Covina area in the 1970s. His office was located at the subject property for some time, but he either moved or had other offices in Claremont and Upland, California (*Pomona Progress Bulletin* 1977).

Architectural Style

The Ranch style developed in Southern California in the mid-1930s, and was one of the small house types allowed to be built under Federal Housing Administration (FHA) financing guidelines during the 1940s. After World War II, financial controls that mandated very small houses were lifted, and the style gained popularity. The size of Ranch homes increased as FHA guidelines were revised. This allowed builders to more effectively vary the appearance of house plans and façades to avoid a monotonous appearance in neighborhoods. The Ranch style became the most popular house style built in the United States in the 1950s and 1960s, and was often used in building large subdivisions. The style was ubiquitous across most southern, southwestern and western states. Characteristics of Ranch style homes include long footprints and low, horizontal massing; low-pitched roofs with moderate to wide overhangs; asymmetrical façades; off-center primary entrances; large picture windows and a variety of window sizes; wood, brick, stone, asbestos and wood shingles, concrete blocks, and stucco wall cladding; and frequent use of two or more cladding materials. The housing type has been described as "middle-of-the-road modern" and "modern inside, traditional outside." Builders and lenders considered this style to be more acceptable to the American public than dramatic modern designs (McAlester 2013).

Variations on the Ranch style include the California Ranch and the Modern Ranch, the latter which was influenced by the Mid-Century Modern movement. Modern Ranch homes emphasize horizontal planes more than California Ranches, and included modern instead of traditional stylistic details. Some character-defining features of Modern Ranches include low-pitched hipped or flat roofs; prominent rectangular chimneys; large wood or metal-framed windows, clerestory windows and stacked windows; recessed entryways; and wood or concrete block privacy screens. Other stylistic elements resulted in Asian and storybook variations (Lazzaretto 2013).

California Register of Historical Resources Evaluation

Criterion 1 – Constructed in 1962, the buildings on the property were originally a combination of residential and office space. They were used as model homes and offices for a real estate development company which, as previously discussed, was not particularly productive or successful. Archival research did not indicate the property is associated with any significant events or trends in national, state, regional, or local history. While it is generally associated with post-World War II residential and commercial development, the property did not play an important role in the history of residential or commercial development in Covina, and is not significant within those contexts. Thus, it is recommended ineligible under Criterion 1.

Criterion 2 – Archival research did not demonstrate the commercial property is associated with individuals who have made significant contributions to national, state or local history. Therefore, the property is recommended ineligible under Criterion 2.

Criterion 3 – The two buildings fronting Azusa Avenue and Glentana Street were built in a Modern Ranch style, and feature long footprints, low horizontal massing, variation in elevation bays, stucco cladding, stone and brick veneer, and low-pitched hipped and Dutch gable roofs. However, they are not outstanding or high-style examples of Modern Ranch homes. The buildings are also not good examples of residential construction because they were constructed to be used as both residential and office space. In addition, the two buildings exhibit alterations. For example, the incongruous roof style at the location where the two buildings meet suggests the buildings may have been separate at one time, and appear to have been bridged by that section clad with rock veneer. 865-867 Glentana Street's appearance has been notably changed by the replacement of its original wood shake roof to two different types of non-original roof tile, one of which is Spanish in style.

Additionally, the smaller ancillary building at the rear of the property does not have any stylistic features, and is not representative of any particular architectural style. The buildings were not designed or built by a master architect or builder. They do not embody the distinctive characteristics of a type, period, region, or method of construction, nor do they represent the work of a master or possess high artistic values. Thus, the property is recommended ineligible under Criterion 3.

Criterion 4 – National Park Service guidance for the equivalent National Register Criterion D states that certain important research questions about human history can only be answered by the actual physical material of cultural resources. The buildings do not meet the two requirements identified for eligibility under Criterion D. The buildings on the subject property have not been used as a source of data and do not contain more, as yet unretrieved data. The buildings have not been determined, through testing or research, to be a likely source of data. Therefore, they are recommended ineligible under California Register Criterion 4, as they have not yielded and do not have the potential to yield information important to our understanding of prehistory or history of the local area, state, or nation.

Covina Historic Landmark/Structure of Merit Evaluation

Criterion 1 – As discussed above, the buildings on the property were constructed to serve a combined use of model homes and office space for a real estate development company. Archival research did not indicate the property exemplifies or reflects special elements of Covina’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history. No associations with important events or trends within the above themes were identified. Therefore, the property is recommended ineligible under Criterion 1.

Criterion 2 – Archival research did not indicate the property is associated with persons or events significant in local, state, or national history. Thus, the property is recommended ineligible under Criterion 2.

Criterion 3 – The buildings on the property were constructed by a real estate development company that was not particularly productive or successful. The buildings were not architect-designed; thus, they do not represent the work of a notable architect, designer, or builder. The property is recommended ineligible under Criterion 3.

Criterion 4 – None of the buildings on the property embody distinctive characteristics of a style, type, period, or method of construction, or are valuable examples of the use of indigenous materials or craftsmanship. The two primary buildings fronting Azusa Avenue and Glentana Street were built in a Modern Ranch style, and feature long footprints, low horizontal massing, variation in elevation bays, stucco cladding, stone and brick veneer, and low-pitched hipped and Dutch gable roofs. However, they are not outstanding or high-style examples of Modern Ranch homes. The buildings are also not good examples of residential construction because they were built to be used as both residential and office space. In addition, they exhibit alterations. For example, the incongruous roof style at the location where the two buildings meet suggests the buildings may have been separate at one time, and appear to have been bridged by that section clad with rock veneer. 865-867 Glentana Street’s appearance has been notably changed by the replacement of its original wood shake roof to two different types of non-original roof tile, one of which is Spanish in style. Lastly, the smaller ancillary building at the rear of the property does not have any stylistic features, and is not representative of any particular architectural style. The property is recommended ineligible under Criterion 4.

Criterion 5 – The subject property does not contribute to the significance of a geographically definable historic area with a concentration of historic or scenic properties, or a thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.

Criterion 6 – The subject property is not one of a few remaining examples of an architectural or historic type or specimen in Covina, the state, or the nation.

In summary, the property does not appear to meet any of the criteria for designation as a Covina Historic Landmark or Structure of Merit.

***B12. References, continued:**

City of Covina. 2010. "Lien on Real Property" for 578 N. Azusa Ave., Mapbook 8432, Page 006, Parcel 017, March 3, 2010. On file with the City of Covina and Michael Baker International.

— — —. n.d. Building permit records for 578-580 N. Azusa Avenue and 865-867 Glentana Street. On file with the City of Covina and Michael Baker International.

Daily News-Post (Monrovia, California). 1957. "Zone Change Draws Protests." July 12, 1957.

— — —. 1968. Advertisement for Coronado Enterprises Inc, January 23, 1968. Accessed April 6, 2022. Newspapers.com.

Historic Preservation Partners 2007. Covina Town Center Historic Resource Survey. Prepared for the City of Covina. Accessed March 30, 2022.

https://covinaca.gov/sites/default/files/fileattachments/community_development/page/1254/covina_historic_survey_report_6-07.pdf.

Lazzaretto, Christine. 2013. National Register of Historic Places Multiple Property Documentation Form for Modern Architectural Resources in Riverside, California, 1935-1975. October 1, 2013. Accessed April 6, 2022.

<https://riversideca.gov/historic/pdf/Modernism-II-Survey.pdf>

Los Angeles Times. 1962. Advertisement for Coronado Enterprises. November 22, 1962, page 14. Accessed April 6, 2022. <https://www.newspapers.com/image/162024429/?terms=%22Coronado%20Enterprises%22&match=1>

McAlester, Virginia Savage. 2013. *A Field Guide to American Houses*. New York: Alfred A. Knopf.

Pomona Progress Bulletin. 1956. "Charter Oak Shopping Area Is Approved." December 29, 1956, page 6. Accessed April 6, 2022.

<https://www.newspapers.com/image/624020647/?terms=%22Paul%20Birnbaum%22&match=1>

— — —. 1977. "Realtor joins Laguna board." November 27, 1977. Accessed April 6, 2022.

<https://www.newspapers.com/image/72317195/?terms=%22Martin%20Mayerfeld%22&match=1>

Sanborn Map Company. 1911. Covina, California map. Accessed April 1, 2022. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/489/2162/2204/22080?accountid=6749

— — —. 1929. Covina, California map. Accessed April 1, 2022. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/489/2163/2205/22088?accountid=6749

UCSB (University of California, Santa Barbara) Library. 1928. "Flight C-300, Frame I-123." Aerial photograph. Accessed April 1, 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder.

— — —. 1949. "Flight C-13990, Frame 1-117X." Aerial photograph. Accessed March 29, 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder.

— — —. 1954. "Flight AXJ-1952, Frame 19K-163." Aerial photograph. Accessed March 29, 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder.

— — —. 1960. "Flight C-23870, Frame 1054." Aerial photograph. Accessed March 29, 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder.

— — —. 1968. "Flight TG-2400, Frame 1-230." Aerial photograph. Accessed March 29, 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder.

USGS (United States Geological Survey). 1927. *Puente, California* 7.5' quadrangle. Accessed March 29, 2022. https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=50316982b524b5b4e3dbf7901dcda5d8

P5. Photographs and Descriptions, continued:



Photo 2: 865-867 Glentana St., S elevation, looking N



Photo 3: 865-867 Glentana St., N elevation, looking S



Photo 4: 578-580 N. Azusa Ave, N elevation, looking S

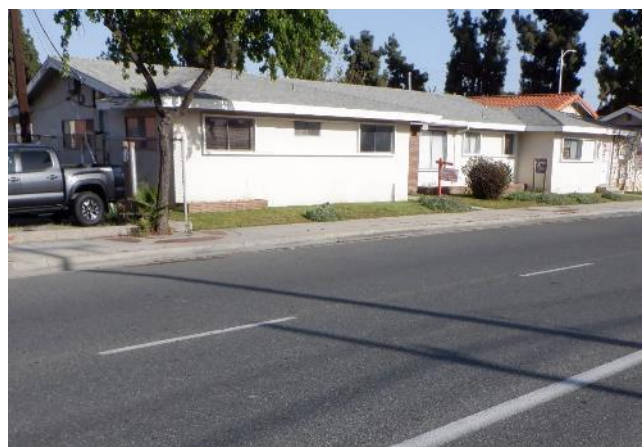


Photo 5: 578-580 N. Azusa Ave, W elevation, looking SE



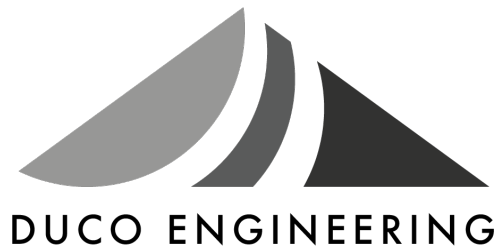
Photo 6: 865-867 Glentana St., W and S elevations, looking NE



Photo 7: Ancillary building, W and S elevations, looking NE

APPENDIX C

Geotechnical Evaluation Report and Addendum



GEOTECHNICAL EVALUATION REPORT



PROPOSED COMMERCIAL DEVELOPMENT

*Proposed Hotel Development
578 N. Azusa Ave.
Covina, CA 91722*

*Job No.: 22-075
August 24, 2022*



DUCO ENGINEERING

August 24, 2022

Sherman Oaks Inn, LLC
Attn: Mr. Raj Patel
1011 S. Atlantic Ave.
Compton, CA 90221

Subject: REPORT OF GEOTECHNICAL EVALUATION

Proposed Hotel Development
578 N. Azusa Ave.
Covina, CA 91722
Job No.: 22-075

Mr. Patel:

Thank you for the opportunity for Duco Engineering, Inc., to provide geotechnical services for this project. It is our pleasure to serve as the geotechnical consultant for the design and construction of the proposed commercial development project. The following presents a report of the geotechnical subsurface evaluation conducted at the subject site on August 10, 2022, in addition to an account of laboratory testing performed, and construction recommendations pertinent to the project. It is the opinion of this firm that, with the validating inclusion of our recommendations, the proposed construction and site improvements will be acceptable and safe from a geotechnical standpoint. Please notify our office if any significant changes are made to the proposed development plan, as such changes may warrant further comment or revision of the provided recommendations.

Our office welcomes any further questions or comments you may have. It is our desire to serve our clients with the utmost efficiency and professionalism.

Respectfully submitted,

DUCO ENGINEERING, INC.

James D. Collett, P.E.



TABLE OF CONTENTS

1.0 INTRODUCTION	4
1.1 Scope of Report	4
1.2 Scope of Construction	4
2.0 SITE EVALUATION	4
2.1 Field Exploration	4
2.2 Laboratory Testing	4
3.0 SITE CONDITIONS	5
3.1 Surficial Conditions	5
3.2 Subsurface Conditions	5
3.3 Geologic Summary	5
3.4 Seismic and Geologic Hazards	5
3.5 Groundwater	6
4.0 SITE CONCLUSIONS	7
4.1 Site Feasibility	7
4.2 Soil Expansivity	7
4.3 Soil Corrosivity	7
4.4 Seismic Design Considerations	7
4.5 Grading and Site Preparation	7
4.6 Stormwater Infiltration	7
5.0 GEOTECHNICAL RECOMMENDATIONS	8
5.1 Soil Corrosivity	8
5.2 Grading and Site Preparation	8
5.2.1 Demolition and Debris Disposal	8
5.2.2 Grading Recommendations	8
5.2.3 Shrinkage	8
5.3 Building Foundations	9
5.4 Floor Slabs	9
5.5 Retaining Walls	10
5.5.1 Retaining Wall Backfill and Drainage	10
5.6 Temporary Excavations	10
5.7 Drainage and Landscaping	10
5.8 Hardscape	10
5.9 Pavement Design	11
6.0 SUMMARY & CLOSURE	13
6.1 Design Review	13
6.2 Project Oversight and Inspection	13
6.3 Closure	13
7.0 REFERENCES	14

A. APPENDIX: MAPS, LOGS A - 1

B. APPENDIX: FIELD AND LABORATORY TESTING B - 1

B1.0 Laboratory Test Procedures..... B-1

 B1.1 Shear Strength B-1

 B1.2 Settlement B-1

 B1.3 Expansive Index (EI)..... B-1

 B1.4 Corrosivity B-1

B2.0 Laboratory Test Results B-2

 Table B2.1 Maximum Unit Weight and Expansive Index, and R-Value B-2

 Table B2.2 Corrosive Properties B-2

C. APPENDIX: GENERAL GRADING RECOMMENDATIONS .. C - 1

C.1 Structural Fills..... C-1

C.2 Overexcavation C-1

C.3 Fill Placement..... C-1

C.4 Fill Slopes, Retaining Wall Backfills C-2

C.5 Grading/Earthwork Inspection C-2

1.0 INTRODUCTION

1.1 Scope of Report

This study provides an assessment of the soil conditions in the vicinity of the proposed commercial development at 578 North Azusa Ave., in the City of Covina, California. Grading and construction recommendations are also provided herein to aid in the design and construction of the proposed site improvements. Project reference material included, among other documents, a preliminary site plan provided by Rhyton Engineering, which was adapted for our boring map on Figure 1.

1.2 Scope of Construction

The currently proposed scope of work consists of the construction of a three-story hotel building, including perimeter parking and other accessory site improvements. Site preparation will consist of demolition and remedial grading to create a firm, competent building pad to support the proposed structure, as well as lot levelling and subgrade processing for the parking areas.

2.0 SITE EVALUATION

2.1 Field Exploration

On August 10, 2022, this firm performed a field reconnaissance at the subject site. Subsurface exploration involved observation, logging, and sampling of four (4) test borings with a hollow-stem auger to a maximum depth of 50 feet. Test borings were backfilled following completion of logging and sampling. The locations of the test holes and a sketch of the proposed site are attached as Figure 1; test hole logs can be found in Appendix A. Where taken, in-place samples were obtained using a 2.5-inch O.D. ring sampler with a 140-lb automatic-trip hammer.

Infiltration testing was also performed using the borehole percolation method in two (2) locations roughly corresponding to the proposed infiltration device location, using Test Boring 1 as well as an auxiliary boring location some 10 feet away. These tests were conducted at an invert depth of 10 and 25 feet, respectively, with a minimum start-to-finish test duration of three (3) hours per Los Angeles County standards. Due to the sandy nature of the site, readings were taken at 10-minute intervals. Borings were backfilled upon completion of testing.

2.2 Laboratory Testing

On-site soils as encountered were tested for various material properties/characteristics, potentially including, but not limited to, shear strength, settlement/consolidation behavior, expansive index, and corrosive properties. Laboratory testing for this project was limited to the testing of on-site materials; the import of any materials for structural fill or backfill may warrant further testing at the time of grading/construction. A brief description of various common tests is presented in Appendix B, with results for each test included therein. All remaining soil samples are stored for future reference and analysis, if desired. Unless notified to the contrary, all samples are subject to discarding after 45 days of the date of this report.

3.0 SITE CONDITIONS

3.1 Surficial Conditions

The subject site consists of an array of parcels totaling approximately 0.8 acres on the northeast corner of Azusa Avenue and Glentana Street, just north of San Bernardino Road. The front (Azusa Avenue street side) portion of the lot is occupied by a series of single-story wood frame structures while the east side of the property is a vacant dirt lot, with an alleyway running north-to-south bisecting the property. The current drainage pattern is generally flat but with an overall apparent north-to-south trend; the easterly vacant portion of the lot exhibits a slightly mounded surface contour. The site is bounded to the north by a property-line commercial building and to the east by a commercial yard bounded by a chain link fence, while the south and west property lines are open to the street. The vacant lot portion of the subject site exhibited signs of prior site disturbance, likely from a previous structure and/or weed abatement measures. Historical aerial photos show this portion of lot to vacant dating back to at least 1985, though information prior to that was not able to be located.

3.2 Subsurface Conditions

Near-surface soils encountered in subsurface explorations consisted of soft native soils to a depth of up to four (4) to five (5) feet, observed to generally consist of soft, brown silty sands with scattered debris. Competent native soils were encountered immediately beneath these fills, consisting of fine silty sands at contact, with coarser stratum and the occasional silt lens at greater depth. In-place density of these native soils was generally found to exceed 85% relative compaction below approximately six (6) feet deep. Coarser sandy soils with gravel were found at approximately 20 feet, with occasional silty lenses. Undisturbed native soils were found to be adequate for the support of structures and structural fills. Stratigraphy may vary in localized areas, because of past grading and/or landscaping operations, as well as in the area of the existing structures to the west. Details of test holes can be found in the log of borings in Appendix A. Bulk soil samples were taken for subsequent laboratory testing and analysis. Earthen materials were visually classified in general accordance with Unified Soil Classification System of Nomenclature.

3.3 Geologic Summary

The subject site is located in the alluvial plain that emanates south from the San Gabriel Mountains, which constitute a significant portion of the Transverse Ranges. Dibblee, et.al. (1999) mapped the site within a deposit of Quaternary alluvial gravel, sand, and silt (Qa), a description in general conformance with the findings of our subsurface evaluation. Nearby faults with the potential to induce significant ground shaking include the Indian Hill Fault (1.45 km ESE), San Jose Fault (7.0 km SE), Sierra Madre Fault Zone (4.3 km N), and San Andreas Fault Zone (37.2 km NE), among others.

3.4 Seismic and Geologic Hazards

The subject site is not mapped within any area of susceptibility to fault rupture, liquefaction, or slope instability from seismic activity by the California Geological Survey. No faults or significant slopes are known to exist within a zone of imminent influence to the subject site, so we concur with these mappings that the potential risks of these seismic hazards at the subject site are very low.

As with much of California, faulting in the region of the subject property produce ground shaking of a significant magnitude. Given that known faults in the region are included in the UCERF models used to develop the ASCE 7 ground motions, a structural design in accordance with the 2019 California Building Code and ASCE 7-16 will be able to maintain adequate serviceability when exposed to maximum anticipated ground motions.

3.5 Groundwater

Groundwater was not encountered in any test hole and is not anticipated at any elevation that would affect the development. The California Geological Survey (1998) has mapped likely historic highwater at approximately 175 feet deep, which is supported by well data from the County of Los Angeles and others (LACDPW, 2022), (DWR, 2022).

4.0 SITE CONCLUSIONS

4.1 Site Feasibility

Conditions at the site are considered suitable for the proposed development. Provided the proposed development is constructed in conformance with the recommendations herein, the proposed development will be safe and adequate for its intended use. The proposed construction will not adversely affect the stability of properties outside of the building site.

4.2 Soil Expansivity

Expansion testing was performed on near-surface fill and native soils. These soils are considered to have a low expansion potential. Results of these tests can be found in Appendix B. Expansive soil design recommendations herein are based upon a moderate expansion potential within the zone of reasonable influence of the footings and floor slab. During grading procedures, it is possible that the soils that will directly affect the surrounding foundations will vary. An expansion test and revision of these recommendations may be necessary.

4.3 Soil Corrosivity

A representative sample of the onsite soil was obtained for corrosivity testing. Results of those tests are presented in Appendix B. Based on the results of the tests, the onsite soils are moderately corrosive with respect to resistivity only. On-site soils are not considered corrosive to concrete.

4.4 Seismic Design Considerations

The following parameters based on ASCE 7-16 may be used for the proposed structural design in accordance with Section 1613 of the 2019 California Building Code, provided that the seismic response coefficient is evaluated per Exception 2 of ASCE 7-16 Section 11.4.8:

Table 1: ASCE 7-16 seismic design parameters from seismicmaps.org for (34.09082554, -117.90697950)

Site Class	S_S	S_1	S_{DS}	S_{D1}	S_{MS}	S_{M1}	PGA_M
D	1.649 g	0.611 g	1.099 g	0.692 g	1.649 g	1.039 g	0.768 g

Should this exemption not apply, then a risk-targeted ground motion analysis shall be conducted in accordance with Section 21.2 of ASCE 7-16, based on the preliminary structural design. Given the preliminary nature of this current evaluation, no such evaluation was not included in the contracted scope of work. Should such an evaluation be deemed necessary by the structural engineer, our firm shall immediately be contacted for further design-specific review and comment.

4.5 Grading and Site Preparation

In addition to surface grading to achieve finish elevations, grading for the proposed site improvements shall consist of removal and recompaction to create a firm, competent building pad, as well as subgrade preparation for parking areas. Grading recommendations are provided below, in Section 5.2.

4.6 Stormwater Infiltration

Based on the results of our on-site evaluation of infiltration potential, on-site infiltration is considered feasible. Refer to Section 5.10 below for further discussion and recommendations.

5.0 GEOTECHNICAL RECOMMENDATIONS

5.1 Soil Corrosivity

Given that on-site soils are considered moderately corrosive with respect to resistivity only, concrete need not incorporate additional measures in accordance with Chapter 4 of ACI 318. It is recommended, however, that all metal pipes should be wrapped in a tape coating system, sleeved, coated with a high-quality dielectric coating, or embedded in 3 sac slurry mix using type V cement. Bond underground steel pipes with rubber-gasketed or other nonconductive type joints for electrical continuity. Copper pipes should be placed in a poly-sleeve or other appropriate material and protected from soil contact. Consideration should be given to running overhead. It should be noted that the municipality may have minimum requirements for mitigation of soil corrosivity; those requirements shall govern if more conservative than the aforementioned recommendations.

5.2 Grading and Site Preparation

To remediate differential bearing soils and undocumented fill beneath proposed foundations, overexcavation and recompaction shall be performed to (a) remove all unsuitable surface soils to uniformly expose undisturbed, competent alluvium, (b) provide a minimum of 24 inches of compacted fill below all footings, and (c) provide a minimum of five (5) feet of removal below existing grade. Upon achieving this required surface removal, localized removals will be performed as necessary where the exposed excavation bottom does not exceed 85% relative compaction. Given the soil conditions encountered in our test borings, we anticipate removals on the order of five (5) to six (6) feet below existing grade. Where possible, lateral limits of grading shall extend the grater of (a) 1:1 the excavation depth or (b) five (5) feet, outside the foundation footprint in every direction. Overexcavation shall be avoided in easement areas, to minimize risks associated with exposing utilities. All processing and fill placement (including retaining wall backfill) shall conform to the following guidelines:

5.2.1 Demolition and Debris Disposal

Any demolition debris, debris encountered in the clearing and grubbing, and all vegetation is to be cleared from the grading area and hauled offsite. Any existing or abandoned utilities located within the proposed development area should be removed or relocated.

5.2.2 Grading Recommendations

After removal of all debris and vegetation and conforming to those recommendations previously set forth in site preparation and grading, soils may be recompacted. Prior to recompaction of these materials, all excavations will be inspected and approved prior to placing fill. The bottom of the approved excavation will be properly scarified; moisture conditioned and compacted to a depth of 8 inches prior to filling providing 90% in-place density. Fill soils will be spread in 6- to 8-inch loose lifts and contain 115% to 125% of optimum moisture content and then recompacted to more than 90% of the maximum density. ASTM D-1557 or equivalent shall be used to evaluate the maximum density of all fill soils. Onsite soils as encountered are considered suitable for use as compacted fill, provided that all debris and any material larger than six (6) inches in diameter is screened out and eliminated from the fill.

5.2.3 Shrinkage

An average shrinkage factor of 10-15% should be anticipated for recompaction of near-surface soils.

5.3 Building Foundations

All footings for any proposed structure shall bear a minimum of 24 inches into certified compacted fill soils for the support of up to three (3) stories, measured relative to lowest adjacent grade. Footings shall be a minimum of 18 inches wide, with pad footings a minimum of 18 inches wide in each plan direction. All footings shall have an allowable bearing capacity of 2,000 psf, with a 15% increase for each additional foot of footing embedment depth and a 10% increase for each additional foot of width to a maximum of 4,000 psf. For temporary loading conditions—specifically seismic, wind, and any included impact loads—axial bearing capacity may be increased by 1/3 of the given values. Total settlement is not anticipated to exceed 0.75 inches, with a maximum differential of 0.4 inches over 25 feet.

Passive resistance may be designed for 250 psf/ft, maximum 3750 psf. The coefficient of friction for concrete poured in direct contact with compacted fill or undisturbed native soil may be taken as 0.35.

Foundations shall be designed in accordance with all applicable codes, but at minimum shall contain two (2) #4 reinforcement bars in both the top and bottom. A grade beam shall be placed across any door opening, and isolated pad footings shall be tied together in two directions.

5.4 Floor Slabs

5.4.1 Office/Hotel Room Areas

Any proposed floor slabs in office areas or other areas of similar use shall be a full four (4) inches thick and reinforced with at minimum #3 rebar, 15 inches on center in each direction, or another equivalent that satisfies both WRI slab design methodology for a non-plastic soil and minimum temperature and shrinkage requirements per ACI 318-14. At a minimum, these slabs shall be cast on four (4) inches of washed concrete sand, with 10-mil visqueen in the center of the sand layer. Alternatively, floor slab underlayment is permitted to consist of 14-mil vapor retarding layer, underlain by four (4) inches of 1/2 -inch or larger clean aggregate.

5.4.2 Warehouse/Garage Areas

Floor slabs in areas experiencing heavier loading, such as warehouse or garage spaces, shall be five (5) inches thick and reinforced with at minimum #4 rebar, 18 inches on-center in each direction, or another equivalent that satisfies both WRI slab design methodology for a non-plastic soil and minimum temperature and shrinkage requirements per ACI 318-14. At a minimum, these slabs shall be cast on four (4) inches of washed concrete sand, with 10-mil visqueen in the center of the sand layer. Alternatively, floor slab underlayment is permitted to consist of 14-mil vapor retarding layer, underlain by four (4) inches of 1/2-inch or larger clean aggregate. Should slab deflection be critical in any areas (e.g., for the support of precision heavy equipment), a configuration-specific design may be necessary.

5.4.3 Slab Subgrade Presaturation

Subgrade soils shall be moistened to a minimum to 120% of optimum moisture prior to pouring concrete slabs to a depth of 18 inches below grade, regardless of initial moisture content. Further, we recommend that floor slabs be scored into maximum 10-foot sections each way, to control cracking.

5.5 Retaining Walls

Cantilever retaining walls (i.e., retaining walls permitted to laterally deflect 0.2% of their height) backfilled with on-site soils shall be designed to accommodate an active pressure of 35 pcf and 51 pcf for level and 2H:1V inclined backfills, respectively. Cantilever retaining walls more than six (6) feet in retained height shall further accommodate a seismic load increment of 22.2 and 37 pcf for level and 2H:1V inclined backfills, respectively, applied as an equivalent fluid. These walls shall assume the foundation design values as provided above.

Cantilever walls should be constructed with separation joints at any wall vertices that exceed a 15-degree angle of departure. If this is not feasible, then any portion of the wall within 1:1 the wall height away from the vertex shall be designed for an at-rest pressure of 60 pcf for level conditions, applied as an equivalent fluid.

5.5.1 Retaining Wall Backfill and Drainage

Regardless of loading condition, all walls shall be backfilled and compacted with approved fill soils in conjunction with the requirements of Section 5.2 above, the attached retaining wall detail, and Appendix C as pertinent. All walls shall provide adequate drainage behind the wall to prevent the accumulation of hydrostatic pressure and/or seepage in the event of increased moisture conditions in the surrounding soils.

5.6 Temporary Excavations

All excavations must comply with current OSHA standards, state, local and federal safety regulations. Excavations may be vertically cut to three (3) feet, then be sloped at a slope of 1H:1V. Surcharge loading, including stockpiled soil, should be placed 1:1 the excavation height back from the top of the excavation. Configuration-specific analysis and recommendations (slots, cuts, etc.) may be necessary depending on excavation staging, should actual field conditions differ or should the proposed design be significantly altered.

Duco Engineering is not the OSHA responsible party; that individual or entity shall verify the safety of the site and working conditions.

5.7 Drainage and Landscaping

All site drainage should be collected and transferred to an approved storm water drainage system. No drainage should pond against any foundation or other structure. Any planned area drains should be recessed below grade to allow the free flow of water into the drain inlet. Landscaping improvements must not cause surface water to collect adjacent to any structure, causing saturated soils adjacent to the foundation. Flatwork and concrete walks should be at an elevation such that they will not obstruct the flow of surface water. Proper drainage should be maintained at all times. The resident is responsible for proper maintenance, landscaping, and irrigation.

Irrigation methods should promote uniformity of moisture. Overwatering and underwatering must be avoided. Heavy irrigation and inadequate runoff gradients can create moisture problems. Maintaining adequate surface drainage and controlled irrigation will significantly reduce the potential for nuisance-type moisture issues.

5.8 Hardscape

Hardscape improvements are not generally considered structural; however, we do recommend that

overexcavation and recompaction be performed beneath proposed walkways, patios, garden walls, and other landscape features, to minimize the potential for cracking and other phenomena. Areas to receive hardscape should have the upper one (1) foot of approved natural soil or subgrade soil, whichever is deeper, recompacted to a minimum of 90%. Moisture content of subgrade soils should be maintained above optimum moisture. Concrete flatwork should be a minimum full four (4) inches thick, and consideration should be given to reinforcing #3 rebar spaced 18 inches center to center, in compliance with all pertinent governing code sections and design manuals. Control joints shall be provided, a minimum of one (1) inch deep, ten (10) feet on center or closer. All flatwork should be poured independent of any proposed structure and be separated by an expansion joint (felt). Additionally, it is recommended that all flatwork be constructed so that a minimum of ½ inch exists between the concrete flatwork and structures, such as residential buildings, retaining walls and sound privacy walls. Flatwork and concrete walks should be at an elevation such that they will not obstruct the flow of surface water.

5.9 Pavement Design

Given an R-Value of 66, asphalt pavement sections shall comply with the following minimum specifications:

Table 2: Asphalt Pavement Design Sections

Use	Traffic Index (TI)	HMA Thickness	Base Thickness
Parking Stalls, Light Duty	4.0	2.5 in	4.0 in
Main Drive Aisle, Heavy Duty	5.5	3.0 in	4.0 in

Rigid concrete pavement sections shall comply with the following minimum specifications:

Table 3: PCC Pavement Design Sections

Use	Traffic Index (TI)	Concrete Thickness	Base Thickness
Parking Stalls, Light Duty	4.0	5.0 in	4.0 in
Main Drive Aisle, Heavy Duty	5.5	6.0 in	4.0 in

Prior to paving, the upper two (2) feet of subgrade shall be cleaned of any trash, vegetation, or other debris, and compacted to more than 90% relative compaction. Base material shall consist of *crushed aggregate base* in general accordance with the Caltrans Highway Design Manual (HDM) and shall be compacted to more than 95% relative compaction prior to placing the asphalt course.

5.10 Stormwater Infiltration

Following the field testing, the raw data was converted to an equivalent infiltration rate per Los Angeles County Standards, with the final three (3) readings averaged. The stabilized field infiltration rates for each boring are as follows:

Table 4: Minimum Field Infiltration Rates for Each Boring

Boring	Material Tested	Field Infiltration Rate, I
I-1	SM, 0-10'	2.73 in/hr
I-2	SP-SM, 20-25'	9.05 in/hr

Based on the results of the field testing, we recommend the following design infiltration rates based on depth, with safety factors evaluated in accordance with County of Los Angeles standards:

Infiltration Depth	Field Rate	Test Reduction Factor (RF _T)	Site Variability Factor (RF _V)	Siltation/Maintenance Factor (RF _S)	Total RF, RF _T x RF _V x RF _S	Design Rate
0-20 ft	2.67 in/hr	1.5	1	2.0*	3.0*	0.89 in./hr.
20-50 ft	9.05 in/hr	1.5	1	2.0*	3.0*	3.02 in/hr

These values assume a moderate level of pretreatment and regular maintenance. The project civil engineer may, at their discretion, reduce the siltation/maintenance safety factor (*) should the WQMP include more extensive regular maintenance and effective pretreatment.

Infiltration basin inverts shall be set back a minimum of 1.5 feet from any slope or building structure and shall be located outside a 1:1 diagonal plane up from the bottom of any adjacent footing, in addition to all other pertinent state and local setback requirements.

6.0 SUMMARY & CLOSURE

6.1 Design Review

As a condition of the validity of the recommendations made herein, the working and final designs, upon completion, shall be provided to this firm for review, comment, and approval as appropriate. Should the proposed scope of work differ from that proposed as of the time of this evaluation, then further geotechnical work may be necessary to provide accurate recommendations for the design and construction of the development.

6.2 Project Oversight and Inspection

Site preparation, fill material removal and recompaction, and foundation and soil preparation for construction shall be reviewed by a geotechnical engineer during the grading and construction process. Inspection of the completed foundation excavations shall be performed by a member of this firm, prior to the placement of any forms or reinforcement, to ensure conformance with the proposed design and design criteria. These additional services are not a part of this report and are provided at an additional cost.

6.3 Closure

The findings in this report are based and prepared in accordance with pertinent state and local building and design codes, as well as generally accepted geotechnical engineering practices. No other warranty, guarantee, or assurance is expressed or implied. This firm is not responsible for work performed outside of its responsible charge as defined in the California Professional Engineers Act and governing board rules or work for which this firm's recommendations were not adhered to or for which this firm was not provided the opportunity of oversight, comment, and/or inspection.

Should you have any questions regarding this report of the recommendations contained herein, please contact this office.

7.0 REFERENCES

American Society of Civil Engineers. (2015). ASCE/SEI 7-16: Minimum Design Loads and Associated Criteria for Buildings and Other Structures.

California Building Standards Commission. (2019). 2019 California Building Code, Title 24, Part 2 (Volumes 1 & 2).

California Department of Water Resources (2022). "SGMA Data Viewer". <sgma.water.ca.gov>.

California Geological Survey. (1998). "Earthquake Zones of Required Investigation, Baldwin Park Quadrangle".

California Geological Survey. (1998). "Seismic Hazard Zone Report for the Baldwin Park 7.5-Minute Quadrangle".

California Geological Survey (2008). *Special Publication 117A: Guidelines for Evaluating and Mitigating Seismic Hazards/*

Los Angeles County Department of Public Works (2022). "Groundwater Wells". <<https://dpw.lacounty.gov/general/wells/>>.

County of Los Angeles Department of Public Works. (2021). "GS200.1: Guidelines for Geotechnical Investigation and Reporting, Low Impact Development Stormwater Infiltration".

Lund and Associates Engineering, Inc. (2022, April 13). "Grading Plan, Deluxe Hot Rods, APN 0276-014-24, Colton, CA 92324".

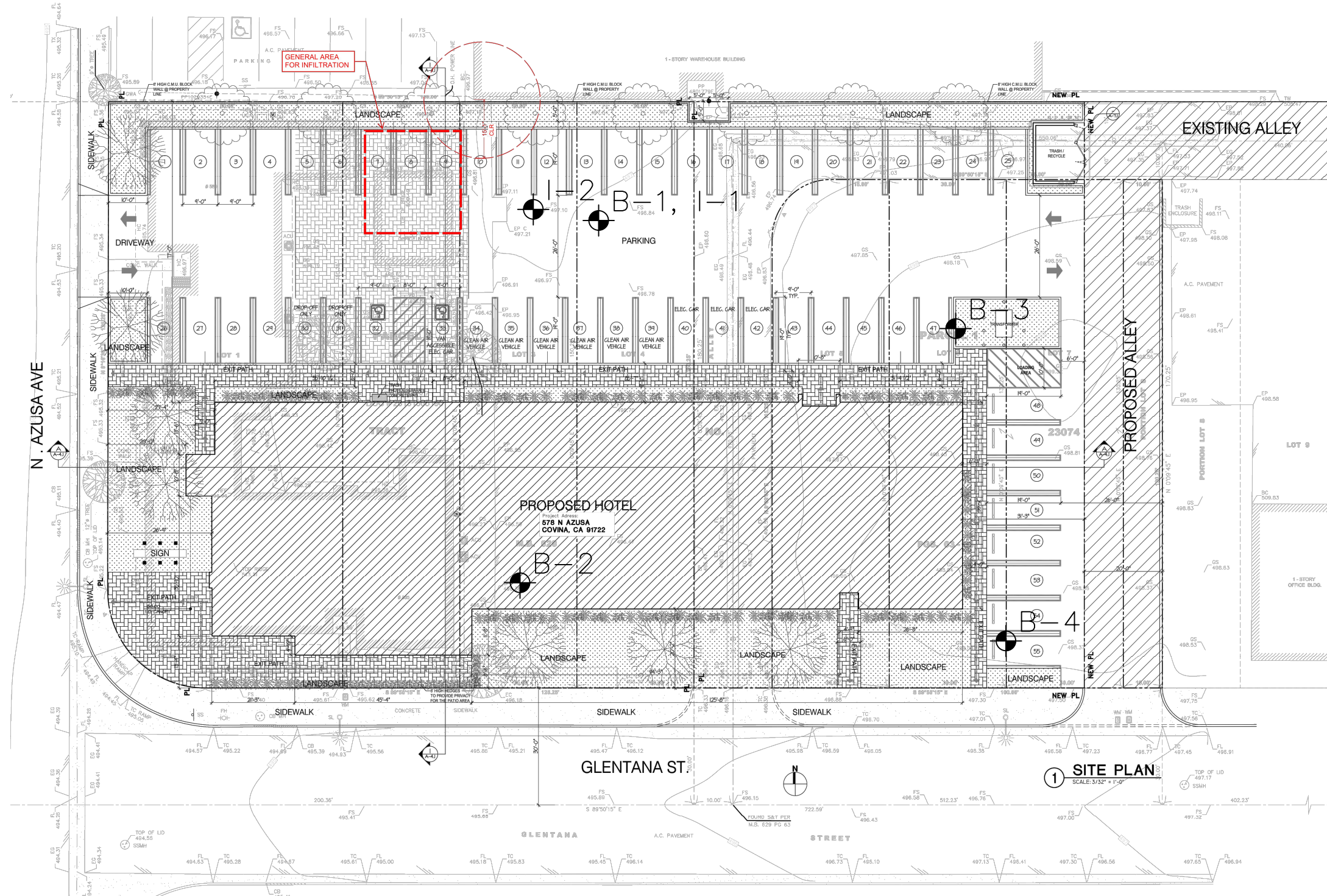
Structural Engineers Association of California. (2022). "Seismic Design Maps". <seismicmaps.org>.

United States Geological Survey. (2022). "EarthExplorer". <earthexplorer.usgs.gov>.

United States Geological Survey. (2022). "U.S. Quaternary Faults". <<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aaaa88412fcf>>.

A. APPENDIX: MAPS, LOGS

Plan as provided by client. Locations are approximate and based on field measurements and sighting to distinguishable land features.



● B-1, I-1 Boring/Infiltration Test Location



BORING MAP



Job No.: 22-075

Date: 8/29/22

Scale: 1"=30'

Figure: 1

Proposed Hotel
578 N. Azusa Ave.
Covina, CA 91722

SOIL EXPLORATION LOG

PROJECT: Proposed Hotel Development **JOB NO.:** 22-075 **TEST HOLE NO.:** 1
CLIENT: Sherman Oaks Inn, LLC **DATE:** 8/10/22
LOCATION: See plan **ELEVATION:** 496.1
LOGGED BY: JC **EXCAVATING EQUIPMENT:** 8" dia. Hollow Stem Auger
DEPTH TO WATER: none **CAVING:** none

SUMMARY OF SUBSURFACE CONDITIONS:

This log is part of the report prepared by Duco Engineering, Inc. for this project and should be read together with the report. This summary applies only to the location of the test hole at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of the actual conditions encountered.

DEPTH (feet)	SAMPLE	BLOW COUNTS	SOIL TYPE	GRAPHIC LOG	USCS	DESCRIPTION	SAMPLE DATA		
							FIELD MOIST. % OF DRY WT.	DRY DEN. lb./Cu. Ft.	% COMP
0			A		SM	1.5", Asphalt concrete, very weathered			
		2,2,4				1.5"-, SILTY FINE SAND, brown, damp, moderately firm, little to no gravel, moist at 5'	7.8	98.0	80.8
5		3,5,8					9.9	100.6	83.1
		5,10,12					8.7	103.2	85.2
10		7,9,11					9.8	103.8	85.7
						T.D 11.5', EOB			
15									
20									
25									
30									

SOIL EXPLORATION LOG

PROJECT: Proposed Hotel Development **JOB NO.:** 22-075 **TEST HOLE NO.:** 2
CLIENT: Sherman Oaks Inn, LLC **DATE:** 8/10/22
LOCATION: See plan **ELEVATION:** 496.3
LOGGED BY: JC **EXCAVATING EQUIPMENT:** Hollow stem auger
DEPTH TO WATER: none **CAVING:** none

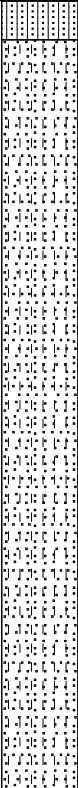
SUMMARY OF SUBSURFACE CONDITIONS:

This log is part of the report prepared by Duco Engineering, Inc. for this project and should be read together with the report. This summary applies only to the location of the test hole at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of the actual conditions encountered.

DEPTH (feet)	SAMPLE	BLOW COUNTS	SOIL TYPE	GRAPHIC LOG	USCS	DESCRIPTION	SAMPLE DATA		
							FIELD MOIST. % OF DRY WT.	DRY DEN. lb./Cu. Ft.	% COMP
0			A		SM	1.5", Asphalt weathered			
1		1				1.5"-18.5', SILTY FINE SAND, brown, damp, moderately firm below 4', moist at 15'	8.9		
5		1,2,3					9.0		
10		2,2,2					7.4		
15		2,2,2					11.1		
20		23,25,29	B		SP-SM	18.5'-29', SILTY COARSE SAND WITH GRAVEL, grey-brown, mottled, very firm, damp	2.7		
25		17,50			SW-SM		2.4		
30			A		SM	29-31', SILTY SAND LENS, brown, damp			

SOIL EXPLORATION LOG

PROJECT: Proposed Hotel Development JOB NO.: 22-075 TEST HOLE NO.: 2

DEPTH (feet)	SAMPLE	BLOW COUNTS	SOIL TYPE	GRAPHIC LOG	USCS	DESCRIPTION	SAMPLE DATA		
							FIELD MOIST. % OF DRY WT.	DRY DEN. Lb./Cu. Ft.	% COMP
30		6,15,22	B		SP- SM	31'+, SILTY COARSE SAND WITH GRAVEL, tan- to grey-brown, very firm, damp	5.1		
35		21,41,40					2.7		
40		50			SP- SM		3.0		
45		41,50			2.5				
50		50	B		T.D. 50.5' EOB	2.5			
55									
60									
65									
70									

SOIL EXPLORATION LOG

PROJECT: Proposed Hotel Development **JOB NO.:** 22-075 **TEST HOLE NO.:** 3
CLIENT: Sherman Oaks Inn, LLC **DATE:** 8/10/22
LOCATION: See plan **ELEVATION:** 498.5
LOGGED BY: JC **EXCAVATING EQUIPMENT:** Hollow stem auger
DEPTH TO WATER: none **CAVING:** none

SUMMARY OF SUBSURFACE CONDITIONS:

This log is part of the report prepared by Duco Engineering, Inc. for this project and should be read together with the report. This summary applies only to the location of the test hole at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of the actual conditions encountered.

DEPTH (feet)	SAMPLE	BLOW COUNTS	SOIL TYPE	GRAPHIC LOG	USCS	DESCRIPTION	SAMPLE DATA			
							FIELD MOIST. % OF DRY WT.	DRY DEN. lb./Cu. Ft.	% COMP	
0			A		SM	0-21.33', SILTY FINE SAND, tan, dry-damp, soft to moderately firm,				
		1,1,1						3.9		
5		2,4,5			SM			4.3		
10		6,8,8						5.0		
15		4,6,7						3.4		
20		5,7,10	B		SP- SM	21.33', silty coarse sand with gravel				
					SP- SM			2.7		
25		9,4,37						1.9		
						T.D. 26.5' EOB				
30										

SOIL EXPLORATION LOG

PROJECT: Proposed Hotel Development **JOB NO.:** 22-075 **TEST HOLE NO.:** 4
CLIENT: Sherman Oaks Inn, LLC **DATE:** 8/10/22
LOCATION: See plan **ELEVATION:** 498.0
LOGGED BY: JC **EXCAVATING EQUIPMENT:** Hollow stem auger
DEPTH TO WATER: none **CAVING:** none

SUMMARY OF SUBSURFACE CONDITIONS:

This log is part of the report prepared by Duco Engineering, Inc. for this project and should be read together with the report. This summary applies only to the location of the test hole at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of the actual conditions encountered.

DEPTH (feet)	SAMPLE	BLOW COUNTS	SOIL TYPE	GRAPHIC LOG	USCS	DESCRIPTION	SAMPLE DATA		
							FIELD MOIST. % OF DRY WT.	DRY DEN. lb./Cu. Ft.	% COMP
0			A		SM	0-18.5', SILTY FINE SAND, tan, soft to moderately firm, dry to damp			
		7,5,11					4.2	102.1	84.3
5		4,5,9					2.8	105.3	87.0
		14,25,29					3.9	104.5	86.3
10		14,17,26					4.3	106.3	87.8
15		7,11,14	3.3	107.0	88.4				
20		9,40,37	B		SP-SM	18.5'-25', SILTY COARSE SAND WITH GRAVEL, grey-brown, mottled, very firm, damp	1.8	109.6	
25									
						T.D. 25' EOB			
30									

B. APPENDIX: FIELD AND LABORATORY TESTING

B1.0 Laboratory Test Procedures

Laboratory tests were performed in general accordance with test methods of the American Society for Testing and Materials (ASTM) or other suggested methods. Test procedures are explained below:

B1.1 Shear Strength

Shear strength characteristics of subsurface soils were evaluated by direct shear testing, in conformance with ASTM D3080. In this method, three (3) or more soil samples (either in-place or remolded to replicate observed or anticipated field conditions) are submerged and consolidated under unique normal loads. After consolidating, each sample is sheared at a constant rate (strain controlled) in a shear box, with shear resistance and displacement measured, recorded, and analyzed. The samples were tested in a 2.5-inch O.D. circular shear box, using a controlled displacement rate of 0.0250-inch per minute in general accordance with ASTM D3080.

B1.2 Settlement

Settlement characteristics of representative samples were evaluated by means of laboratory consolidation tests. Samples were tested in a consolidometer using a dead weight lever system for load application in general accordance with ASTM D2435.

B1.3 Expansive Index (EI)

Expansion tests were performed on representative surface soils in general accordance with the standard procedure of Expansion Index test ASTM 4829. In this testing procedure, the remolded sample is compacted at 50 percent saturation, and, after remolding, the sample is confined under a pressure of 144 psf. and allowed to soak for twenty-four hours. The resulting volume change due to an increase in moisture content is recorded together along with the initial moisture content and dry density. The corresponding Expansion Index is presented in Appendix B.

B1.4 Corrosivity

Corrosivity tests were previously performed on composite samples to evaluate the pH and electrical resistance of the soils. These tests were reportedly conducted in general accordance with California Test method No. 643. Soluble Chlorides were evaluated in general accordance with California test method No. 422. The concentration of soluble sulfate was also evaluated in general accordance with California test method No. 417. Duco Engineering, Inc. does not practice corrosion engineering. We recommend a competent corrosion engineer be retained to further evaluate and test the site soils, as required, to provide specific corrosion mitigation methods appropriate for the project.

B2.0 Laboratory Test Results

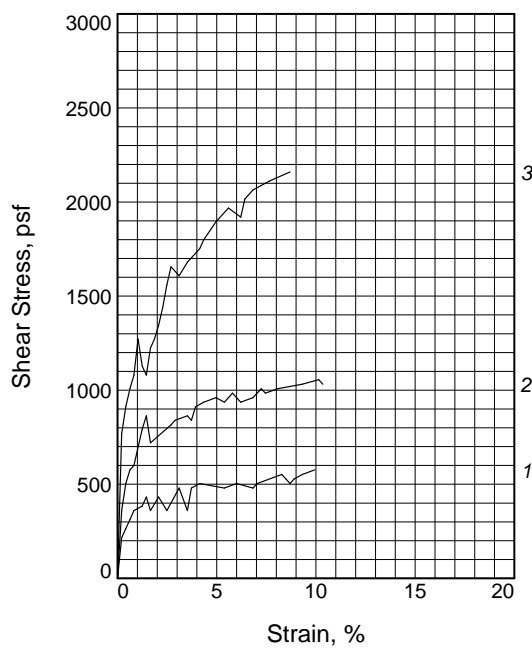
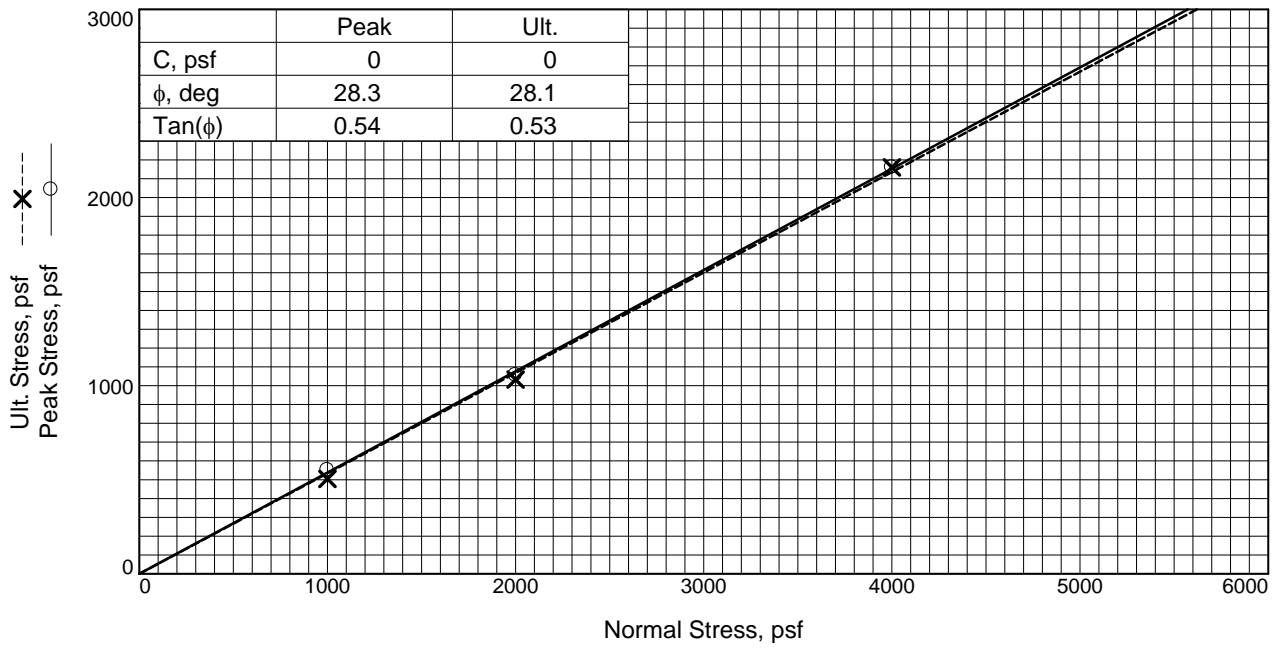
The results of the laboratory tests are presented on the following tables, and subsequent figures. The moisture content results are indicated on the exploratory boring logs, previously presented in Appendix A.

Table B2.1 Maximum Unit Weight and Expansive Index, and R-Value

Soil Type	Opt. Moist.	Max. Unit Wt.	EI	R-Value
A—SILTYSAND, brown (B-1, 0-4')	11.6%	121.1 pcf	29	66

Table B2.2 Corrosive Properties

Soil Type	Soluble Sulfate (CA 417)	Soluble Chloride (CA 422)	Min. Resistivity (CA 643)	pH
A (B-3, 0-3')	160 ppm	44 ppm	3600 ohm-cm	7.4



Sample No.	1	2	3	
Initial	Water Content, %	9.9	9.9	9.9
	Dry Density, pcf	100.2	101.7	105.2
	Saturation, %	39.1	40.6	44.3
	Void Ratio	0.6819	0.6572	0.6022
	Diameter, in.	2.42	2.42	2.42
	Height, in.	1.00	1.00	1.00
At Test	Water Content, %	25.2	24.3	22.3
	Dry Density, pcf	100.2	101.7	105.2
	Saturation, %	99.9	100.0	100.0
	Void Ratio	0.6819	0.6572	0.6022
	Diameter, in.	2.42	2.42	2.42
	Height, in.	1.00	1.00	1.00
Normal Stress, psf	1000	2000	4000	
Peak Stress, psf	552	1056	2160	
Strain, %	8.3	10.1	8.7	
Ult. Stress, psf	504	1032	2160	
Strain, %	8.7	10.3	8.7	
Strain rate, in./min.	0.010	0.020	0.020	

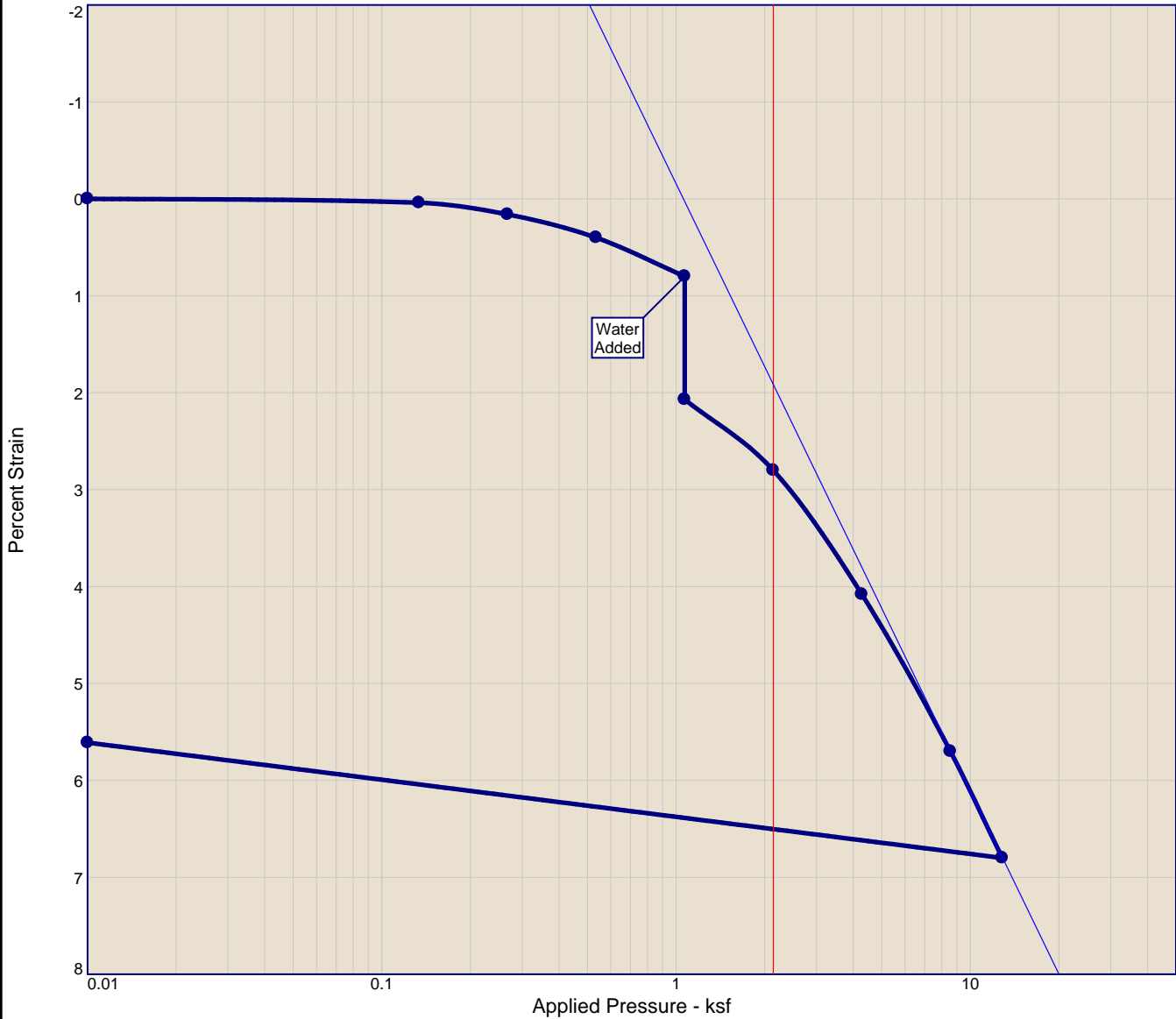
Sample Type: Drive Sample
Description: SILTY FINE SAND, brown, damp, moderately firm, little to no gravel
Specific Gravity= 2.7
Remarks:

Client: Sherman Oaks Inn, LLC
Project: Proposed Hotel Development
 578 N. Azusa Ave.
Source of Sample: 1 **Depth:** 5
Proj. No.: 22-075 **Date Sampled:** 8/10/22



Figure 6

CONSOLIDATION TEST REPORT



Natural	Sat.	Moist.	Dry Dens. (pcf)	LL	PI	Sp. Gr.	Overburden (ksf)	P _c (ksf)	C _c	C _s	Swell Press. (ksf)	Clpse. %	e _o
	38.3 %	9.3 %	101.7			2.7	.01	3.3	0.10	0.01		1.3	0.657

MATERIAL DESCRIPTION	USCS	AASHTO
SILTY FINE SAND, brown, damp, moderately firm, little to no gravel		

Project No. 22-075 **Client:** Sherman Oaks Inn, LLC
Project: Proposed Hotel Development
 578 N. Azusa Ave.
Source of Sample: 1 **Depth:** 10

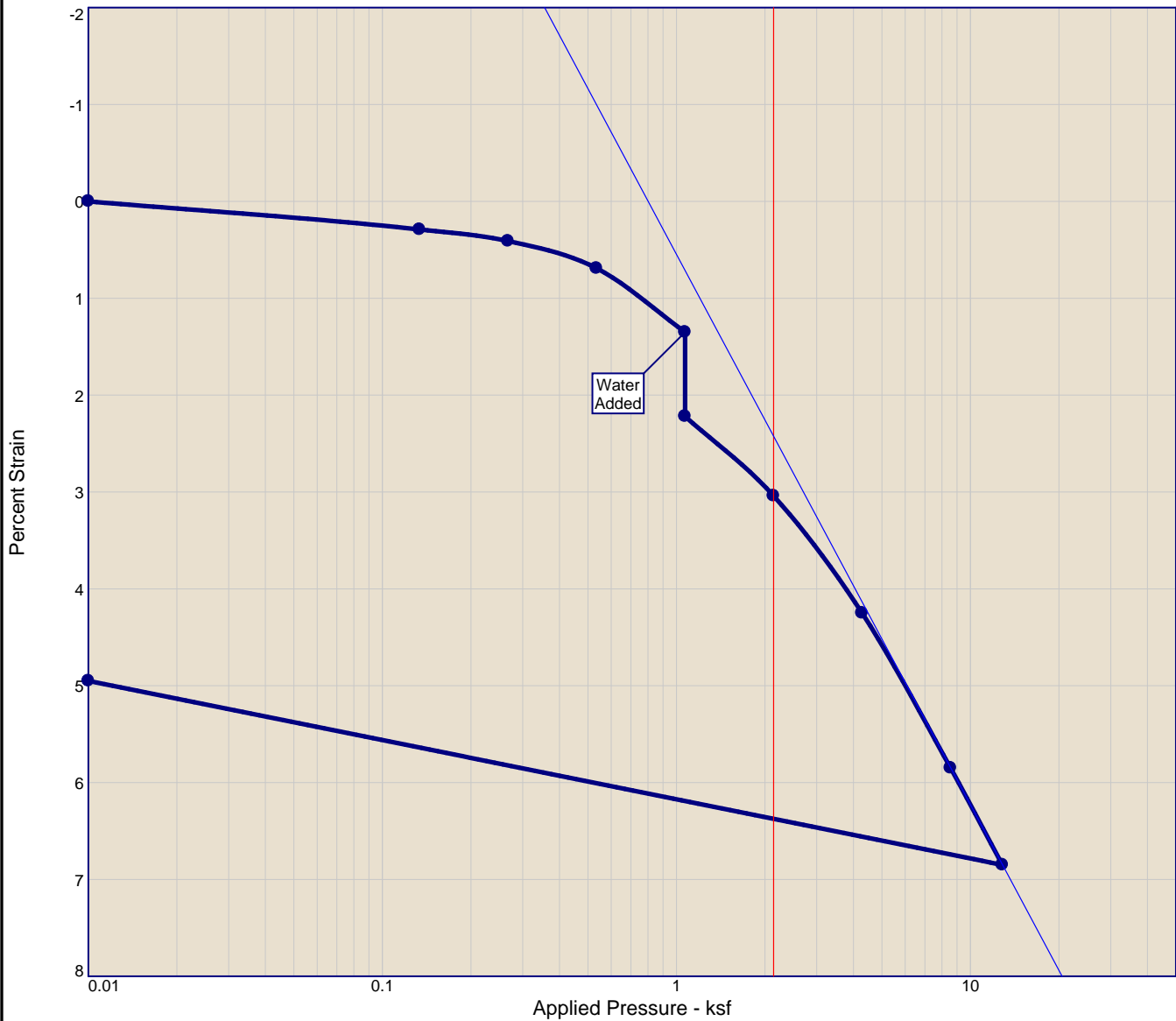
Remarks:



Figure 7

Tested By: AP _____ **Checked By:** JC _____

CONSOLIDATION TEST REPORT



Natural		Dry Dens. (pcf)	LL	PI	Sp. Gr.	Overburden (ksf)	P _c (ksf)	C _c	C _s	Swell Press. (ksf)	Clpse. %	e _o
Sat.	Moist.											
19.5 %	4.2 %	106.7			2.7	.01	3.0	0.09	0.01		0.9	0.580

MATERIAL DESCRIPTION	USCS	AASHTO
SILTY COARSE SAND WITH GRAVEL, grey-brown, mottled, very firm, damp		

Project No. 22-075 **Client:** Sherman Oaks Inn, LLC
Project: Proposed Hotel Development
 578 N. Azusa Ave.
Source of Sample: 4 **Depth:** 20

Remarks:



Figure 8

Tested By: AP _____ **Checked By:** JC _____

BORING INFILTRATION TEST LOG

Project: Proposed Infiltration Basin Job No.: 21-080
 Address: 578 N. Azusa Ave. Covina Date: 8/27/21

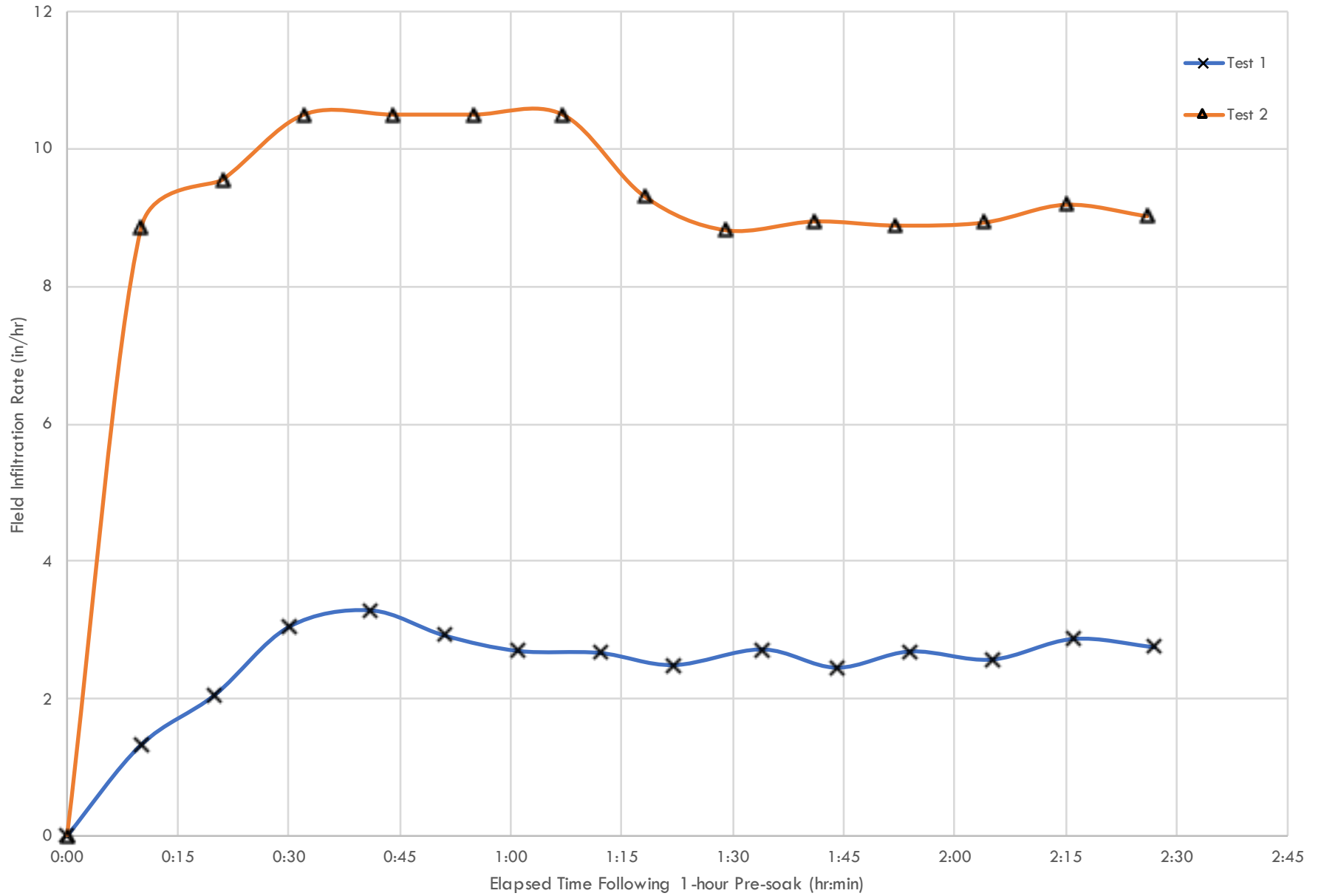
Test No: 1 Depth to Water Table: 50 ft+ Soak Start: 7:17
 Tech: JC Depth top BMP Invert: _____ Soak End: 7:47
 Depth: 10 Tested Depths: 0.5-6 ft 1 ft drop time 22 seconds
 Diameter: 8 Measurement Method: Sounder 10/30 min? 10
 Soil Type: SM Notes: bottom sealed with bentonite
 Pipe Dia: 2

Start Time	Dur. (min)	d1 (in.)	d2 (in.)	Vol (in ³)	Area (in ²)	Rate (in/hr)	
7:48	10	10	24	45.5	472.8	2142.6	1.32
7:58	10	23.75	55.25	692.7	2023.2	2.05	
8:08	10	26.25	68.375	926.4	1826.8	3.04	
8:19	10	24.5	70	1000.6	1828.4	3.28	
8:29	10	24	65.75	918.1	1888.1	2.92	
8:39	10	24.75	63.625	854.9	1905.4	2.69	
8:50	10	24.25	63	852.2	1919.5	2.66	
9:00	10	26	62	791.7	1910.1	2.49	
9:12	10	23.25	63	874.2	1932.1	2.71	
9:22	10	25.5	61.25	786.2	1925.8	2.45	
9:32	10	24.25	63.25	857.7	1916.4	2.69	
9:43	10	24.875	62.25	821.9	1921.1	2.57	
9:54	10	23.25	64.75	912.6	1910.1	2.87	
10:05	10	24.75	64.25	868.7	1897.5	2.75	

Test No: 2 Depth to Water Table: 50 ft+ Soak Start: 7:28
 Tech: JC Depth top BMP Invert: _____ Soak End: 7:58
 Depth: 25 Tested Depths: 0.5-6 ft 1 ft drop time 48 seconds
 Diameter: 8 Measurement Method: Sounder 10/30 min? 10
 Soil Type: SM Notes: bottom sealed with bentonite
 Pipe Dia: 2 interval from 8:22-8:57 ran dry

Start Time	Dur. (min)	d1 (in.)	d2 (in.)	Vol (in ³)	Area (in ²)	Rate (in/hr)
8:00	10	241.5	295	1176.5	798.0	8.85
8:11	10	240.75	297.2	1241.4	779.7	9.55
8:22	10	239	300	1341.5	766.5	10.50
8:34	10	240.5	300	1308.5	747.7	10.50
8:45	10	240.875	300	1300.2	743.0	10.50
8:57	10	242.375	300	1267.2	724.1	10.50
9:08	10	241.5	296.5	1209.5	779.1	9.31
9:19	10	239.75	294.75	1209.5	823.1	8.82
9:31	10	240.625	295.25	1201.3	805.8	8.94
9:42	10	238.5	294.875	1239.8	837.2	8.88
9:54	10	241.25	295.25	1187.5	798.0	8.93
10:05	10	240	296	1231.5	804.2	9.19
10:16	10	240.625	295.5	1206.8	802.7	9.02

Infiltration Study Field Rates



C. APPENDIX: GENERAL GRADING RECOMMENDATIONS

All grading, including cuts, fills, overexcavations, etc., shall be conducted under the oversight of this firm, and shall be in accordance with the recommendations and provisions of the current California Building Code and any additionally governing design or construction codes, including local regulations. The following should be considered general recommendations; recommendations in the main body text of this report shall be adhered to where they differ from those given below.

C.1 Structural Fills

Structural fills shall not be founded on any loose, disturbed, uncertified, and/or unapproved material. Structural fills are generally defined as any fill materials placed in the support of any building or earth structure, including buildings, swimming pools, retaining walls, fill slopes, etc. Structural fills may only be founded on approved native material (i.e., alluvium or bedrock) or certified compacted fill. Typically, no topsoil or colluvium shall remain below any structural fills.

C.2 Overexcavation

Unless otherwise specified, overexcavation of surface soils as required shall extend into approved native material and/or certified compacted fill, penetrating all loose, disturbed and/or unsuitable soils per the direction of the geotechnical engineer or subsequent representative. Overexcavation shall extend laterally outside the building footprint (a) 5 feet, or (b) a distance equal to the depth of adjacent excavation, whichever is greater. Areas where this requirement cannot be met (i.e., adjacent property lines, structures, etc.) shall be reviewed for by this firm on a case-by-case basis. Minimum depth of overexcavation shall be specified by this firm but should (unless specified otherwise) extend two (2) feet below the proposed footing bottom elevation(s) if the removal of unsuitable surface materials will not already extend to that depth.

C.3 Fill Placement

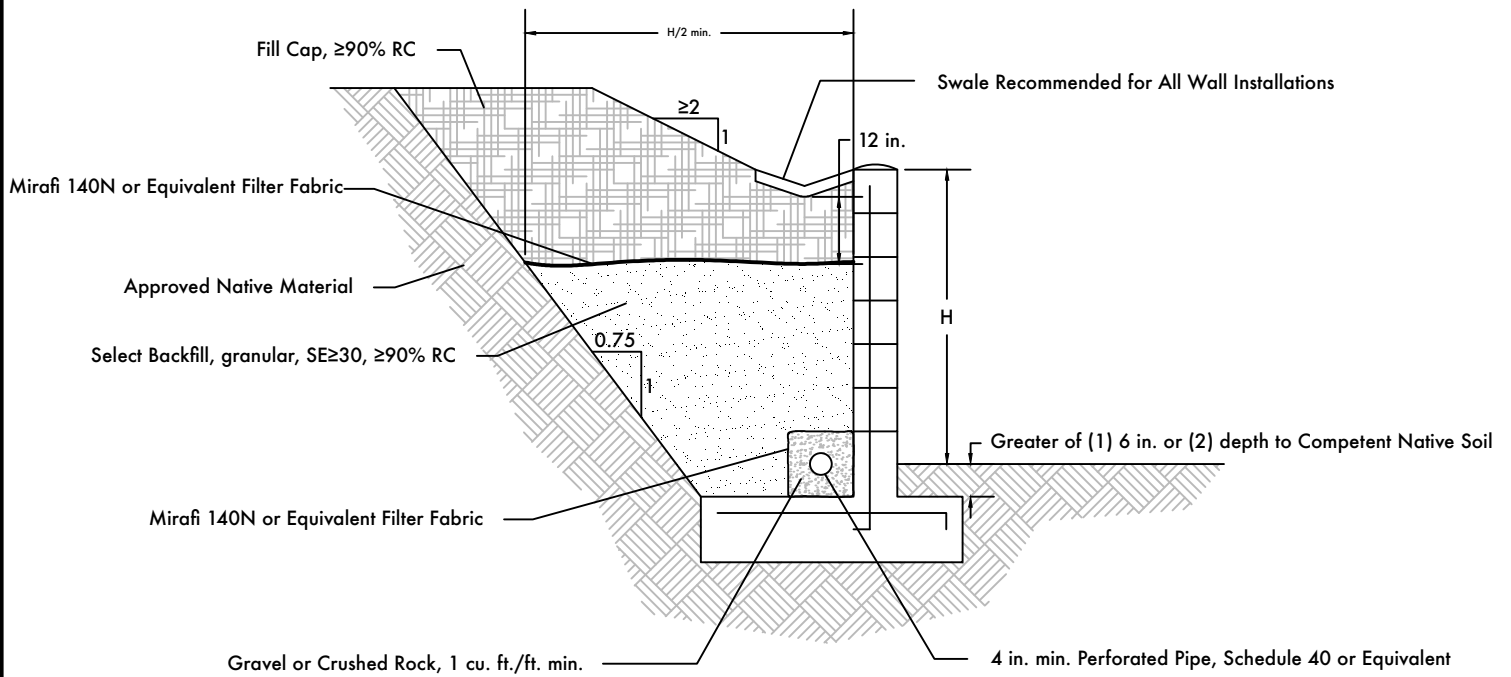
All fill materials placed under the direction of this firm shall be placed as a compacted fill, with a relative compaction of at least 90% with respect to the maximum dry unit weight evaluated in accordance with ASTM D1557, unless otherwise specified at the direction of the municipal authority or this firm (i.e., road base compacted to 95%, deep fills compacted to 93%, etc.). Fill materials shall be moistened or dried back to 115-120% of the optimum moisture content, placed in six (6) to eight (8) inch-thick loose lifts, and compacted with the appropriate equipment. This firm shall test compaction for every two (2) feet of fill thickness, or 1000 cubic yards placed, whichever occurs first.

C.4 Fill Slopes, Retaining Wall Backfills

Any fill slopes or retaining walls placed shall conform to the design recommendations of this firm, as specified in the geotechnical report and/or respective details, attached herein as pertinent. A subdrain shall be installed at the heel of any geotechnical installation—slope, retaining wall, or otherwise. The contractor and/or client are responsible for verifying that the municipal authority does not have additional, stricter requirements than those specified herein for such construction.

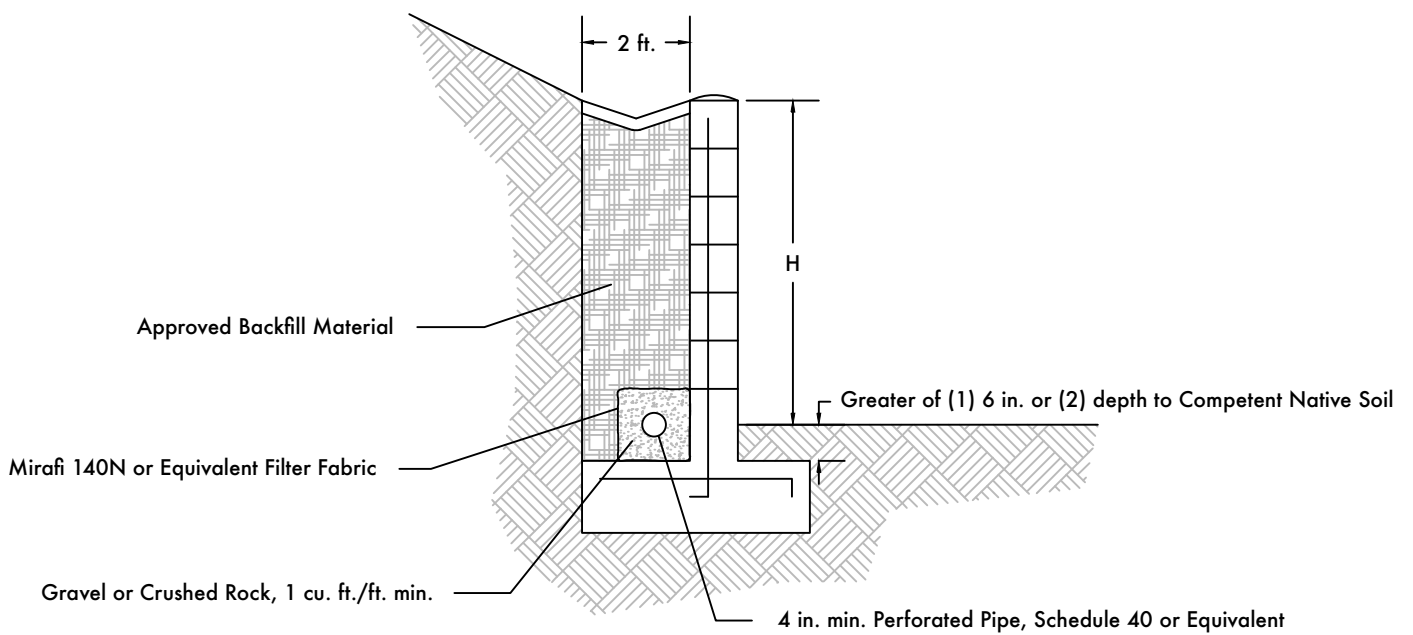
C.5 Grading/Earthwork Inspection

As a condition of grading approval, this firm shall be afforded the opportunity to observe, inspect, and approve all back-cuts, excavation bottoms, subdrains, foundation excavations, and grading operations. Should in-field conditions differ from those observed during the geotechnical evaluation, revisions to the recommendations made by the geotechnical engineer and/or geologist may become necessary. While governing codes specify minimum required inspections for compacted fill placement, this firm reserves the right to perform such inspections and oversight as frequently as necessary to accept geotechnical responsibility for the work performed in good faith.



Select Material Wall Backfill

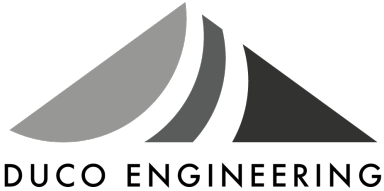
Native/Limited Access Wall Backfill



14175 Telephone Ave. Ste. K
 Chino, CA 91710
 909.594.7414
 office@ducoengineering.com

SHEET TITLE:
**RETAINING WALL
 BACKFILL DETAILS**

Rev. Date: 08/2017
 DRW/CHK: JC/DD
FIG.



Sherman Oaks Inn, LLC
Attn: Mr. Raj Patel
1011 S. Atlantic Ave.
Compton, CA 90221

October 25, 2022
Job No. 22-075

Subject: Addendum to Geotechnical Report, Rev. 1
Planning Review Response
Proposed Hotel Development
578 N. Azusa Ave.
Covina, CA 91722

Mr. Patel:

At the request of Mr. John Alajov, P.E., we provide the following responses to the comments issued by the City of Covina Planning Department. Review comments are printed above our responses in italics.

1. *In Section 3.3, Geologic Summary, of the report, please address the Walnut Creek Fault and add the distance between the Project Site and this fault. Per the City's Safety Element, the City includes two potentially active earthquake faults: 1) the Indian Hill Fault, which runs through a portion of the northeastern section of the City, and 2) the Walnut Creek Fault, which traverses southeastern Covina along Walnut Creek.*

The Walnut Creek Fault strikes northeast to southwest some 3.4 km southeast of the subject site. While this fault is considered potentially active, comparatively little is known about its slip rate or potential ground motions, and the USGS considers its mapping certainty poor, based solely on inferred mapping by Morton and Miller (2003). Consequently, the Walnut Creek Fault is not considered a source fault by the National Seismic Hazard Mapping Program (NSHMP).

- 1b. *Does the USGS also consider the Indian Hill Fault, which is much closer to the Project Site, to have poor mapping certainty? Is the Indian Hill Fault also not considered a source fault by the NSHMP?*

Neither fault is considered a source fault by the current (2014) edition of the NSHMP sources, though the Indian Hill Fault is mapped with more certainty and is considered to be a more recently active fault trace (late Quaternary). However, despite its heavily inferred nature, the Walnut Creek Fault will be included within the 2023 edition of the NSHMP source database.

2. *Please incorporate discussion regarding the drywell ground infiltration system as it is to be installed to a depth of 40 feet below grade.*

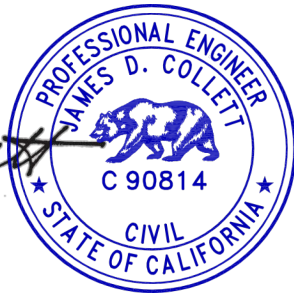
The scope of our site evaluation included boring to 50.5 feet below grade to verify subsurface soil conditions—greater than 10 feet deeper than the maximum proposed drywell depth. Soils encountered below a depth of 18.5 to 21 feet were consistently observed to be granular materials, with coarseness and oversized content generally increasing with depth, which has a near universal positive correlation with infiltration rate. As such, the tested values provided in our report are sufficiently conservative to account for use in the design of a 40-foot drywell. Provided that such a drywell complies with the appropriate requirements and setbacks as outlined in the Los Angeles County LID Manual and administrative publication GS200.1, such a drywell should be safe and adequate for its intended use.

Should you have any questions regarding this report of the recommendations contained herein, please contact this office.

Sincerely,



James D. Collett, PE



References:

Duco Engineering, Inc. (2022, August 24). "Geotechnical Evaluation Report, Proposed Commercial Development, 578 N. Azusa Ave., Covina, CA 91722".

United States Geological Survey. (2022). "U.S. Quaternary Faults". <usgs.maps.arcgis.com>.

APPENDIX D

Phase I Environmental Site Assessment and Addendum



PIC ENVIRONMENTAL SERVICES

A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.

2619 Sierra Way, La Verne, CA 91750

Phone: (909) 593-2427 - Cell: (909) 450-1703

Email: picenv@verizon.net

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

PREPARED FOR

**RAJ PATEL
SHERMAN OAKS INN, LLC
1011 SOUTH ATLANTIC AVENUE
COMPTON, CA 90221**

CONCERNING COMMERCIAL PROPERTY AT

**542 – 580 NORTH AZUSA AVENUE
845 – 867 WEST GLENTANA STREET
COVINA, CA 91722**

JUNE 15, 2022

PIC ENVIRONMENTAL SERVICES
2619 SIERRA WAY
LA VERNE, CA 91750

TABLE OF CONTENTS

<u>TEXT</u>	<u>PAGE</u>
Introduction	1
Scope of Investigation.....	1
Site Inspection.....	1
Site Description.....	2
Site History.....	2
Survey of Adjacent Properties.....	3
Historical Aerial Photograph Review	3
Government Records Review.....	4
Geology and Hydrogeology.....	9
Conclusions and Recommendations.....	9

DISPLAYS

- Figure 1: Site Location and Topographic Map
- Figure 2: Site Map
- Figure 3: Groundwater Contour Map
- Figure 4: Oil and Gas Map
- Figure 5: Asbestos Reference Display
- Figure 6: Landfill Map

- Appendix A: Title Information
- Appendix B: Site Photos
- Appendix C: City Permit Records
- Appendix D: Historic Topographic Maps
- Appendix E: Historic Aerial Photographs
- Appendix F: City Directory Report
- Appendix G: EDR Report
- Appendix H: Resumes



PIC ENVIRONMENTAL SERVICES

A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.

2619 Sierra Way, La Verne, CA 91750

909/593-2427 Cell: 909/450-1703

June 15, 2022

INTRODUCTION

PIC Environmental Services (PIC) was contracted by Raj Patel to perform a Phase I Environmental Site Assessment (PESA) at commercial property located in Covina, California (see Figure 1). The purpose of this investigation was to determine if environmental impairments existed at the site. This document represents the PESA report prepared in accordance with customary industry practices and current ASTM (2013) Standards. This document also intends to satisfy the "All Appropriate Inquiries" guidelines established by the Federal Environmental Protection Agency (EPA).

The following sources were used to prepare this report:

1. Site Inspection
2. California Regional Water Quality Control Board (RWQCB) records
3. California Department of Toxic Substances Control (DTSC), Site Mitigation Division records
4. United States Environmental Protection Agency (EPA) and Geological Society (USGS) records
5. California Department of Natural Resources (CDNR),
Division of Oil, Gas, and Geothermal Resources (DOGGR) records (now CalGEM)
6. Los Angeles County Waste Discharge Systems records of active and inactive landfills
7. EDR collection of historic aerial photographs
8. Los Angeles County UST and Hazardous Materials Permit Records
9. Los Angeles County Title Records
10. Historic Telephone Directories
11. City of Covina Permit Records

SCOPE OF INVESTIGATION

The scope of this investigation included: site inspection, survey of adjacent properties, review of the above listed government records, review of historical aerial photographs, and geologic and hydrogeologic information search.

SITE INSPECTION

On May 31, 2022, PIC Senior Geologist, Ethan Hersch, conducted site inspections at the subject property and adjacent/nearby properties. Manny Vitela (property manager) assisted PIC with the inspections and provided historical information.

SITE DESCRIPTION

The subject property includes about 35309 square feet of property located east of Azusa Avenue and north of Glentana Street in Covina, CA.

Historic addresses used at the property appear to include 542 through 580 North Azusa Avenue and 845 through 867 West Glentana Street in Covina, CA 91722. The site was occupied by Alltech Auto Sales and Romilda Tax Services at the time of PIC's Inspection. The Los Angeles County Assessor Parcel Numbers are 8432-006-015 and 8432-006-017. Additional title information is attached in Appendix A.

Property boundaries are indicated by public streets to the south and west and adjoining commercial developments to the north and east. Figure 2 and photographs in Appendix B illustrate features observed onsite by PIC. The subject property does contain permanent structural improvements. Structural improvements include three adjoining commercial (office) buildings. City Permit Records in Appendix C and County title records indicate the buildings were constructed in the early 1960s. Historic aerial photos indicate a commercial building may have been present onsite in the 1950s.

Because the onsite buildings were constructed prior to 1980, asbestos containing construction materials (ACM) may be present. A reference diagram of common ACM in older structures is illustrated on Figure 5.

PIC's inspection and review of historic records found no evidence of underground storage tanks, clarifiers, surface staining or other significant environmental impairments at the property.

SITE HISTORY

Based on a review of regulatory records, County title records, historic telephone directories, historic topographic maps, and historic aerial photos, it appears the subject property was initially used for agricultural purposes (citrus orchard) as early as 1928 (see Appendix E). A residential dwelling appears to have been constructed onsite by the early 1950s. The existing commercial buildings were constructed in the early 1960s replacing the former citrus orchard and residence. The eastern parcel appears to have remained undeveloped historically. Historic telephone directories document occupation of the property by numerous commercial listings since the late 1950s. Historic occupants include insurance offices, dental offices, financial service offices, a tree service, contractors offices, tax services, a catering business, real estate offices, a termite contractor, travel agencies, auto sales businesses, and other office businesses.

In conclusion, PIC found no historical evidence that the subject property contained subsurface structures or facilities used to process, store, or discharge petroleum or hazardous substances. Historic use of the property for a citrus orchard was conducted during the potential use of organochlorine pesticides. PIC has considerable experience with pesticide soil testing throughout Southern California. It is very unlikely that elevated concentrations of pesticide residue accumulated in soil onsite. Moreover, grading operations prior to construction of the existing buildings would have mixed surface and shallow soils

As a result, PIC's review of historic records and permit documents found no evidence of significant environmental concerns (Recognized Environmental Conditions) at the subject property.

SURVEY OF ADJACENT PROPERTIES

Commercial developments were observed on adjoining and nearby properties.

None of the adjacent properties exhibited obvious evidence of petroleum or hazardous materials contamination problems. In addition, the EDR Report in Appendix G discovered no adjacent or nearby properties with significant, historic environmental concerns. As a result, there is no evidence the subject property was impacted by subsurface contamination released at nearby properties.

Surface runoff at all surrounding properties appeared to be southwesterly parallel to the nearby San Dimas Wash.

No evidence of historic or improper waste disposal was observed by PIC in any storm drain at the site.

HISTORICAL AERIAL PHOTOGRAPH REVIEW

Historical aerial photographs provided by EDR were reviewed by PIC (see copies in Appendix E). Available photographs were dated 1928, 1938, 1948, 1954, 1964, 1970, 1977, 1981, 1983, 1990, 2002, 2005, 2009, 2012, 2016, and 2021.

The 1928, 1938, and 1948 photos indicate the property contained a citrus orchard and was undeveloped and unoccupied. Azusa Avenue had been constructed adjacent to the site by 1928.

By 1954, an apparent residence had been constructed on the property. Many of the citrus trees had been removed.

By 1964, the existing commercial buildings had been constructed on the western parcel. Subsequent photos exhibit similar features.

The 2021 photo has been enlarged and reproduced as Figure 2 for reference.

The aerial photo study indicates no obvious environmental impairments on the subject property or from adjacent properties. The aerial photo search did not indicate any oil well drilling or landfill activity on the site.

GOVERNMENT RECORDS REVIEW

The following federal, state, and local public records and associated lists were searched to determine the potential for or existence of onsite and/or offsite unauthorized releases of hazardous materials (i.e., contamination) related to onsite and/or offsite aboveground or underground storage tanks, or any other potential sources:

FEDERAL SOURCES

NPL	National Priority List
PROPOSED NPL	Proposed National Priority List
DELISTED NPL	National Priority List Deletions
NPL LIENS	Federal Superfund Liens
CERCLIS (SEMS)	Comprehensive Environmental Response, Compensation, and Liability Information System
CERCLIS – NFRAP (SEMS)	CERCLIS No Further Remedial Action Planned
CORRACTS	Corrective Action Report
RCRA	Resource Conservation and Recovery Act Information
ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfield Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records of Decision
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/TSCA Tracking System – FIFRA (Federal Insecticide, Fungicide, and Rodenticide Control Act)
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
DEBRIS REGION 9	Illegal Dumping Sites Listing
MCS	Military Cleanup Sites
RADINFO	Radiation Information Database
MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System
LUCIS	Land Use Control Information
ECHO	Enforcement and Compliance History Information

STATE OF CALIFORNIA AND LOS ANGELES COUNTY SOURCES

RESPONSE	State DTSC Response Sites
AWP	Annual Work Plan Sites
CALSITES	Calsites Database
CA BOND EXP. PLAN	Bond Expenditure Plan
NFA	No Further Action Determination
NFE	Properties Needing Further Evaluation
REF	Unconfirmed Properties Referred to Another Agency
SCH	School Property Evaluation Program
TOXIC PITS	Toxic Pits Cleanup Act Sites
AO CONCERN	Areas of Concern with Groundwater Contamination
SWF/LF (SWIS)	Solid Waste Information System
CA WDS	Waste Discharge System
WMUDS/SWAT	Waste Management Unit Database
CORTESE	“Cortese” Hazardous Waste & Substances Sites List
SWRCY	Recycler Database
LUST	Leaking Underground Storage Tank Report
CA FID UST	Facility Inventory Database
SLIC	Statewide SLIC Cases
SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
UST	Active UST Facilities
HIST UST	Hazardous Substance Storage Container Database
AST	Aboveground Petroleum Storage Tank Facilities
SWEEPS UST	SWEEPS UST Listing
CHMIRS	California Hazardous Material Incident Report System
NOTIFY 65	Proposition 65 Records
DEED	Deed Restriction Listing
LIENS	Environmental Liens Listing
VCP	Voluntary Cleanup Program Properties
DRYCLEANERS	Cleaner Facilities
WIP	Well Investigation Program Case List
CDL	Clandestine Drug Labs
HAZNET	Facility and Manifest Data
LA CO HMS	Los Angeles County Hazardous Materials Permits
EMI	Emissions Inventory Data
ENVIROSTOR	DTSC Database
NPDES	NPDES Permits Listing
CERS	California Environmental Reporting System
HWTS	Hazardous Waste Tracking System

TRIBAL RECORDS

INDIAN RESERV	Indian Reservations
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

MANUFACTURED GAS PLANTS	EDR Proprietary Manufactured Gas Plants
EDR HISTORICAL AUTO STATIONS	Historic Gas Stations
EDR HISTORICAL CLEANERS	EDR Proprietary Historic Drycleaners

All of the above records were examined for up to a one-mile radius by EDR (see Appendix G). The subject property does not appear on any of the lists.

The EDR record search also revealed that nine (9) sites exist within a one-half mile radius of the subject property which have sustained soil and/or groundwater contamination as a result of an underground storage tank leak. Please refer to the Executive Summary in Appendix G for the Leaking Underground Storage Tanks (LUST) list. PIC has confirmed that all of the LUST sites have received regulatory closure after completing required remedial actions. As a result, it is not likely the property has been impacted by offsite LUST sources.

Finally, the EDR record search revealed the following concerning properties located within a one mile radius of the subject site:

GOVERNMENT RECORDS Federal	SEARCH RADIUS (miles)	NUMBER OF SITES
NPL	1	0
PROPOSED NPL	1	0
DELISTED NPL	1	0
NPL LIENS	SITE ONLY	0
CERCLIS (SEMS)	0.5	0
CERCLIS NFRAP (SEMS)	0.5	1
CORRACTS	1	1
RCRA – TSD	0.5	1
RCRA – Lg Gen	0.25	1
RCRA – Sm Gen	0.25	11
ERNS	SITE ONLY	0
HMIRS	SITE ONLY	0
US ENG CONTROLS	0.5	0
US INST CONTROLS	0.5	0
DOD	1	0
FUDS	1	0
US BROWNFIELDS	0.5	0
CONSENT	1	0
ROD	1	0
UMTRA	0.5	0
ODI	0.5	0
DEBRIS REGION 9	0.5	0
MCS	SITE ONLY	0
TRIS	SITE ONLY	0
TSCA	SITE ONLY	0
FTTS	SITE ONLY	0

GOVERNMENT RECORDS Federal	SEARCH RADIUS (miles)	NUMBER OF SITES
SSTS	SITE ONLY	0
ICIS	SITE ONLY	0
PADS	SITE ONLY	0
MLTS	SITE ONLY	0
MINES	0.25	0
FINDS	SITE ONLY	0
RAATS	SITE ONLY	0
RADINFO	SITE ONLY	0
LUCIS	0.5	0
ECHO	SITE ONLY	0

GOVERNMENT RECORDS State and Local	SEARCH RADIUS (miles)	NUMBER OF SITES
RESPONSE	1	0
AWP	1	0
CAL-SITES	1	0
BOND EXP	1	0
NFA	0.25	0
NFE	0.25	0
REF	0.25	0
SCH	0.25	0
TOXIC PITS	1	0
AO CONCERN	1	0
LANDFILLS	0.5	0
WDS	SITE ONLY	0
SWAT	0.5	0
CORTESE	0.5	9
SWRCY	0.5	0
LUST	0.5	9
UST	0.25	3
SLIC	0.5	0
UST	0.25	3
HIST UST	0.25	12
AST	0.25	0
SWEEPS UST	0.25	7
CHMIRS	SITE ONLY	0
NOTIFY 65	1	1
DEED	0.5	0
LIENS	SITE ONLY	0
VCP	0.5	0
DRYCLEANERS	0.25	4
WIP	0.25	1
CDL	SITE ONLY	0

GOVERNMENT RECORDS State and Local	SEARCH RADIUS (miles)	NUMBER OF SITES
HAZNET	SITE ONLY	0
LA CO HMS	SITE ONLY	0
EMI	SITE ONLY	0
NPDES	SITE ONLY	0
ENVIROSTOR	1	2
CERS	0.25	17
HWTS	SITE ONLY	0

GOVERNMENT RECORDS Tribal	SEARCH RADIUS (miles)	NUMBER OF SITES
INDIAN RESERV	1	0
INDIAN LUST	0.5	0
INDIAN UST	0.25	0

GOVERNMENT RECORDS EDR	SEARCH RADIUS (miles)	NUMBER OF SITES
MAN. GAS PLANTS	1	1
HIST AUTO STATIONS	0.25	5
HIST CLEANERS	0.25	2

Historic Oil and Gas Drilling Activity

Based on a review of State Division of Oil, Gas, and Geothermal Resources (DOGGR) records (now CalGEM), it appears that no historic oil production or exploratory oil well drilling activity has ever occurred on or within one-mile of the subject site. Figure 4 illustrates a lack of historic oil well drilling activity near the subject property. PIC concludes the property has not been impacted by historic oil well drilling activity.

Solid Waste Disposal Sites

The Los Angeles County Solid Waste Management Department provides a public index of Solid Waste and Liquid Industrial Waste Disposal Sites (see Figure 6). The EDR Report in Appendix G also includes a review of listings concerning landfills. Los Angeles County records and the EDR report both indicate that no landfills have been located on or near the subject property.

It appears the subject property has not been impacted historically by landfill activity.

GEOLOGY AND HYDROGEOLOGY

The elevation of the site is approximately 493 feet above sea level. The surrounding topography generally slopes southwesterly parallel to the nearby San Dimas Wash (see Figure 1: Topographic Map and Appendix D).

The groundwater contour map published by the Los Angeles County Public Works Dept. indicates that depth to groundwater resources are approximately 195 feet below surface at a sea level elevation of about 300 feet. The groundwater flow direction is southwesterly, mimicking surface drainage (see Figure 3).

CONCLUSIONS AND RECOMMENDATIONS

Based upon the results of this Phase I Environmental Assessment, PIC offers the following:

1. No documented, significant, historic occurrences of petroleum or hazardous materials contamination were discovered at the subject property.
2. No significant existing or historic onsite sources of petroleum or hazardous materials contamination were discovered.
3. PIC concludes the site lacks significant environmental impairments (Recognized Environmental Conditions).
4. PIC recommends no additional investigation.

This report is proprietary and confidential, to be delivered to, and intended for the exclusive use of, the above-named client and the client's assignees only. PIC Environmental Services assumes neither responsibility nor liability for the reliance herein or use hereof by anyone other than the above-named client or the client's assignees. In addition, the results of the government record search were prepared and provided by Environmental Data Resources, Inc. (EDR), who is responsible for the accuracy and completeness of the information provided.

Accordingly, we, J. Tim Hersch and Ethan J. Hersch, declare to the best of our knowledge and belief, we meet the definition of Environmental Professional as defined by 40 C.F.R. Section 312.10 and we have the specific qualifications based upon education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Section 312.

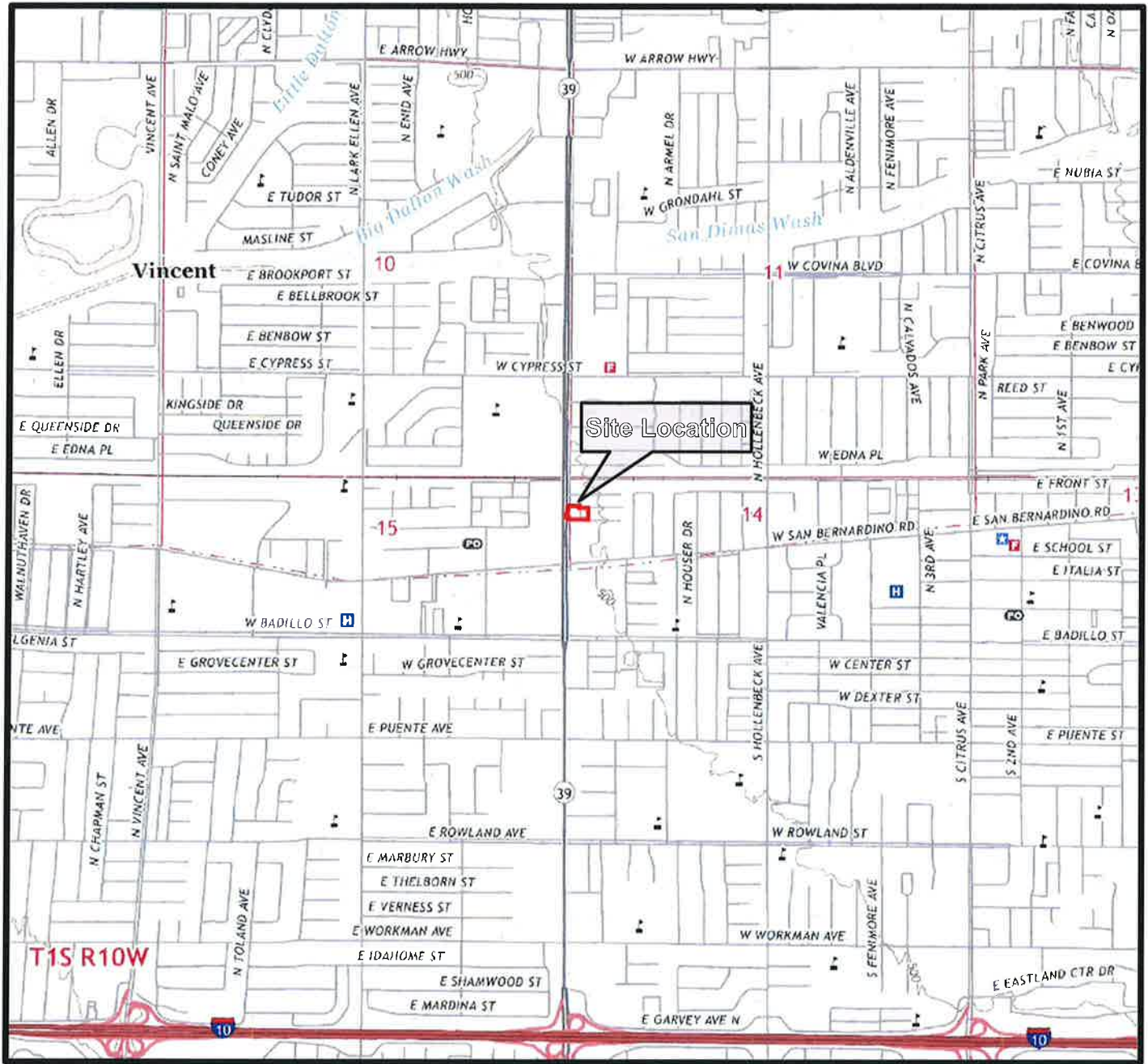
Should you have any questions or comments regarding the procedures outlined in this report, please do not hesitate to call us at 909/593-2427.

Respectfully submitted,

Ethan J. Hersch
Senior Geologist

J. Tim Hersch
California Professional Geologist #4082
President





Site Latitude: N34.090899
 Site Longitude: W117.907397
 Site Elevation: 493 Feet
 Source: USGS Topographical Quadrangle



Environmental Services



**Site Location Map
Topographic Map**

Client:
Sherman Oaks Inn, LLC

Drafted By:
EJH

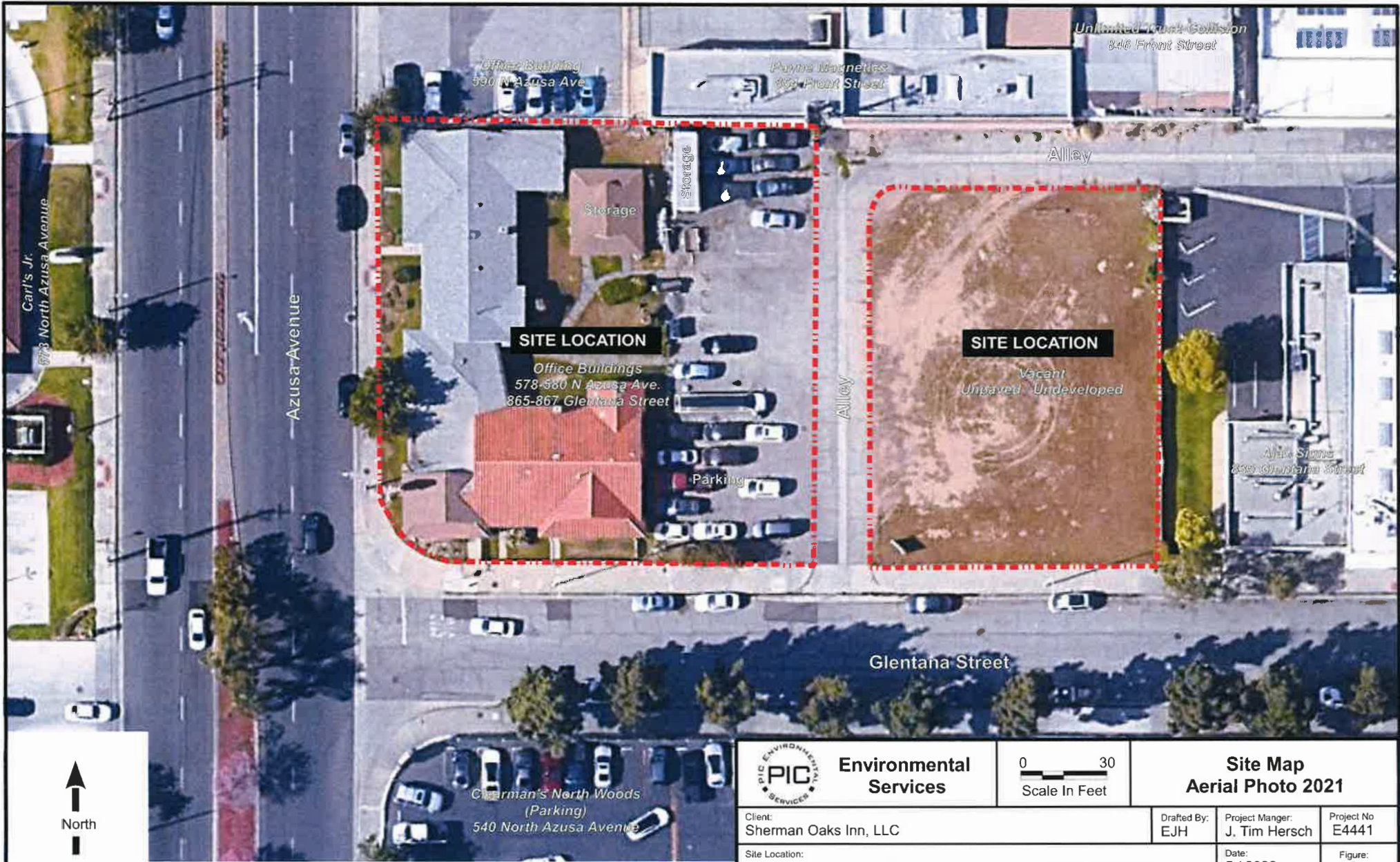
Project Manger:
J. Tim Hersch

Project No:
E4441

Site Location:
578-580 N Azusa Ave./865-867 Glentana St., Covina, CA 91722

Date:
5 / 2022

Figure:
1



Azusa Avenue

Carl's Jr.
873 North Azusa Avenue

Office Building
590 N Azusa Ave

Payne Hagnettes
858 Front Street

Unlimited Truck Collision
846 Front Street

SITE LOCATION

Office Buildings
578-580 N Azusa Ave.
865-867 Glentana Street

Storage

Storage

Parking

SITE LOCATION

Vacant
Unpaved Undeveloped

Alley



Alley

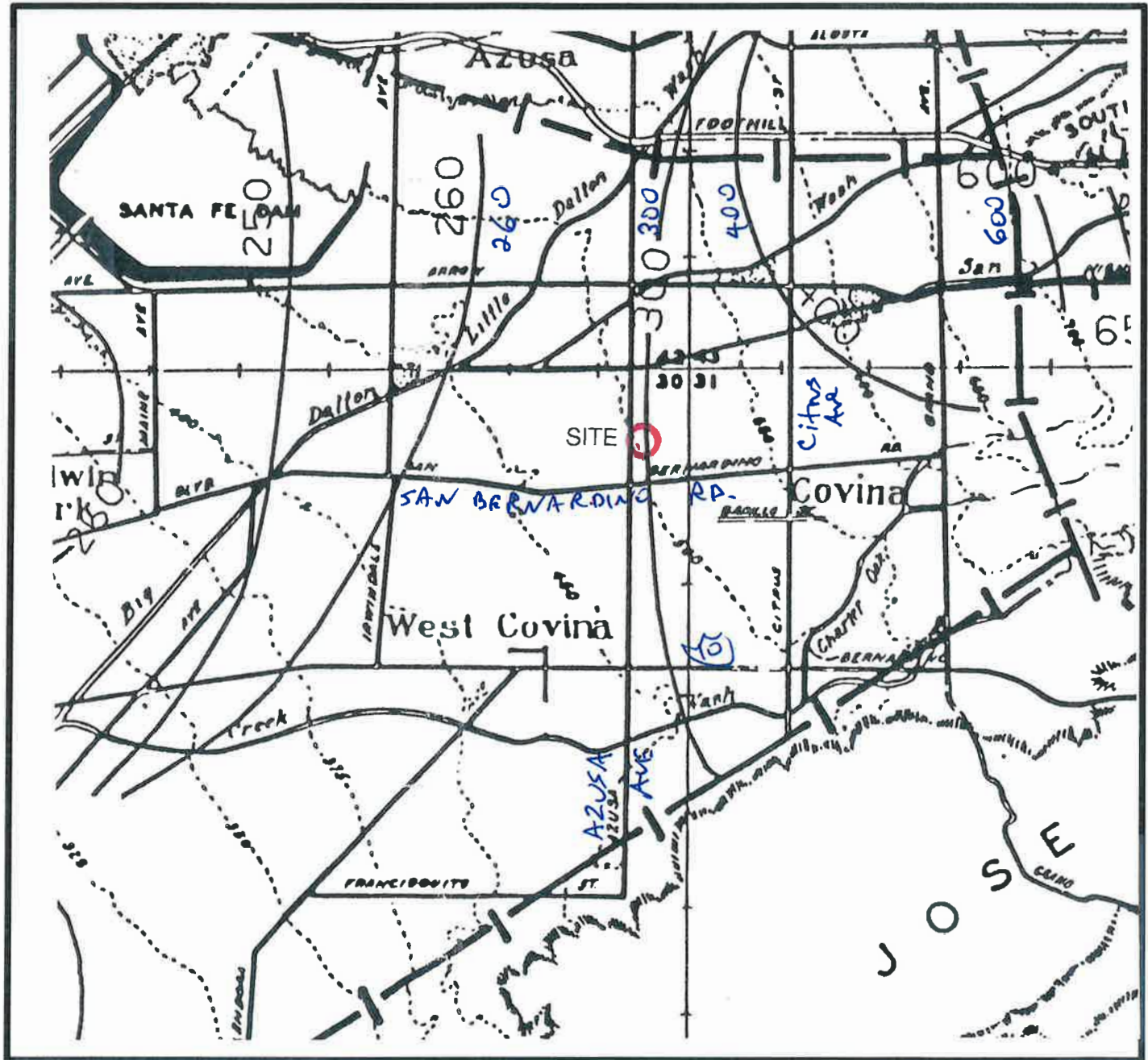
Ajax Stone
852 Glentana Street

Glentana Street

Chairman's North Woods
(Parking)
540 North Azusa Avenue



 Environmental Services	 Scale In Feet	Site Map Aerial Photo 2021	
	Client: Sherman Oaks Inn, LLC	Drafted By: EJH	Project Manger: J. Tim Hersch
Site Location: 578-580 N Azusa Ave./865-867 Glentana St., Covina, CA 91722		Date: 5 / 2022	Figure: 2



Environmental Services



Groundwater Contour Map

Client:
Sherman Oaks Inn, LLC

Drafted By:
EJH

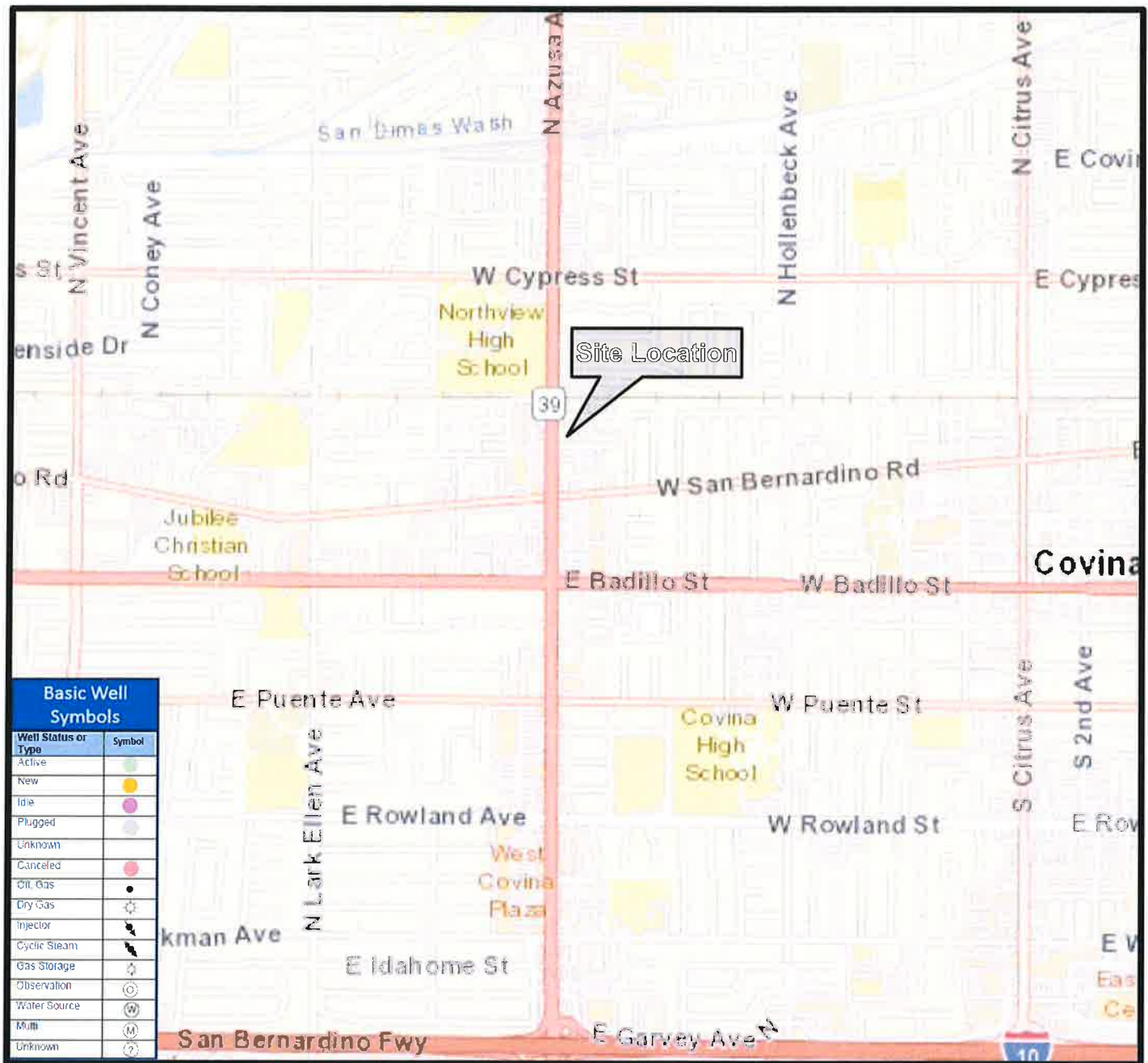
Project Manger:
J. Tim Hersch

Project No:
E4441

Site Location:
578-580 N Azusa Ave./865-867 Glentana St., Covina, CA 91722

Date:
5 / 2022

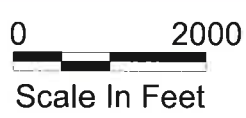
Figure:
3



Basic Well Symbols	
Well Status or Type	Symbol
Active	Green circle
New	Yellow circle
Idle	Purple circle
Plugged	Grey circle
Unknown	White circle
Canceled	Pink circle
Oil Gas	Black dot
Dry Gas	Black gear
Injector	Black arrow
Cyclic Steam	Black lightning bolt
Gas Storage	Black circle with dot
Observation	Black circle with cross
Water Source	Black circle with plus
Multi	Black circle with X
Unknown	Black circle with question mark



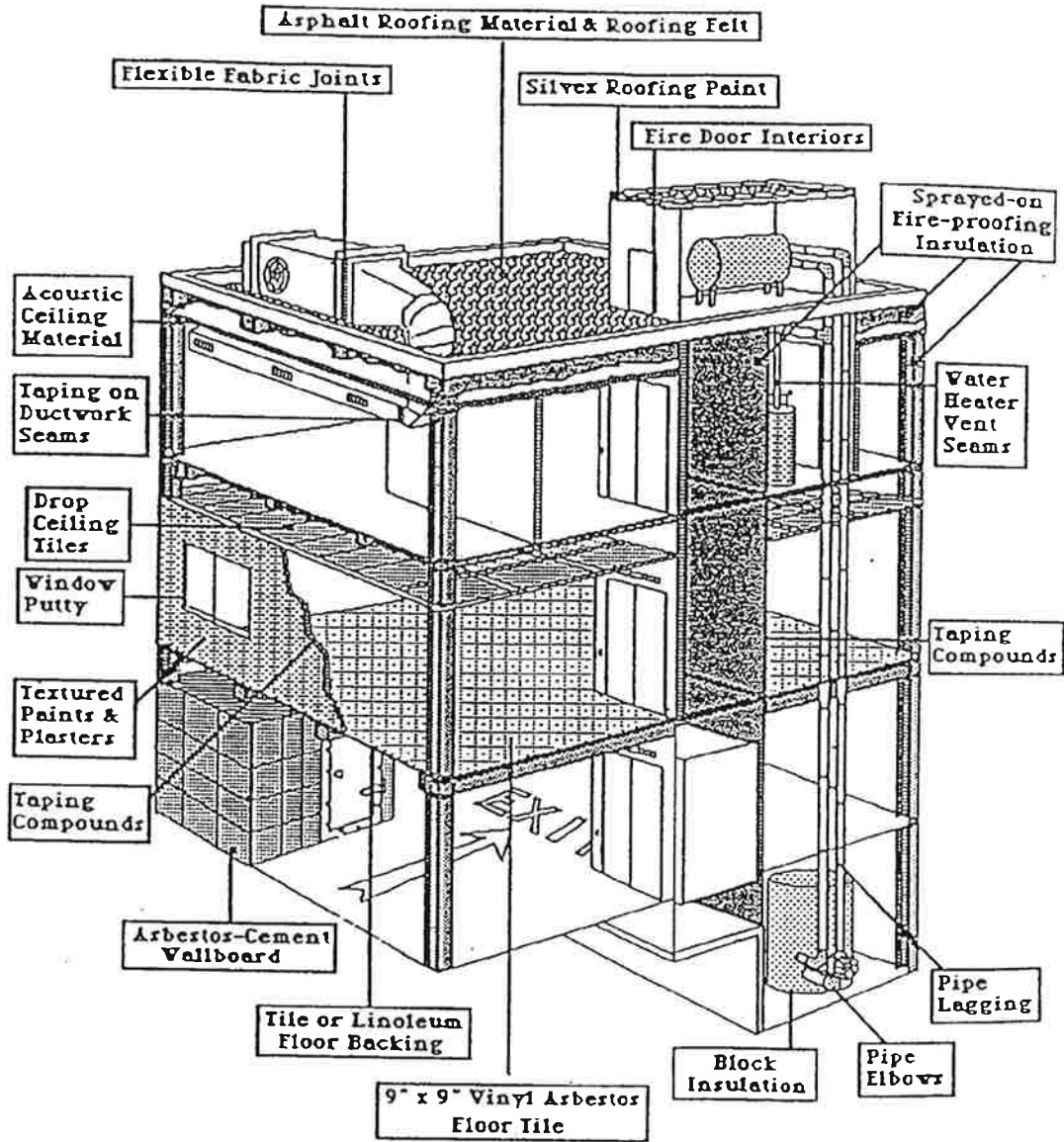
Environmental Services



Oil Well Map

Client: Sherman Oaks Inn, LLC		Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E4441
Site Location: 578-580 N Azusa Ave./865-867 Glentana St., Covina, CA 91722			Date: 5 / 2022	Figure: 4

Asbestos Containing Materials in Buildings



Environmental Services

Not to Scale

Common Asbestos Containing Materials (ASM's)

Client:
Sherman Oaks Inn, LLC

Drafted By:
EJH

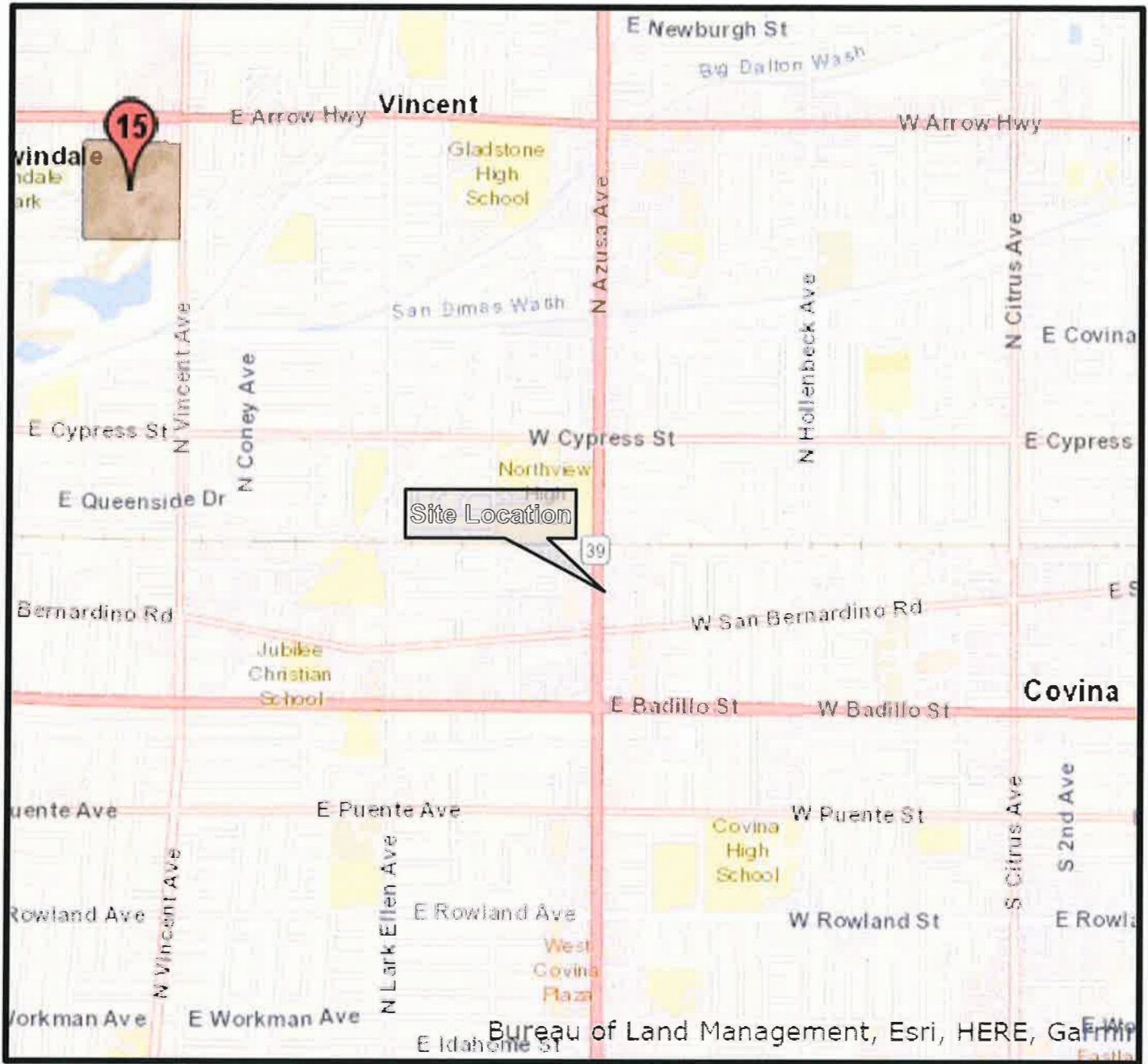
Project Manger:
J. Tim Hersch

Project No:
E4441

Site Location:
578-580 N Azusa Ave./865-867 Glentana St., Covina, CA 91722

Date:
5 / 2022

Figure:
5



 Manning Brothers Class III Landfill (Active)



Environmental Services



Landfill Map

Client: Sherman Oaks Inn, LLC		Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E4441
Site Location: 578-580 N Azusa Ave./865-867 Glentana St., Covina, CA 91722			Date: 5 / 2022	Figure: 6

APPENDIX A:
TITLE INFORMATION

TARGET PROPERTY

, CA -

Owner Information

Owner Name:	SHERMAN OAKS INN LLC		
Mailing Address:	1011 S ATLANTIC DR COMPTON CA 90221-4758 C012		
Phone Number:		Vesting Codes:	
Owner Occupied Indicator:	UNKNOWN	Pending Record Indicator:	
Corporate Owner:			

Location Information

Legal Description:	TRACT # 23074 LOTS 5,6 AND 7 AND W 10 FT OF LOT 8		
County:	LOS ANGELES	APN:	8432-006-015 ←
Census Tract / Block:	4060.00	Alternate APN:	
Township-Range-Sect:		Subdivision:	23074
Legal Book - Page:	629-63	Map Reference:	88-D4 /
Legal Lot:	8	Tract #:	23074
Legal Block:		School District:	COVINA VLY
Market Area:	614	Munic / Township:	
Neighbor Code:			

Owner Transfer Information

Recording / Sale Date:	Sale Price:
Document #:	Deed Type:
Instrument #:	1st Mtg Document #:
Book - Page:	

Last Market Sale Information

Recording / Sale Date:	09/06/2013 / 07/24/2013	1st Mtg Amount / Type:	/
Sale Price:	\$960,000.00	1st Mtg Int. Rate / Type:	/
Sale Type:	FULL	1st Mtg Term:	
Document #:	1305190	1st Mtg Document #:	
Instrument #:	000001305190	1st Mtg Instrument #:	
Book - Page:		1st Mtg Book - Page:	
Deed Type:	GRANT DEED	2nd Mtg Amount / Type:	/
Transfer Document #:		2nd Mtg Int. Rate / Type:	/
New Construction:		2nd Mtg Term:	
Multi / Split Sale:	MULTI	Price per SqFt:	
Cash Down Payment:		Stamps Amount:	\$1,056.00
Title Company:	FIDELITY NATIONAL TITLE CO		
Lender:			
Seller Name:	MAYERFELD MARTIN & ELAYNE		

Prior Sale Information

Prior Rec / Sale Date:	03/21/1969 /	Prior Deed Type:	DEED (REG)
Prior Sale Price:	\$15,000.00	Prior Lender:	
Prior Sale Type:	FULL	Prior 1stMtg Amount/Type:	/
Prior Doc #:		Prior 1stMtg Int. Rate/Type:	/
Prior Instrument #:		Prior Stamps Amount:	\$16.50
Prior Book - Page:			

Site Information

Land Use:	COMMERCIAL LOT	Acres:	.2959	County Use:	VACANT COMMERCIAL
Flood Zone:		Lot Area:	→ 12888	State Use:	
Flood Zone Map:		Lot Width / Depth:	/	Site Influence:	
Flood Panel Date:		Usable Lot:	7815	Sewer Type:	
Res / Comm Units:		Lot Shape:		Topography:	ROLLING/HILLY
# of Buildings:		Bldg Width / Depth:	/	Water Type:	UPPER SAN

Zoning:	CVC3AY	Building Class:		Water District:	GABRIEL VA	
Tax Information						
Total Value:	\$176,667.00	Assessed Year:	2021	Property Tax:	\$2,330.63	
Land Value:	\$176,667.00	Improve %:		Tax Area:	3045	
Improvement Value:		Dist:		Tax Year:	2021	
Total Taxable Value:	\$176,667.00	Fire Dist:	CONSOLIDATED CO	Tax Exemption:		
Market Value:		Garbage Dist:		Equal Rate:		
		Delinquent Date:	2019	Equal Year:		
Property Characteristics						
Gross Area:		Parking Type:		Construction:		
Living Area:		Garage Area:		Heat Type:		
Tot Adj Area:		Garage 2 Area:		Heat Fuel:		
Above Grade:		Garage Capacity:		Parcel Fuel:		
Ground Floor Area:		Parking Spaces:		Exterior Wall:		
Base / Main Area:	/	Carport:		Interior Wall:		
Upper Area:		Basement Area:		Foundation:		
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:		
3rd Floor Area:		Basement Type:		Roof Type:		
Rentable Area:		Attic Type:		Roof Shape:		
Additional Area:		Porch Type:		Roof Frame:		
Total Rooms:		Porch 1 Area:		Roof Material:		
Bedrooms:		Porch 2 Area:		Floor Type:		
Bath (F/H):	/	Patio Type:		Floor Cover:		
Total Baths / Fixtures:	/	Patio 1 Area:		Style:		
Year Built / Eff:	/	Pool:		Quality:		
Fireplace:		Pool Area:		Condition:		
Fireplace Description:				# of Stories:		
Basement Description:				Other Rooms:		
Other Improvements:						
Bldg Comments:						
Parcel Comments:						
Extra Features						
Description:	Unit:	Size / Qty:	Width:	Depth:	Year Built:	Improvement Value:

NETRonline and its data supplier(s) do not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information in this report since this information is retrieved as it is recorded from the various agencies that make it available.

Copyright 2007 Nationwide Environmental Title Research, LLC

TARGET PROPERTY

578 N AZUSA AVE COVINA, CA 91722-3546 C001

Owner Information

Owner Name:	SHERMAN OAKS INN LLC	Vesting Codes:	
Mailing Address:	1011 S ATLANTIC DR COMPTON CA 90221-4758 C012		
Phone Number:		Pending Record Indicator:	
Owner Occupied Indicator:	N		
Corporate Owner:			

Location Information

Legal Description:	TRACT NO 23074 LOTS 1,2,3 AND LOT 4		
County:	LOS ANGELES	APN:	8432-006-017 ←
Census Tract / Block:	4060.00	Alternate APN:	
Township-Range-Sect:		Subdivision:	23074
Legal Book - Page:	629-63	Map Reference:	88-D4 /
Legal Lot:	4	Tract #:	23074
Legal Block:		School District:	COVINA VLY
Market Area:	614	Munic / Township:	
Neighbor Code:			

Owner Transfer Information

Recording / Sale Date:		Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book - Page:			

Last Market Sale Information

Recording / Sale Date:	09/06/2013 / 07/24/2013	1st Mtg Amount / Type:	/
Sale Price:	\$960,000.00	1st Mtg Int. Rate / Type:	/
Sale Type:	FULL	1st Mtg Term:	
Document #:	1305190	1st Mtg Document #:	
Instrument #:	000001305190	1st Mtg Instrument #:	
Book - Page:		1st Mtg Book - Page:	
Deed Type:	GRANT DEED	2nd Mtg Amount / Type:	/
Transfer Document #:		2nd Mtg Int. Rate / Type:	/
New Construction:		2nd Mtg Term:	
Multi / Split Sale:	MULTIPLE	Price per SqFt:	\$154.32
Cash Down Payment:		Stamps Amount:	\$1,056.00
Title Company:	FIDELITY NATIONAL TITLE CO		
Lender:			
Seller Name:	MAYERFELD MARTIN & ELAYNE		

Prior Sale Information

Prior Rec / Sale Date:	03/20/1967 /	Prior Deed Type:	DEED (REG)
Prior Sale Price:	\$44,000.00	Prior Lender:	
Prior Sale Type:	FULL	Prior 1stMtg Amount/Type:	/
Prior Doc #:		Prior 1stMtg Int. Rate/Type:	/
Prior Instrument #:		Prior Stamps Amount:	\$48.40
Prior Book - Page:			

Site Information

Land Use:	OFFICE BUILDING	Acres:	.5147	County Use:	OFFICE BLDG
Flood Zone:		Lot Area:	22422	State Use:	
Flood Zone Map:		Lot Width / Depth:	/	Site Influence:	
Flood Panel Date:		Usable Lot:	22403	Sewer Type:	
Res / Comm Units:		Lot Shape:		Topography:	ROLLING/HILLY
# of Buildings:	1	Bldg Width / Depth:	/	Water Type:	UPPER SAN

Zoning:	CVC3AY	Building Class:		Water District:	GABRIEL VA	
Tax Information						
Total Value:	\$910,531.00	Assessed Year:	2021	Property Tax:	\$13,600.53	
Land Value:	\$508,494.00	Improve %:		Tax Area:	3045	
Improvement Value:	\$402,037.00	Dist:		Tax Year:	2021	
Total Taxable Value:	\$910,531.00	Fire Dist:	CONSOLIDATED CO	Tax Exemption:		
Market Value:		Garbage Dist:		Equal Rate:		
		Delinquent Date:	2019	Equal Year:		
Property Characteristics						
Gross Area:	6221	Parking Type:		Construction:		
Living Area:	6221	Garage Area:		Heat Type:		
Tot Adj Area:		Garage 2 Area:		Heat Fuel:		
Above Grade:		Garage Capacity:		Parcel Fuel:		
Ground Floor Area:		Parking Spaces:		Exterior Wall:		
Base / Main Area:	/	Carport:		Interior Wall:		
Upper Area:		Basement Area:		Foundation:		
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:		
3rd Floor Area:		Basement Type:		Roof Type:		
Rentable Area:		Attic Type:		Roof Shape:		
Additional Area:		Porch Type:		Roof Frame:		
Total Rooms:		Porch 1 Area:		Roof Material:		
Bedrooms:		Porch 2 Area:		Floor Type:		
Bath (F/H):	/	Patio Type:		Floor Cover:		
Total Baths / Fixtures:	/	Patio 1 Area:		Style:		
Year Built / Eff:	1963 /	Pool:		Quality:		
Fireplace:		Pool Area:		Condition:		
Fireplace Description:	↑			# of Stories:		
Basement Description:				Other Rooms:		
Other Improvements:						
Bldg Comments:						
Parcel Comments:						
Extra Features						
Description:	Unit:	Size / Qty:	Width:	Depth:	Year Built:	Improvement Value:

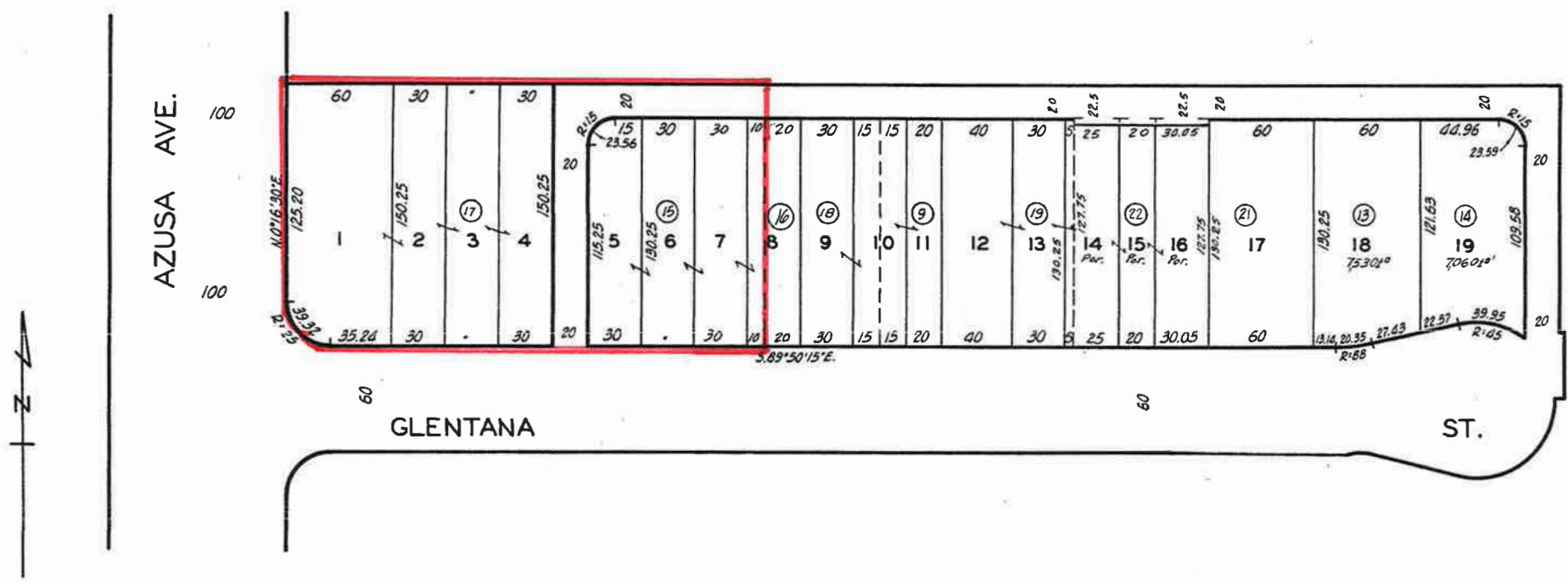
NETRonline and its data supplier(s) do not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information in this report since this information is retrieved as it is recorded from the various agencies that make it available.

Copyright 2007 Nationwide Environmental Title Research, LLC

8432 | 6
LE 1" = 60'

8432-006-015
8432-006-017

REVISED
3-15-11
10-7-11
4-3-12
8-2-12
75022
79061421



TRACT NO. 23074
M.B. 629-63-64

CODE
3045

FOR PREV. ASSMT. SEE: 1514-6

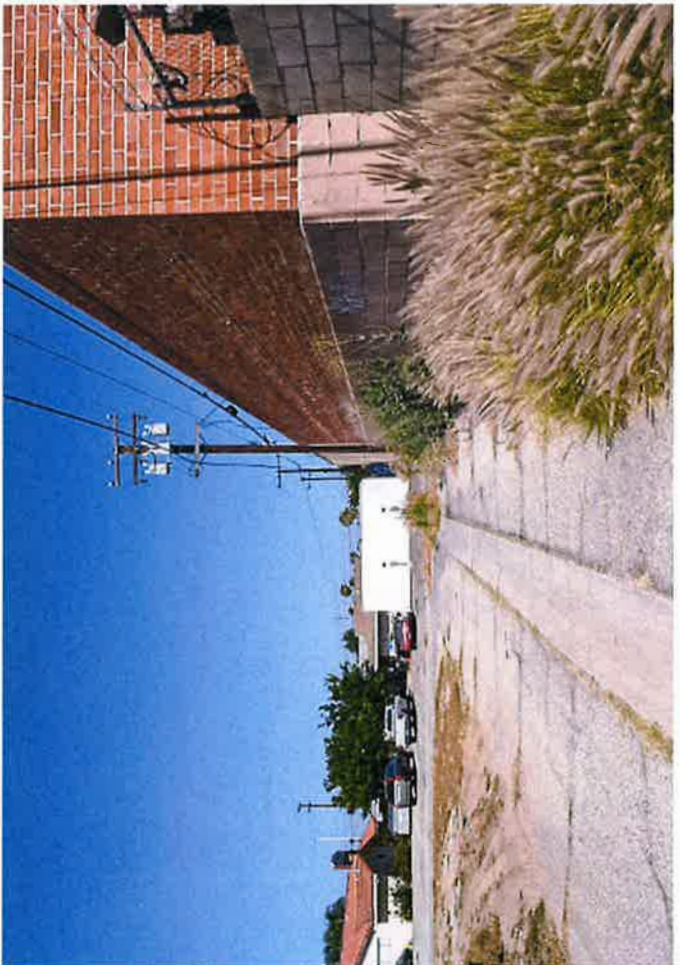
APPENDIX B:
SITE PHOTOGRAPHS

8



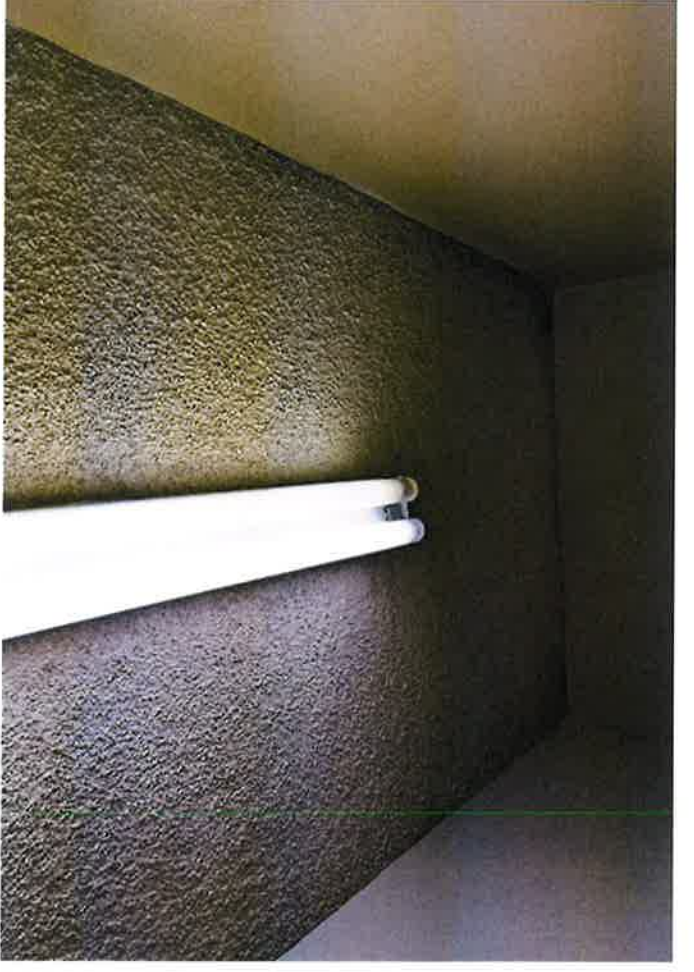
















APPENDIX C:
CITY PERMIT RECORDS



PUBLIC RECORDS REQUEST FORM

DATE STAMP

CITY OF COVINA
CITY CLERK'S OFFICE/RECORDS MANAGEMENT
125 E College Street
Covina, CA 91723

Office: (626) 384-5430 Fax: (626) 384-5425 Email: cityclerk@covinaca.gov

Any person may request to inspect or receive a copy of an identifiable public record, except those records that are exempt under the provisions of the law.

Please complete this public records request form providing a clear and specific description of the information you are requesting, such as dates, addresses or titles of document(s) sought. Please submit the completed form to the City Clerk's Office, in person, by mail, email, or fax. Pursuant to the California Public Records Act, the City Clerk's Office will notify you within 10 calendar days of receiving a request of its determination, in addition to whether it may be necessary to request a 14-day extension. Please note that requests submitted after normal business hours will be considered received the next business day.

(Public Records Act, Gov't Code §6250-6270)

Requestor Information:

Name: Tim Hersch Date: May 31, 2022

Company: PIC Environmental Services

Mailing Address: 2619 Sierra Way

City: La Verne, State/Zip Code: CA 91750

Phone: 909/593-2427 Fax: _____

Cell Phone: 909/450-1703 E-mail: picenv@verizon.net

Requested Records:

Building Dept. and Industrial Waste permit records for

578 - 580 North Azusa Ave. and 865-867 Glentana Street

Assessor Parcel Numbers are 8432-006-015 and 8432-006-017

Copies of public documents shall be provided to the public at a cost of .25¢ per page (black & white, letter/legal size), .40¢ per page (color, letter/legal size), \$2 per page (11 x 17 or greater), \$5 per CD of documents and \$15 per Council Meeting DVD or audio CD, (actual cost of postal mail) pursuant to Covina City Resolution No. 16-7554.

City Clerk's Office Use Only

Taken by: _____	Copy cost: _____
Due date: _____	Postage: _____
Notified: _____	Total cost: _____

ACTIVE CITY OF COVINA

BUILDING DEPARTMENT

→ BUILDING

PERMIT - APPLICATION

OWNER <u>CORONADO ENTERPRISES INC.</u>				BUILDING ADDRESS <u>AZUSA Y GLENANA</u>			
MAIL ADDRESS <u>512 S. MEADOW RD.</u>				NEAREST CROSS STREET <u>578 N. AZUSA</u>			
CITY <u>W. COVINA</u>		TEL NO <u>FD. 96551</u>		MAP NO	GROUP	TYPE CONST <u>WOOD FRAME</u>	SEWER MAP NO
CONTRACTOR <u>CORONADO ENT. INC.</u>				ZONE			
ADDRESS <u>512 S. MEADOW RD.</u>				SPECIAL CONDITIONS <u>AS CORONADO PERMIT</u>			
CITY <u>W. COVINA</u>		TEL NO <u>FD. 96551</u>		<u>SEE P.L.G. LAYOUT</u>			
STATE LICENSE NO <u>204896</u>		COVINA BUSINESS LICENSE NO		BUILDING SETBACK	YARD	HWY	STREET NAME
ARCHITECT OR ENGINEER				FRONT PL			EXISTING WIDTH
ADDRESS <u>NONE</u>				SIDE PL			
CITY		TEL NO		REAR PL			
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		PLANNING DEPT APPROVAL <u>NRE</u>		DATE <u>12-6-61</u>	
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		ENGINEERING DIV APPROVAL <u>NRE</u>		DATE <u>12-18-61</u>	
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		STREET DIV APPROVAL		DATE	
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		WATER DIV APPROVAL		DATE	
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		FIRE DEPT APPROVAL		DATE	
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		APPROVALS		DATE	INSPECTOR'S SIGNATURE
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		FOUNDATION LOCATION FORMS MATERIALS		<u>12-28-61</u>	<u>R.W.</u>
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		JOISTS & GIRDERS		<u>1-9-62</u>	<u>R.W.</u>
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		FURNACE LOCATION GAS VENT. DUCTS		<u>↓</u>	<u>J.P.P.</u>
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		FRAMING		<u>3-23-62</u>	<u>J.P.P.</u>
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		LATH OR GYPSUM INTERIOR		<u>3-28-62</u>	<u>J.P.P.</u>
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		LATH EXTERIOR		<u>3-28-62</u>	<u>J.P.P.</u>
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		* Eng. Div. approval is condition upon installation of street trees & tree wells in accordance with the Master Street Tree Plan			
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		<u>NRE</u>			
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		<u>See Back For Notes.</u>			
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		HOUSE NUMBER CORRECT AND POSTED		<u>64-62</u>	<u>Q.W.</u>
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		FINAL APPROVAL			
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		SIGNATURE OF PERMITTEE <u>Robert Laguna</u>			
STATE LICENSE NO		COVINA BUSINESS LICENSE NO		ADDRESS			

1-61-2M This is a Building Permit When Properly Filled Out, Signed and Validated.

PERMIT VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS OF DATE OF ISSUANCE

04767 DEC 5 61 PC 77.75 R 04835 DEC 18 61 BP 155.50 R- 1961

INSPECTOR'S COPY

578 N. AZUSA AVE.

Coronado Ent., Inc.

Models and Office

	DATE	SIGNATURE
RECEIVED		
TO I.C.B.O.		
FROM I.C.B.O.		
ENGINEERING	12-6	H. J. [unclear]
PLANNING	12-1-6	[unclear]
FIRE APPLICANT NOTIFIED		
PLANS AND CORRECTION SET WHEN FOR CORRECTION	12/14/61	R.L.
PLANS RETURNED		
PERMIT ISSUED		

12-6
③

578

1961

CITY OF COVINA
BUILDING DEPARTMENT
 EDgewood 9-5491

SEWER
PERMIT - APPLICATION

FOR APPLICANT TO FILL IN			
LEGAL DESCRIPTION	LOT NO	1, 2, 3 & 4	
BLOCK	TRACT		
SIZE OF LOT	NO. OF BLDGS NOW ON LOT		
USE OF BUILDINGS	Offices		
CONTRACTOR	Walter Day Co		
ADDRESS	419 W Northridge		
CITY	TEL. NO	No 31295	
CONTRACTOR'S STATE LICENSE NO.	152864	COVINA BUSINESS LICENSE NO.	
No	DESCRIPTION OF WORK	Fee	
1	HOUSE SEWER CONNECTING TO PUBLIC SEWER	● \$ 3 00	3 00
	SEPTIC TANK, SEEPAGE PIT OR PITS AND/OR DRAINFIELD	● \$ 3 00	
	OVERFLOW SEEPAGE PIT, DRAINFIELD EXTN., CESSPOOL, DRYWELL, MANHOLE	● \$ 2 00	
	HOUSE SEWER CONNECTING TO PRIVATE DISPOSAL SYSTEM	● \$ 1.00	
2	CONNECT ADDITIONAL BLDG, OR WORK TO HOUSE SEWER	● \$ 1.00	2 00
	ALTER, REPAIR OR ABANDON HOUSE SEWER OR DISPOSAL SYSTEM	● \$ 1.00	
	SADDLE MAIN LINE	● \$ 5.00	
OWNER'S AUTHORIZATION		PERMIT \$	2 00
		TOTAL FEE	7 00
I HAVE AT THIS DATE A CONTRACT WITH THE HEREIN NAMED CONTRACTOR TO CONNECT THE ABOVE DESCRIBED EXISTING DWELLING TO THE PUBLIC SEWER. SIGNED THIS _____ DAY OF _____ 19____ OWNER OR OWNER'S AGENT _____ ADDRESS _____ I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING PLUMBING AND SEWERS. I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY THE CITY OF COVINA AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY. SIGNATURE OF PERMITTEE <i>Eric R. Baker</i>			
BUILDING ADDRESS		578 W Quince Ave	
NEAREST CROSS ST		Glendon	
OWNER		Coronado Homes	
MAIL ADDRESS			
CITY		TEL. NO.	
CONNECTION DATA			
STATION		DEPTH	
MANHOLE REFERENCE		UPPER LOWER	
TYPE OF CONNECTION		LENGTH FROM	
CURB P L		M. L. TO P. L.	
CO IMP NO.		P C NO. JOB NO.	
TRUNK PERMIT NO.		ROAD PERMIT NO.	
STATE ENCROACHMENT PERMIT NO			
INDUSTRIAL WASTE APPROVAL			
CHARGES			
CONNECTION CHARGE		\$60.00 pd 3-27-62	
REIMBURSEMENT CHARGE		Ref: 135-20 Allison Refund	
APPROVALS		DATE	INSPECTOR'S SIGNATURE
NEW HOUSE SEWER		3-27-62	<i>[Signature]</i>
CONNECT ADDITIONAL BUILDING OR WORK			
SEPTIC TANK, SEEP, PIT(S) AND/OR DRAINFIELD			
CESSPOOL <input type="checkbox"/> DRYWELL <input type="checkbox"/>			
ALTER, REPAIR, SEWER OR SEWAGE DISPOSAL SYSTEM			
BACKFILL SEPTIC TANKS <input type="checkbox"/>			
SEEP, PIT(S) <input type="checkbox"/> CESSPOOLS <input type="checkbox"/>			
SADDLE MAIN LINE			

This is a Sewer Permit When Properly Filled Out, Signed and Validated

ISSUED BY: *37*

Permit Validation

05756 MAR 27 62 SP

7.00

INSPECTOR'S COPY

1962

CITY OF COVINA

BUILDING DEPARTMENT

BUILDING PERMIT - APPLICATION

OWNER CORONADO ENTERPRISES INC		BUILDING ADDRESS 575 AZUSA AVE	
MAIL ADDRESS 575 AZUSA AVE		NEAREST CROSS STREET LANTANA	
CITY COVINA	TEL NO	MAP NO	GROUP
CONTRACTOR NEON PRODUCTS SIGNS INC		TYPE CONST	SEWER MAP NO
ADDRESS 9726 FLUNGERMAN ST.		ZONE C-3A	
CITY SO. FL MONTE		SPECIAL CONDITIONS	
TEL NO 61.33119			
STATE LICENSE NO 194469	COVINA BUSINESS LICENSE NO	BUILDING SETBACK	YARD
ARCHITECT OR ENGINEER		FRONT P L	HWY
ADDRESS		SIDE P L	STREET NAME
CITY	TEL NO	REAR P L	EXISTING WIDTH
STATE LICENSE NO	COVINA BUSINESS LICENSE NO	PLANNING DEPT APPROVAL	
LOT	BLOCK	DATE 2-16-62	
TRACT	NO BLDGS NOW ON LOT	ENGINEERING DIV APPROVAL	
LOT SIZE	USE OF EXISTING BUILDINGS MODEL HOMES	DATE	
METES AND BOUNDS ATTACHED	YES ___ NO ___	STREET DIV APPROVAL	
DESCRIPTION OF WORK			
NEW	ADD	ALTER	REPAIR
REPAIR	DEMOLISH	MOVE	OCCUPANCY
SIZE	SQ FT	NO ROOMS	NO STORIES
80			
WALL COVERING	INT	EXT	
ROOF COVERING	USE OF STRUCTURE OR DEVICES BLECT. POLE		
	SIGN. ↑		
SIGNATURE OF APPLICANT Walt Journeusey	APPROVALS		
ADDRESS	DATE	INSPECTOR S SIGNATURE	
	3-12-62	R.W.	
VALUATION \$ 1500.00	PLAN CHECK FEE \$ 4.50	FOUNDATION LOCATION FORMS MATERIALS	
PERMIT FEE \$ 9.00	HOUSE NUMBER CORRECT AND POSTED	DATE 3-12-62	
	FINAL APPROVAL	DATE 3-25-62	
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION		SIGNATURE OF PERMITTEE Walt Journeusey	
		ADDRESS	

1-61-2M

This is a Building Permit When Properly Filled Out, Signed and Validated.

PERMIT VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS OF DATE OF ISSUANCE

05425 FEB 19 62 BP

1350 R-

INSPECTOR'S COPY

1962

CITY OF COVINA
BUILDING DEPARTMENT
 Edgewood 9-5491

ELECTRICAL
PERMIT - APPLICATION

FOR APPLICANT TO FILL IN PERMIT FEES

ITEM	NUMBER	EACH	FEE
OUTLETS LIGHTS RECEPT SW		\$ 10	\$
LIGHTING FIXTURES		10	
ELEC RANGES CLO DRYERS			
WATER HEATERS		50	
ELEC SPACE HTRS DISHWASHERS			
GARBAGE DISPOSERS AUTO.			
WASHERS STA COOKING UNITS		25	
MOTORS OVER INC HP			
0 — 1/2		25	
1/2 — 2		50	
2 — 5		1 00	
5 — 15		1 50	
15 — 50		2 50	
50 — 200		5 00	
SIGNS / NO TRANS NO LAMPS	2		1 00
SERVICE 0-600V		1 00	
SERVICE OVER 600V		5 00	
TEMP POWER POLE		1 00	
MISC			
WIRING PERMIT		1 00	1 00
FIXTURE PERMIT		1 00	
SUPPLEMENTARY PERMIT		50	
TOTAL FEE			59.00

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY AND STATE LAWS REGULATING ELECTRICAL WIRING

I CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY CITY OF COVINA AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY

SIGNATURE OF PERMITTEE: *Robert J. ...*

BUILDING ADDRESS: *578 AZUSA AVE*
 CITY: *COVINA*

NEAREST CROSS ST: *LANTANA*

OWNER: *CORONADO ENTERPRISES INC*
 MAIL ADDRESS: *578 AZUSA AVE*
 CITY: *COVINA* TEL NO:

ELECTRICIAN: *NEON PRODUCTS ENTERPRISES INC*
 ADDRESS: *9726 KLINGERMAN ST*
 CITY: *SUNBEL MONTRE* TEL NO: *433119*
 STATE LICENSE NO: *194469* CITY BUS LIC NO:

GROUP	ZONE	PROCESSED BY <i>[Signature]</i>
-------	------	---------------------------------

INSPECTION RECORD

APPROVALS	DATE	INSPECTOR'S SIGNATURE
CONDUIT	<i>3-25-62</i>	<i>R.W.</i>
ROUGH WIRING		
TEMP POWER		
FIXTURES		
UTILITY CO NOTIFIED		
FINAL	<i>3-25-62</i>	<i>R.W.</i>

VALIDATION

This is an Electrical Permit when properly filled out, signed and validated
 Permit void if work is not commenced within 60 days of issuance

CITY OF COVINA
BUILDING DEPARTMENT

EDgewood 9-5491

SEWER
PERMIT - APPLICATION

FOR APPLICANT TO FILL IN			
LEGAL DESCRIPTION	LOT NO	1, 2, 3, & 4.	
BLOCK	TRACT		
SIZE OF LOT	NO. OF BLDGS NOW ON LOT	2	
USE OF BUILDINGS	Offices		
CONTRACTOR	Baker San Co.		
ADDRESS	419 E. Northridge		
CITY	TEL NO.	4031295	
CONTRACTOR'S STATE LICENSE NO	152864	COVINA BUSINESS LICENSE NO	12896
No	DESCRIPTION OF WORK	Fee	
1	HOUSE SEWER CONNECTING TO PUBLIC SEWER	@ \$ 3 00	3 00
	SEPTIC TANK, SEEPAGE PIT OR PITS AND/OR DRAINFIELD	@ \$ 3 00	
	OVERFLOW SEEPAGE PIT, DRAINFIELD EXTN, CESSPOOL, DRYWELL, MANHOLE	@ \$ 2 00	
	HOUSE SEWER CONNECTING TO PRIVATE DISPOSAL SYSTEM	@ \$ 1 00	
	CONNECT ADDITIONAL BLDG OR WORK TO HOUSE SEWER	@ \$ 1 00	
	ALTER, REPAIR OR ABANDON HOUSE SEWER OR DISPOSAL SYSTEM	@ \$ 1 00	
	SADDLE MAIN LINE	@ \$ 5 00	
OWNER'S AUTHORIZATION		PERMIT \$	2 00
		TOTAL FEE	5 00
<p>I HAVE AT THIS DATE A CONTRACT WITH THE HEREIN NAMED CONTRACTOR TO CONNECT THE ABOVE DESCRIBED EXISTING DWELLING TO THE PUBLIC SEWER.</p> <p>SIGNED THIS _____ DAY OF _____ 19____</p> <p>OWNER OR OWNER'S AGENT _____</p> <p>ADDRESS _____</p> <p>I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING PLUMBING AND SEWERS</p> <p>I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY THE CITY OF COVINA AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.</p> <p>SIGNATURE OF PERMITTEE <i>Chris Baker</i></p>			
BUILDING ADDRESS		678 W. Ayusa Ave	
NEAREST CROSS ST		Blenda	
OWNER		Coronado Homes	
MAIL ADDRESS			
CITY		TEL NO	
CONNECTION DATA ✓			
STATION		DEPTH	
MANHOLE REFERENCE		UPPER	LOWER
TYPE OF CONNECTION	PL	LENGTH FROM M L TO P L	
CO IMP NO		P C NO JOB NO	
TRUNK PERMIT NO		ROAD PERMIT NO	
STATE ENCROACHMENT PERMIT NO			
INDUSTRIAL WASTE APPROVAL			
CHARGES ?			
CONNECTION CHARGE		\$ 60.00 pd. 3-27-62	
REIMBURSEMENT CHARGE		Ret # 13520 - Allison Keefe	
APPROVALS		DATE	INSPECTOR'S SIGNATURE
NEW HOUSE SEWER		3-28-62	<i>Alison Keefe</i>
CONNECT ADDITIONAL BUILDING OR WORK			
SEPTIC TANK, SEEP, PIT(S) AND/OR DRAINFIELD			
CESSPOOL <input type="checkbox"/> DRYWELL <input type="checkbox"/>			
ALTER, REPAIR, SEWER OR SEWAGE DISPOSAL SYSTEM			
BACKFILL SEPTIC TANKS <input type="checkbox"/>			
SEEP, PIT(S) <input type="checkbox"/> CESSPOOLS <input type="checkbox"/>			
SADDLE MAIN LINE			

This is a Sewer Permit When Properly Filled Out, Signed and Validated

ISSUED BY: *X 7*

05757 MAR 27 62 SP

Permit Validation
5.00 -

INSPECTOR'S COPY

1962

CITY OF COVINA
BUILDING DEPARTMENT
 Edgewood 9-5491

ELECTRICAL
PERMIT - APPLICATION

578 No. Quasa

FOR APPLICANT TO FILL IN
PERMIT FEES

ITEM	NUMBER	EACH	FEE
OUTLETS LIGHTS 69 RECEPT 118 SW 83	270	\$ 10	\$ 27 00
LIGHTING FIXTURES	69	10	6 90
ELEC RANGES CLO DRYERS WATER HEATERS 1		50	50
ELEC SPACE HTRS DISHWASHERS			
GARBAGE DISPOSERS AUTO. WASHERS STA COOKING UNITS		25	50
MOTORS OVER INC H P			
0 — 1/2		25	
1/2 — 2		50	
2 — 5		1 00	
5 — 15		1 50	
15 — 50		2 30	
50 — 200		5 00	
SIGNS NO TRANS NO LAMPS	45		4 50
SERVICE 0-600V	3	1 00	3 00
SERVICE OVER 600V		5 00	
TEMP POWER POLE		1 00	
MISC			
WIRING PERMIT		1 00	1 00
FIXTURE PERMIT		1 00	1 00
SUPPLEMENTARY PERMIT		50	
TOTAL FEE			44 40

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY AND STATE LAWS REGULATING ELECTRICAL WIRING
 I CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY CITY OF COVINA AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY
 SIGNATURE OF PERMITTEE *J.B. Graham*

BUILDING ADDRESS *Quasa Rd & Montanna St*
N.E. Corner

NEAREST CROSS ST

OWNER *Coronado Homes*
 MAIL ADDRESS *512 So meadow*
 CITY *W. Covina* TEL NO

ELECTRICIAN *J.B. Electric*
 ADDRESS *114 E School St.*
 CITY *Covina* TEL NO *Ed 21862*
 STATE LICENSE NO *185376* CITY BUS LIC NO *12042*

GROUP ZONE PROCESSED BY *[Signature]*

INSPECTION RECORD
Identify meters & Breakers
Indicate Rod Wire termination
point permanently on meter
Cans. vs grounding system
acceptable in commercial
areas. 6-4-62 R.W.

APPROVALS	DATE	INSPECTOR'S SIGNATURE
CONDUIT	3-23-62	<i>[Signature]</i>
ROUGH WIRING	3-23-62	<i>[Signature]</i>
TEMP POWER	6-4-62	<i>R.W.</i>
FIXTURES	6-4-62	<i>R.W.</i>
UTILITY CO NOTIFIED	6-4-62	<i>R.W.</i>
FINAL	6-4-62	<i>R.W.</i>

VALIDATION

This is an Electrical Permit when properly filled out, signed and validated
 Permit void if work is not commenced within 60 days of issuance

CITY OF COVINA

BUILDING DEPARTMENT

*Covina is
Homes,*

PLUMBING

PERMIT - APPLICATION

OWNER M A F Developers Inc.		BUILDING ADDRESS 578 N. Azusa Ave.	
MAIL ADDRESS 8422 Reseda Blvd.		NEAREST CROSS ST. Covina	
CITY Northridge TEL. NO.		GROUP ZONE	
PLUMBER Tubbs & Silver Plumbing		INSPECTION RECORD ⊗ North Section - replace one "Y" at 1/2 Bath defective fitting. 1-9-62 R.W. ⊗ Office Section ok 1-11-62 R.W. ⊗ South Section ok 1-15-62 R.W. ⊕ Gas lines not provided to Kitchen area, as this is model Home only. Run to Furnace & Water Heater. 1-15-62 R.W.	
ADDRESS 352 W. Foothill Blvd.			
CITY Glendora TEL. NO. Ed 51228			
STATE LICENSE NO. 2 COVINA BUSINESS LICENSE NO.			
NO	ITEM	FEE	
8	TOILET @ \$1 00	8	
2	BATH TUB @ 1 00		
2	SHOWER @ 1 00		
10	WASH BASIN @ 1 00		
2	KITCHEN SINK @ 1 00		
2	DISHWASHER @ 1 00		
	LAUNDRY TUB OR TRAY @ 1 00		
2	AUTOMATIC WASHER @ 1 00		
4	WATER HEATER @ 1 00		
	WATER SOFTENER* @ 1 00		
2	GAS SYSTEM @ 1 00		
	FLOOR DRAIN @ 1 00		
	LAWN SPRINKLER* @ 1 00		
	MISC WATER PIPING @ 1 00		
* PERMIT NOT REQUIRED ON NEW STRUCTURE			
PERMIT \$ 2 00		TOTAL FEE \$ 36 00	
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING PLUMBING. I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED AS REQUIRED BY THE CITY OF COVINA AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY. SIGNATURE OF PERMITTEE <i>[Signature]</i>			
APPROVALS		DATE	INSPECTOR'S SIGNATURE
⊗ UNDER FLOOR WORK		1-15-62	R.W.
ROUGH PLUMBING		3-23-62	[Signature]
⊕ GAS PIPING		1-15-62	R.W.
GAS VENTS			Electrician
PLUMBING FIXTURES		6-4-62	R.W.
MISC			
GAS TEST			None Provided - 11068
UTILITY CO NOTIFIED			
FINAL		6-4-62	R.W.

VALIDATION

This is a Plumbing Permit When Properly Filled Out, Signed and Validated.
 Permit void if work is not commenced within 60 days of date of issuance.
 04970 JAN 4 62 PP 36.00 R-

1962

INSPECTOR'S COPY

CITY OF COVINA

BUILDING DEPARTMENT

BUILDING

PERMIT - APPLICATION

OWNER Coronado Enterprises inc.		BUILDING ADDRESS 578 N. Azusa Ave.	
MAIL ADDRESS 578 N Azusa Ave		NEAREST CROSS STREET Glentana	
CITY Covina TEL NO		MAP NO	GROUP
CONTRACTOR Neon Products Signs Inc.		TYPE CONST	SEWER MAP NO
ADDRESS 9726 Klingerman		ZONE	
CITY S. ElMonte TEL NO GL 33119		SPECIAL CONDITIONS	
STATE LICENSE NO 194469	COVINA BUSINESS LICENSE NO 11842	BUILDING SETBACK	YARD
ARCHITECT OR ENGINEER		FRONT PL	HWY
ADDRESS		SIDE PL	STREET NAME
CITY		REAR PL	EXISTING WIDTH
STATE LICENSE NO	COVINA BUSINESS LICENSE NO	PLANNING DEPT APPROVAL	
LOT BLOCK TRACT		DATE	
LOT SIZE	NO BLDGS NOW ON LOT	ENGINEERING DIV APPROVAL	
USE OF EXISTING BUILDINGS		DATE	
METES AND BOUNDS ATTACHED YES ___ NO ___		STREET DIV APPROVAL	
DESCRIPTION OF WORK		DATE	
		INSPECTOR'S SIGNATURE	
NEW	ADD	ALTER	REPAIR
DEMOLISH	MOVE	OCCUPANCY	
SIZE 8' x 10' x 18'	SQ FT	NO ROOMS	NO STORIES
WALL COVERING	INT	EXT	
ROOF COVERING			
USE OF STRUCTURE OR DEVICES Metal letters, wall sign (Coronado Enterprises inc.)			
SIGNATURE OF APPLICANT <i>[Signature]</i>			
ADDRESS 9726 Klingerman S. ElMonte			
VALUATION	PLAN CHECK FEE	HOUSE NUMBER CORRECT AND POSTED	
\$ 380.00	\$ 3.00	<input checked="" type="checkbox"/>	
PERMIT FEE \$ 3.00		FINAL APPROVAL 6-25-62 [Signature]	
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION			
SIGNATURE PERMITTEE <i>[Signature]</i>		ADDRESS	

1-61-2M

This is a Building Permit When Properly Filled Out, Signed and Validated.

PERMIT VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS OF DATE OF ISSUANCE

06601 JUN 25 62 BP

3.00 R-

INSPECTOR'S COPY

N 1962

CITY OF COVINA

BUILDING DEPARTMENT

Phone: 331-0111

BUILDING

PERMIT - APPLICATION

OWNER <u>CORONADO ENT INC.</u>		BUILDING ADDRESS <u>578 N. AZUSA</u>	
MAIL ADDRESS <u>578 N. AZUSA</u>		NEAREST CROSS STREET <u>GLENDALE</u>	
CITY <u>COVINA</u>	TEL. NO. <u>ED-95403</u>	MAP NO.	GROUP
CONTRACTOR <u>CORONADO ENT. INC.</u>		TYPE CONST.	PROCESSED BY
ADDRESS <u>578 N. AZUSA</u>		SPECIAL CONDITIONS <u>Change from "I" to "F" occupancy</u>	
CITY <u>COVINA</u>	TEL. NO. <u>ED 95403</u>	ZONE <u>C-3-A</u>	
STATE LICENSE NO. <u>204896</u>	COVINA BUSINESS LICENSE NO. <u>307</u>	BUILDING SETBACK	YARD
ARCHITECT OR ENGINEER		HWY.	STREET NAME
ADDRESS		EXISTING WIDTH	
CITY	TEL. NO.	FRONT P.L.	
STATE LICENSE NO.	COVINA BUSINESS LICENSE NO.	SIDE P.L.	
LOT <u>14 2⁴/₄</u> BLOCK		REAR P.L.	
TRACT <u>23074</u>		PLANNING DEPT. APPROVAL	
LOT SIZE <u>150 x 100</u>	NO BLDGS. NOW ON LOT <u>2</u>	ENGINEERING DIV. APPROVAL	
USE OF EXISTING BUILDINGS <u>MODELS & OFFICES</u>		HEALTH DEPT. APPROVAL	
METES AND BOUNDS ATTACHED YES _____ NO _____		FIRE DEPT. APPROVAL	
DESCRIPTION OF WORK		APPROVALS	
		DATE	INSPECTOR'S SIGNATURE
NEW	ADD.	ALTER	REPAIR
DEMOLISH	SPECIAL	OCCUPANCY	
SIZE	SQ. FT.	NO. ROOMS	NO. STORIES
EXT. WALL COVERING	INT. WALL COVERING	ROOF COVERING	
<u>STUCCO</u>	<u>PLASTER</u>	<u>ROCK</u>	
PROPOSED USE OF STRUCTURE <u>OFFICES & REQUEST INSPECTION CHANGE OF OCCUPANCY</u>			
SIGNATURE OF APPLICANT <u>Robert Louvera</u>			
ADDRESS <u>578 N. AZUSA AVE</u>			
VALUATION <u>\$700.00</u>	PLAN CHECK FEE \$	HOUSE NUMBER CORRECT AND POSTED	
<u>\$1000.00</u>	PERMIT FEE \$ <u>5.00</u>	FINAL APPROVAL	
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.		SIGNATURE OF PERMITTEE <u>?</u>	
		ADDRESS _____	

This permit is for change of occupancy inspection only & does not authorize any work.

1963

7-62-2M

THIS IS A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED AND VALIDATED. PERMIT VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS OF DATE OF ISSUANCE.

Plan Check Validation

Permit Validation

U9044 APR 23 63 BP

5.00A-

INSPECTOR'S COPY

CITY OF COVINA
BUILDING DEPARTMENT
 331-0111

→ **BUILDING**
PERMIT - APPLICATION

OWNER <i>HARVEY & ASSOCIATES</i>				BUILDING ADDRESS <i>578 N. AZUSA</i>				
MAIL ADDRESS <i>578 NO. AZUSA</i>				NEAREST CROSS STREET <i>GLENHANA</i>				
CITY <i>COVINA</i>		TELEPHONE <i>3311070</i>		MAP NO.	GROUP	TYPE CONST.	PROCESSED BY <input checked="" type="checkbox"/>	
CONTRACTOR <i>OWNER BUILDER</i>				ZONE <i>C-3-A</i>				
ADDRESS				SPECIAL CONDITIONS				
CITY		TELEPHONE		BUILDING SETBACK	YARD	HWY.	STREET NAME	EXISTING WIDTH
STATE LICENSE		COVINA BUSINESS LICENSE		FRONT P.L.				
ARCHITECT OR ENGINEER				SIDE P.L.				
ADDRESS <i>NONE</i>				REAR P.L.				
CITY		TELEPHONE		PLANNING DEPARTMENT APPROVAL <i>RB</i>		DATE <i>3-22-65</i>		
STATE LICENSE		COVINA BUSINESS LICENSE		ENGINEERING DIVISION APPROVAL		DATE		
LOT	BLOCK	TRACT		HEALTH DEPARTMENT APPROVAL		DATE		
LOT SIZE <i>100x250</i>		NO BLDGS. NOW ON LOT <i>2</i>		FIRE DEPARTMENT APPROVAL		DATE		
USE OF EXISTING BUILDINGS <i>OFFICES</i>						DATE		
METES AND BOUNDS ATTACHED YES _____ NO <input checked="" type="checkbox"/>				APPROVALS		DATE	INSPECTOR'S SIGNATURE	
DESCRIPTION OF WORK								
NEW	ADD.	ALTER <input checked="" type="checkbox"/>	REPAIR	DEMOLISH	SPECIAL	OCCUPANCY		
SIZE		SQ. FT.		NO. ROOMS		NO. STORIES <i>1</i>		
EXT. WALL COVERING <i>STUCCO</i>		INT. WALL COVERING <i>PLASTER BED</i>		ROOF COVERING <i>ROCK</i>				
PROPOSED USE OF STRUCTURE <i>OFFICES</i>				11-23-66 No inspection called, appears O.K. this date - <i>CH</i>				
REPLACING WINDOW WITH A 3' 5" door. AT front.								
APPLICANT'S SIGNATURE <i>James Harvey</i>				HOUSE NUMBER CORRECT AND POSTED				
ADDRESS <i>578 N. Azusa</i>				FINAL APPROVAL				
VALUATION \$ <i>100</i>		PLAN CHECK FEE \$		PERMITTEE'S SIGNATURE _____				
		PERMIT FEE \$ <i>4.00</i>		ADDRESS _____				
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.								

THIS IS A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED AND VALIDATED.
 PERMIT VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS OF DATE OF ISSUANCE.

Plan Check Validation

Permit Validation

1968

13941 MAR 22 65 BP

4.00 R-

CITY OF COVINA
BUILDING DEPARTMENT
 331-0111

BUILDING
PERMIT - APPLICATION

OWNER <u>PAUL V. BIRNBAUM</u>		BUILDING ADDRESS <u>478 N. AZUSA AVE.</u>	
MAIL ADDRESS <u>P.O. Box 2362</u>		NEAREST CROSS STREET <u>GLENTANA</u>	
CITY <u>SANTA ANA</u> TELEPHONE <u>546-2476</u>		MAP NO.	GROUP <u>F-2</u>
		TYPE CONST.	PROCESSED BY <u>PH</u>
CONTRACTOR <u>OWNER</u>		ZONE	
ADDRESS <u>SAME</u>		SPECIAL CONDITIONS	
CITY TELEPHONE		BUILDING SETBACK	
STATE LICENSE <u>EE</u>	COVINA BUSINESS LICENSE	YARD	HWY.
ARCHITECT OR ENGINEER <u>J.P. ANDERSON</u>		STREET NAME	
ADDRESS <u>1907 COLORADO BLVD.</u>		EXISTING WIDTH	
CITY <u>L.A.</u> TELEPHONE <u>256-4193</u>		FRONT P.L.	
STATE LICENSE <u>C.E. 8972</u>	COVINA BUSINESS LICENSE	SIDE P.L.	
LOT <u>1 THRU 4</u> BLOCK TRACT <u>23074</u>		REAR P.L.	
LOT SIZE <u>150' x 150'</u> NO BLDGS. NOW ON LOT <u>1</u>		PLANNING DEPARTMENT APPROVAL <u>PH</u> DATE <u>10-28-65</u>	
USE OF EXISTING BUILDINGS <u>PARTIAL OFFICES</u>		ENGINEERING DIVISION APPROVAL <u>PH</u> DATE <u>10-18-65</u>	
METES AND BOUNDS ATTACHED YES _____ NO _____		HEALTH DEPARTMENT APPROVAL DATE	
DESCRIPTION OF WORK		FIRE DEPARTMENT APPROVAL DATE	
		APPROVALS	
NEW	ADD.	ALTER <u>X</u>	REPAIR
			DEMOLISH
			SPECIAL
			OCCUPANCY
SIZE <u>6000</u> SQ. FT.	NO. ROOMS <u>APPROX 24</u>	NO. STORIES <u>1</u>	
EXT. WALL COVERING <u>Stucco & Stone</u>	INT. WALL COVERING <u>Plaster</u>	ROOF COVERING <u>Compo. & Sh</u>	
PROPOSED USE OF STRUCTURE <u>OFFICES</u>			
APPLICANT'S SIGNATURE			
ADDRESS			
VALUATION <u>\$ 12,000</u>	PLAN CHECK FEE <u>\$ 23.25</u>	HOUSE NUMBER CORRECT AND POSTED	
	PERMIT FEE <u>\$ 46.50</u>	FINAL APPROVAL	
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.		PERMITTEE'S SIGNATURE <u>Paul V. Birnbaum</u>	
		ADDRESS <u>P.O. Box 2362 Santa Ana</u>	

THIS IS A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED AND VALIDATED.
 PERMIT VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS OF DATE OF ISSUANCE.

Plan Check Validation

Permit Validation

15326 OCT 15 65 PC 23.25 R-
 15413 OCT 27 65 BP

46.50 BUILDING INSPECTOR'S COPY

1965

CITY OF COVINA
BUILDING DEPARTMENT
 331-0111

BUILDING
PERMIT - APPLICATION

OWNER PAUL V. BIRNBAUM				BUILDING ADDRESS 578 N. AZUSA AVE				
MAIL ADDRESS P.O. Box 2362				NEAREST CROSS STREET GLENTANA				
CITY SANTA ANA		TELEPHONE 546-2478		MAP NO.	GROUP	TYPE CONST.	PROCESSED BY PA	
CONTRACTOR OWNER				ZONE				
ADDRESS SAME				SPECIAL CONDITIONS				
CITY		TELEPHONE		BUILDING SETBACK	YARD	HWY.	STREET NAME	EXISTING WIDTH
STATE LICENSE		COVINA BUSINESS LICENSE		FRONT P.L.				
ARCHITECT OR ENGINEER J.P. ANDERSON				SIDE P.L.				
ADDRESS 1907 COLORADO Blvd				REAR P.L.				
CITY L.A. 41		TELEPHONE 256-4193		PLANNING DEPARTMENT APPROVAL OCB			DATE 10-28-65	
STATE LICENSE C.E. 8972		COVINA BUSINESS LICENSE		ENGINEERING DIVISION APPROVAL			DATE	
LOT 1 TRACT 4 BLOCK — TRACT 23074				HEALTH DEPARTMENT APPROVAL			DATE	
LOT SIZE 150' x 150' NO BLDGS. NOW ON LOT 1				FIRE DEPARTMENT APPROVAL			DATE	
USE OF EXISTING BUILDINGS PARTIAL OFFICES & RES.							DATE	
METES AND BOUNDS ATTACHED YES _____ NO _____				APPROVALS		DATE	INSPECTOR'S SIGNATURE	
DESCRIPTION OF WORK								
NEW	ADD.	ALTER	REPAIR	DEMOLISH	SPECIAL	OCCUPANCY		
SIZE	SQ. FT.	NO. ROOMS		NO. STORIES				
EXT. WALL COVERING		INT. WALL COVERING		ROOF COVERING				
PROPOSED USE OF STRUCTURE CHANGE OF OCCUPANCY				I & F 2 Change of Occupancy fee 10.00. Fee of 15.00 paid April 23, 1963 permit # 09644				
APPLICANT'S SIGNATURE				HOUSE NUMBER CORRECT AND POSTED				
ADDRESS				FINAL APPROVAL				
VALUATION \$		PLAN CHECK FEE \$		PERMITTEE'S SIGNATURE Paul V. Birnbaum				
		PERMIT FEE \$ 10.00		ADDRESS P.O. Box 2362, Santa Ana				

THIS IS A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED AND VALIDATED.
 PERMIT VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS OF DATE OF ISSUANCE.

Plan Check Validation

Permit Validation

15327 OCT 15 65 BP

10.00 R-
 15412 OCT 27 65 BP

5.00 R- BUILDING INSPECTOR'S COPY

1965

CITY OF COVINA
BUILDING DEPARTMENT

PLUMBING
PERMIT - APPLICATION

OWNER <i>Paul V. Birnbaum</i>	BUILDING ADDRESS <i>580 No. Agave Ave</i>
MAIL ADDRESS <i># 2 No Portola</i>	NEAREST CROSS STREET <i>Front str</i>
CITY <i>No. La Brea</i> TELEPHONE <i>564-2478</i>	GROUP <i>7-2</i> ZONE <i>M-1</i>

PLUMBER <i>B+B Plumbing Service</i>	INSPECTION RECORD	
ADDRESS <i>1014 So. Hacienda Bl</i>		
CITY <i>Hacienda Hgts</i> TELEPHONE <i>330-4586</i>	<i>No Combustible Gas</i>	
STATE LICENSE <i>342-786</i> COVINA BUSINESS LICENSE <i>1819</i>	<i>3-15-67</i>	<i>Horton</i>

NO	ITEM	FEE
	TOILET @ \$1 25	
	BATH TUB @ 1 25	
	SHOWER @ 1 25	
	WASH BASIN @ 1 25	
	KITCHEN SINK @ 1 25	
	DISHWASHER @ 1 25	
	LAUNDRY TUB OR TRAY @ 1 25	
	AUTOMATIC WASHER @ 1 25	
<i>1</i>	WATER HEATER @ 1 50	<i>1 50</i>
	WATER SOFTENER* @ 1 25	
	GAS SYSTEM @ 1 50	
	FLOOR DRAIN @ 1 25	
	LAWN SPRINKLER* @ 1 25	
	MISC WATER PIPING @ 1 25	

PERMIT NOT REQUIRED ON NEW STRUCTURE	
PERMIT	\$ 2 00
TOTAL FEE	\$ 3 50

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING PLUMBING

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED AS REQUIRED BY THE CITY OF COVINA AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.

PERMITTEE'S SIGNATURE *Herbert E. Barm*

APPROVALS	DATE	INSPECTOR'S SIGNATURE
UNDER FLOOR WORK		
ROUGH PLUMBING		
GAS PIPING		
GAS VENTS		
PLUMBING FIXTURES	<i>3-17-67</i>	<i>Horton</i>
MISCELLANEOUS		
GAS TEST		
UTILITY CO NOTIFIED		
FINAL	<i>3-17-67</i>	<i>Horton</i>

VALIDATION

This is a Plumbing Permit When Properly Filled Out, Signed and Validated.

Permit void if work is not commenced within 60 days of date of issuance.

17974 MAR 14 66 PP

3.50

1967

CITY OF COVINA

BUILDING DEPARTMENT

PLUMBING

PERMIT - APPLICATION

OWNER P.V. Birnbaum
 MAIL ADDRESS 22 Na. Portola
 CITY So. La Bana Calif TELEPHONE 714-564-2478
 PLUMBER Bt B Plumbing + Heating
 ADDRESS 1014 S. Hacienda Blvd.
 CITY Hacienda Heights TELEPHONE 330-4586
 STATE LICENSE 242786 COVINA BUSINESS LICENSE 1819

BUILDING ADDRESS 580 N. Azusa Ave
 NEAREST CROSS STREET Front
 GROUP F-2 ZONE C-3-A

INSPECTION RECORD

NO	ITEM	FEE
	TOILET @ \$1 25	
	BATH TUB @ 1 25	
	SHOWER @ 1 25	
<u>2</u>	WASH BASIN @ 1 25	<u>2 50</u>
	KITCHEN SINK @ 1 25	
	DISHWASHER @ 1 25	
	LAUNDRY TUB OR TRAY @ 1 25	
	AUTOMATIC WASHER @ 1 25	
	WATER HEATER @ 1 50	
	WATER SOFTENER* @ 1 25	
	GAS SYSTEM @ 1 50	
	FLOOR DRAIN @ 1 25	
	LAWN SPRINKLER* @ 1 25	
	MISC WATER PIPING @ 1 25	

APPROVALS	DATE	INSPECTOR'S SIGNATURE
UNDER FLOOR WORK		
ROUGH PLUMBING	<u>3/27/67</u>	<u>[Signature]</u>
GAS PIPING		
GAS VENTS		
PLUMBING FIXTURES	<u>3/27/67</u>	<u>[Signature]</u>
MISCELLANEOUS		
GAS TEST		
UTILITY CO NOTIFIED		
FINAL	<u>3/27/67</u>	<u>[Signature]</u>

PERMIT NOT REQUIRED ON NEW STRUCTURE

PERMIT	\$	<u>2 00</u>
TOTAL FEE	\$	<u>4 50</u>

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING PLUMBING
 I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED AS REQUIRED BY THE CITY OF COVINA AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY

PERMITTEE'S SIGNATURE Herbert E. Baron

VALIDATION

This is a Plumbing Permit When Properly Filled Out, Signed and Validated.
 Permit void if work is not commenced within 60 days of date of issuance.

18040 MAR 27 67 PP 4.50 R-

1967

CITY OF COVINA BUILDING DEPARTMENT

331-0111

ELECTRICAL PERMIT - APPLICATION

FOR APPLICANT TO FILL IN PERMIT FEES						BUILDING ADDRESS		
RECEPTACLE } LIGHT } SWITCH }	TOTAL OUTLETS	FIRST 20 ADD 1 OVER 20	NO	EACH \$	FEE \$	580 N. Azusa		
LIGHTING FIXTURES }	TOTAL	FIRST 20 ADD 1 OVER 20		20		NEAREST CROSS STREET <i>San Bern. Front St</i>		
RANGES-CLOTHES DRYERS-WATER HEATERS						OWNER <i>Mayer Field Realty</i>		
GARBAGE DISPOSER-STA COOKING UNIT						MAIL ADDRESS		
DISHWASHERS-AUTOMATIC WASHERS						CITY TELEPHONE		
SPACE HEATERS-STA. APP (1/2 H P MAX)						ELECTRICIAN <i>Prompt Adequart Lighting</i>		
MOTORS, TRANSFORMERS IND HEATERS, ETC		RATING HP KW KVA.				ADDRESS <i>1317 N. Hacienda L.F.</i>		
SIZE & TYPE		OVER TO				CITY <i>Lq. Puente</i> TELEPHONE <i>333-5268</i>		
	0 - 1			1 00		STATE LICENSE <i>261650</i> COVINA BUSINESS LICENSE NUMBER <i>3481</i>		
	1 - 10			3 00		GROUP <i>F-2</i> ZONE <i>M-1</i> PROCESSED BY <i>cp</i>		
	10 - 50			5 00		INSPECTION RECORD		
	50 - 100			10 00		<i>2-2-71 Not ready @ 11:30 AM: end</i>		
	100 - 500			15 00		<i>2-3-71 Service O.K. to energize</i>		
SIGNS	SIGN AND ONE CIRCUIT			3 00				
	ADDITIONAL CIRCUITS			1 00				
	SERVICE 0-600 VOLTS-NOT OVER 200 AMPS			1 00	<i>1.00</i>			
	SERVICE 0-600 VOLTS-OVER 200 AMPERES			2 00				
	SERVICE OVER 600 VOLTS			5 00				
MISCELLANEOUS								
PLAN CHECK FEE (50% PERMIT FEE)								
PERMIT ISSUING FEE						2 00	<i>2.00</i>	
SUPPLEMENTARY PERMIT ISSUING FEE						1 00		
TOTAL FEE							<i>3.00</i>	
<p>I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY AND STATE LAWS REGULATING ELECTRICAL WIRING</p> <p>I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY THE CITY OF COVINA AND STATE OF CALIFORNIA OR I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY</p>								
PERMITTEE'S SIGNATURE						APPROVALS		
<i>Eugene Kramer</i>						DATE		
						INSPECTOR'S SIGNATURE		
						TEMP POWER POLE		
						UNDERSLAB WORK		
						ROUGH CONDUIT		
						WIRING		
						FIXTURES		
						POWER AUTHORIZED		
						UTILITY CO NOTIFIED		
						FINAL		
						<i>2-8-71 Smock</i>		

VALIDATION

This is an Electrical Permit when properly filled out, signed and validated

Permit void if work is not commenced within 60 days of issuance

27441 JAN 28 71 tr

3.00 R-

1971

CITY OF COVINA

Building Department

PLAN CORRECTION SHEET

Applicant Edmund C. Foerstel Job Address Glentana, Lots 5, 6, 7, Tract 23074
 Owners Name and Address Martin Meyerfeld, 867 Glentana Avenue, Covina

View Building	PURPOSE	TYPE	GROUP	STORIES	VALUATION
Alteration Addition	Office Building	V	F-2	2	\$87,500.00

All corrections are to be made on plans before permit is issued.
 The approval of plans and specifications does not permit the violation of any section of the Building Code, or other City Ordinance or State Law.

1. Plans to be approved by:

- a. Engineering
- b. Planning
- c. Fire

2. ^{OK} SEE ITEM #1 ON PAGE #3 OF THE SOILS REPORT
 Provide footing and slab design as per the recommendation on the soils report submitted by Triad Engineering, Inc. SEE FFL DTL. SHT. NO. 4/12
3. ^{OK} The calculations call for 7 glued-laminated beams 5-1/8 inches by 33 inches. The drawings call for 6 glued-laminated beams 5 1/2 inches by 32 inches. Clarify this discrepancy. SEE FIRST FLOOR PLAN SHT. NO. 4/12
4. ^{OK} Provide detail of footing for piers as per Pad A on calculations. See DTL. 5-SHT. 4/12
5. ^{OK} FB1 & FB2 ARE REVERSED
 The beam at the balcony is figured for a 6-inch by 16-inch beam on the calculations; a 4-inch by 14-inch beam is shown on the drawing. Change to a 6-inch by 16-inch beam. See CROSS SECTION SHT. NO. 7/12
6. ^{OK} Provide detail of steel dowels in footing and location of the pier blocks on the foundation drawing. See FDU. PLAN SHT. 4/12
7. ^{OK} Provide detail for connection of glu-lam beams to bearing members at the wall lines. See DTL. D-7 SHT. NO. 7/12
8. Provide detail for connection of rafters to the supporting members on the mansard roof. DESIGN TO BE SUBMITTED BY BOYD LUMBER CO.
9. ^{OK} Provide sufficient slope or camber to assure adequate drainage of the roof. SEE CROSS SECT. A-7 SHT. 7/12
10. ^{OK} Provide overflow drains having the same size as the roof drains with the inlet flow line located two inches above the low point of the roof, or overflow scappers having three times the size of the roof drains may be installed in adjacent parapet walls with the inlet flow line located two inches above the low point of the adjacent roof and having a minimum opening height of 4 inches. If overflow drains are used, they shall be connected to drain lines independent from the roof drains.
11. ^{OK} PROVIDE HORIZONTAL STEEL AT TOP OF PARAPET WALL.
 Provide a parapet wall not less than 30 inches above any portion of the roof within 15 feet, on the east wall of this structure. See CROSS SECTION A- SHT. 7/12
12. Provide engineered drawings and calculations for the roof trusses to be used on this structure. WILL BE SUBMITTED BY BOYD LUMBER CO.
13. ^{OK} Show the header size at the top connection of the stairways. See DTL. C-7 SHT. 7/12
14. ^{OK} SHOW LOCATION OF UNIT.
 Provide a mechanically operated ventilating system capable of producing two complete changes of air per hour. HEAT & A.C. UNIT TO BE ELECT. COMBO.
15. ^{OK} Provide a mechanically operated exhaust system, which is connected to the light switch, capable of providing a complete change of air every 15 minutes, for each

Return this sheet with plans and specifications when all corrections have been made.

Date March 3, 1972

Checked by Jim Brown

All corrections as listed above will be made.

Rechecked and Approved _____

DATE _____

Owner or Applicant's Signature

1972

PLAN CORRECTION SHEET

Applicant Edmund C. Foerstel Job Address Glentana, Lots 5,6,7, Tract 23074

Owners Name and Address Martin Mayerfeld, 867 Glentana Avenue, Covina

<u>New Building</u>	PURPOSE	TYPE	GROUP	STORIES	VALUATION
Alteration	Office Building	V	F-2	2	\$87,500.00
Addition					

All corrections are to be made on plans before permit is issued. The approval of plans and specifications does not permit the violation of any section of the Building Code, or other City Ordinance or State Law.

bathroom. Such systems shall be vented to the outside air and at the point of discharge shall be at least 5 feet from any openable window. See GENERAL NOTES SH. 9/12

16. ^{OK} Provide a setback on the east wall to conform to Section 2314(k) of the Uniform Building Code, 1970 Edition. See SITE PLAN

17. ^{OK} Justify the use of the 6-inch slump stone on the west bearing wall.

18. ^{OK} Show framing and anchorage detail for stuccoed wall on south elevation. See DTL. E-7 SH. 7/12

Return this sheet with plans and specifications when all corrections have been made.

Date March 3, 1972

Checked by Jim Brown

All corrections as listed above will be made.

Rechecked and Approved _____

DATE _____

Owner or Applicant's Signature

1972

CITY OF COVINA

Building Department

PLAN CORRECTION SHEET

Applicant Edmund C. Foerstel Job Address Glentana, Lots 5,6,7, Tract 23074
 Owners Name and Address Martin Mayerfeld, 867 Glentana Avenue, Covina

<u>New Building</u> Alteration Addition	PURPOSE	TYPE	GROUP	STORIES	VALUATION
	Office Building	V	F-2	2	\$87,500.00

All corrections are to be made on plans before permit is issued.
 The approval of plans and specifications does not permit the violation of any section of the Building Code, or other City Ordinance or State Law.

1. Plans to be approved by:
 - a. Engineering
 - b. Planning
 - c. Fire
2. Provide footing and slab design as per the recommendation on the soils report submitted by Triad Engineering, Inc.
3. The calculations call for 7 glued-laminated beams 5-1/8 inches by 33 inches. The drawings call for 6 glued-laminated beams 5 1/2 inches by 32 inches. Clarify this discrepancy.
4. Provide detail of footing for piers as per Pad A on calculations.
5. The beam at the balcony is figured for a 6-inch by 16-inch beam on the calculations; a 4-inch by 14-inch beam is shown on the drawing. Change to a 6-inch by 16-inch beam.
6. Provide detail of steel dowels in footing and location of the pier blocks on the foundation drawing.
7. Provide detail for connection of glu-lam beams to bearing members at the wall lines.
8. Provide detail for connection of rafters to the supporting members on the mansard roof.
9. Provide sufficient slope or camber to assure adequate drainage of the roof.
10. Provide overflow drains having the same size as the roof drains with the inlet flow line located two inches above the low point of the roof, or overflow scuppers having three times the size of the roof drains may be installed in adjacent parapet walls with the inlet flow line located two inches above the low point of the adjacent roof and having a minimum opening height of 4 inches. If overflow drains are used, they shall be connected to drain lines independent from the roof drains.
11. Provide a parapet wall not less than 30 inches above any portion of the roof within 15 feet, on the east wall of this structure.
12. Provide engineered drawings and calculations for the roof trusses to be used on this structure.
13. Show the header size at the top connection of the stairways.
14. Provide a mechanically operated ventilating system capable of producing two complete changes of air per hour.
15. Provide a mechanically operated exhaust system, which is connected to the light switch, capable of providing a complete change of air every 15 minutes, for each

Return this sheet with plans and specifications when all corrections have been made.

Date March 3, 1972

Checked by Jim Brown

All corrections as listed above will be made.

Rechecked and Approved _____

DATE _____

Owner or Applicant's Signature

1972

PLAN CORRECTION SHEET

Applicant Edmund C. Foerstel Job Address Glentana, Lots 5,6,7, Tract 23074
 Owners Name and Address Martin Mayerfeld, 867 Glentana Avenue, Covina

<u>New Building</u>	PURPOSE	TYPE	GROUP	STORIES	VALUATION
Alteration Addition	Office Building	V	F-2	2	\$87,500.00

All corrections are to be made on plans before permit is issued.
 The approval of plans and specifications does not permit the violation of any section of the Building Code, or other City Ordinance or State Law.

bathroom. Such systems shall be vented to the outside air and at the point of discharge shall be at least 5 feet from any openable window.

- 16. Provide a setback on the east wall to conform to Section 2314(k) of the Uniform Building Code, 1970 Edition.
- 17. Justify the use of the 6-inch slump stone on the west bearing wall.
- 18. Show framing and anchorage detail for stuccoed wall on south elevation.

Return this sheet with plans and specifications when all corrections have been made.

Date March 3, 1972

Checked by Jim Brown

Rechecked and Approved _____

DATE _____

All corrections as listed above will be made.

Owner or Applicant's Signature

1972

C I T Y O F C O V I N A

125 EAST COLLEGE STREET • COVINA, CALIFORNIA 91723 • 331-0111

March 15, 1972

Mr. Gene Clark
Tropical Enterprises
2182 DuPont Drive, Suite 7
Newport Beach, California 92664

Dear Mr. Clark:

We have reviewed your latest plans and find your new parking approach to be quite adequate. However, we would like to suggest moving the wheel bumpers back about 18" in all the parking stalls to accommodate the overhang on the automobiles and thereby protect the shrubs in the adjacent planters. The southeast corner of the building should be cut back in some manner to reduce the transition of the roofline going from the south to the east side of the building.

We have not received your landscaping and irrigation plans to date. Please indicate on these plans your provisions for the two street trees requested by Engineering. We request five trees within the parking area along with the appropriate shrubbery.

We are enclosing a list of suggested trees and shrubs for your consideration.

Sincerely,

MICHAEL A. MARQUEZ
Planning Associate

MAM:mrw

Enclosure

CC: Del Dewhirst, Building Director

1972

CITY OF COVINA
BUILDING DEPARTMENT

PLUMBING
PERMIT - APPLICATION

OWNER Martin Mayerfeld <i>Swan Pools</i>		BUILDING ADDRESS 578 N. Azusa	
MAIL ADDRESS 578 N. Azusa		NEAREST CROSS STREET	
CITY Covina TELEPHONE 331-0844		PLAN CHECK APPLICANT	
PLUMBER <i>J.P.B.</i> Owner		NAME	
ADDRESS		ADDRESS	
CITY TELEPHONE		CITY TELEPHONE	
STATE LICENSE		COVINA BUSINESS LICENSE	
GROUP		ZONE	

NUMBER	FIXTURE OR ITEM	EACH	FEE
	WATER CLOSET	1.75	
	BATH TUB	1.75	
	SHOWER	1.75	
	LAVATORY	1.75	
	SINK	1.75	
	DISHWASHER	1.75	
	CLOTHES WASHER	1.75	
	SWIMMING POOL RECEPTOR	1.75	
	LAWN SPRINKLER SYSTEM	1.75	
	WATER HEATER	1.75	
1	GAS SYSTEM OUTLETS	1.75	1.75
	OUTLETS OVER 5 PER SYSTEM	30	

PLAN CHECK FEE 25% OF ABOVE SEE REVERSE

* PERMIT NOT REQUIRED ON NEW STRUCTURE

PERMIT	\$ 3 00
TOTAL FEE	\$ 4 75

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING PLUMBING

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED AS REQUIRED BY THE CITY OF COVINA AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY

PERMITTEE'S SIGNATURE: *[Signature]*

PLAN CHECK APPLICANT
NAME
ADDRESS
CITY TELEPHONE
GROUP
ZONE

INSPECTION RECORD

7-24-73 needs Plumb Permit for Water Heater & Gas Piping 10/1/73 OFFICE CLOSED

5-21-74 EQUIPMENT PERMIT ALLOWED OUT. CANCEL

APPROVALS	DATE	INSPECTOR'S SIGNATURE
UNDER FLOOR WORK		
ROUGH PLUMBING		
GAS PIPING		
GAS VENTS		
PLUMBING FIXTURES		
MISCELLANEOUS		
HOT WATER HEATER		
GAS TEST	7/24/73	L. Bone
UTILITY CO NOTIFIED		
FINAL		

VALIDATION

This is a Plumbing Permit When Properly Filled Out, Signed and Validated Permit void if work is not commenced within 60 days of date of issuance 4.75 R-

1973

**CITY OF COVINA
BUILDING DEPARTMENT**

331-0111

**ELECTRICAL
PERMIT - APPLICATION**

FOR APPLICANT TO FILL IN PERMIT FEES				BUILDING ADDRESS <u>578 N. ADISE AVE</u>	
RECEPTACLE	TOTAL OUTLETS	NO	EACH	FEE	
LIGHT	1 } 2	FIRST 20	\$.25	\$.50	
SWITCH		ADD 1 OVER 20	10		
LIGHTING FIXTURES	TOTAL	FIRST 20	1 } 25	25	
		ADD 1 OVER 20	10		
RANGES-CLOTHES DRYERS-WATER HEATERS			1 00		
GARBAGE DISPOSER-STA COOKING UNIT					
DISHWASHERS-AUTOMATIC WASHERS					
SPACE HEATERS-STA APP. (1/2 H P MAX)					
MOTORS, TRANSFORMERS AND HEATERS, ETC	RATING HP KW KVA				
SIZE & TYPE	OVER TO				
	0 - 1		1 00		
	1 - 10		3 00		
	10 - 50		5 00		
	50 - 100		10 00		
	100 - 500		15 00		
SIGNS	SIGN AND ONE CIRCUIT		5 00		
	ADDITIONAL CIRCUITS		1 00		
SERVICE 0-600 VOLTS-NOT OVER 200 AMPS			3 00		
SERVICE 0-600 VOLTS-OVER 200 AMPERES			10 00		
SERVICE OVER 600 VOLTS			10 00		
MISCELLANEOUS					
PLAN CHECK FEE (50% PERMIT FEE)					
PERMIT ISSUING FEE			3 00	3.00	
SUPPLEMENTARY PERMIT ISSUING FEE			1 00		
TOTAL FEE				3.75	
<p>I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY AND STATE LAWS REGULATING ELECTRICAL WIRING</p> <p>I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY THE CITY OF COVINA AND STATE OF CALIFORNIA OR I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY</p>					
PERMITTEE'S SIGNATURE <u>[Signature]</u>					
NEAREST CROSS STREET		<u>GLEN TANA (SWAN)</u>			
OWNER		<u>MARTIN MAYERFELD (Jr)</u>			
MAIL ADDRESS		<u>867 GLENTANA ST</u>			
CITY		COVINA		TELEPHONE <u>3310844</u>	
ELECTRICIAN		<u>Covina Electric</u>			
ADDRESS		<u>SWAN POOLS-578 N. ADISE</u>			
CITY		COVINA		TELEPHONE <u>[Redacted]</u>	
STATE LICENSE		<u>254846</u>		COVINA BUSINESS LICENSE NUMBER	
GROUP	ZONE	PROCESSED BY			
INSPECTION RECORD					
<u>5/29/73 Pool light not hooked up</u>					
<u>3-21-74 ALL REMOVED EQUIPMENT REMOVED CANCEL PERMIT</u>					
APPROVALS	DATE	INSPECTOR'S SIGNATURE			
TEMP POWER POLE					
UNDERSLAB WORK					
ROUGH CONDUIT *	<u>7/24/73</u>	<u>[Signature]</u>			
WIRING					
FIXTURES					
POWER AUTHORIZED					
UTILITY CO NOTIFIED					
FINAL					

VALIDATION

This is an Electrical Permit when properly filled out, signed and validated
Permit void if work is not commenced within 60 days of issuance

33348 JUL 24 73 EP

1973

3.75 R-
BUILDING INSPECTOR'S COPY

FOR APPLICANT TO FILL IN <small>(Use ballpoint pen or typewriter)</small>		JOB ADDRESS OR LOCATION 578 No. AZUSA AVE	
SIGN MANUFACTURER'S NAME		NAME OF THE ESTABLISHMENT ACME BUSINESS SALES	
MAILING ADDRESS OWNER		NAME OF CONTRACTOR INSTALLING SIGN OWNER	
SIGN OWNER'S NAME George F. Bischoff		STATE LICENSE NO	COVINA BUSINESS LICENSE NO
MAILING ADDRESS AND PHONE 17015 Bell Brook, Covina 331-9460		1 I hereby acknowledge that I have read this application and state that the information given is correct 2 In consideration of the issuance and delivery to me by the Planning and Building Departments of the City of Covina of the permit granted under this application, I hereby agree to comply with the provisions of the sign ordinance and all other applicable ordinances of the City of Covina and with all State laws pertaining to the installation of signs, whether specified or not, and will in all things strictly comply with the conditions of the permit granted under this application.	
PHYSICAL DESCRIPTION OF THE PROPERTY			
EXISTING AND/OR PROPOSED USE OF THE PROPERTY REAL ESTATE SALES		DATED 6/1/76	
SIZE OF BUILDING FACE UPON WHICH SIGN IS TO BE PLACED	HEIGHT _____ FT	PERMITTEE'S SIGNATURE George F. Bischoff	
NUMBER, TYPE AND SIZE OF EXISTING SIGNS ON PROPERTY		MAILING ADDRESS AND PHONE 17015 Bell Brook COVINA 331-9460	
new sign to read:		FOR OFFICE USE ONLY	
Acme Business Sales			
LINEAL FRONT FOOTAGE OF THE PROPERTY 23'			
DISTANCE FROM PROPERTY LINES TO ANY EXISTING FREESTANDING SIGNS			
DESCRIPTION OF THE PROPOSED SIGN		SIZE OF COPY AREA _____ SQ FT	PERCENTAGE OF COPY AREA TO BACKGROUND AREA _____ %
TYPE OF SIGN (Check more than one if applicable)		ZONING & SPECIAL CONDITIONS	
DOUBLE FACE <input type="checkbox"/> NON-ELECTRICAL <input checked="" type="checkbox"/> FREESTANDING SIGN <input type="checkbox"/>		ZONE	
SINGLE FACE <input checked="" type="checkbox"/> WALL SIGN <input type="checkbox"/> PEDESTRIAN SIGN <input type="checkbox"/>		CONDITIONS BY VARIANCE NO	
ELECTRICAL <input type="checkbox"/> PROJECTING SIGN <input type="checkbox"/> WINDOW SIGN <input type="checkbox"/>		CONDITIONS BY USE PERMIT NO	
TYPE OF MATERIAL METAL AND PLASTIC <input checked="" type="checkbox"/> METAL <input type="checkbox"/> OTHER _____		CONDITIONS BASED ON SIGN REVIEW CRITERIA	
FOR ELECTRICAL OR MOTORIZED SIGNS		NOT TO BE ELECTRICAL	
TOTAL WATTAGE _____		WALTER L. Bone	
BLINKING OR SCINTILLATING LAMPS _____ RATE/MIN		NUMBER & TYPE OF NON-CONFORMING SIGNS TO BE REMOVED	
REVOLVING OR ROTATING SIGN _____ RPM		DATE	
SIZE OF SIGN PANEL	HEIGHT 1' 8 1/2" FT	REVIEWED BY	
	WIDTH 9 1/2" FT	BUILDING INSPECTION RECORD	
	AREA 18 SQ. FT	ITEM	DATE
HEIGHT ABOVE GRADE TO	BOTTOM OF SIGN _____ FT	FOUNDATION SET-BACK AND FOOTING	INSPECTOR
	TOP OF SIGN _____ FT	STRUCTURAL SUPPORT	Walter L. Bone
VALUATION \$ 100.00	PLAN CHECK FEE _____	CLEARANCES	
	PERMIT FEE 2.50		
This is a sign permit when properly filled out, signed, and validated by both the Planning and Building Departments. The permittee has hereby installed a sign as indicated hereon in accordance with the provisions of the sign ordinance of the City of Covina.			
PLANNING DEPARTMENT APPROVAL ENY.	DATE 5-28-76		
BUILDING DEPARTMENT APPROVAL Walter L. Bone	DATE 6-1-76		
This permit is null and void if the work authorized hereon is not commenced within sixty (60) days from the date of issuance, or if such work is suspended or abandoned at any time during construction for a period of one hundred twenty (120) days.			
393		FINAL JUN 1 76 BP	2.50 R- 1976

CITY OF COVINA
BUILDING DEPARTMENT
 331-0111

BUILDING
PERMIT - APPLICATION

OWNER <i>MAYER, FELD</i>		BUILDING ADDRESS <i>867 GLENTANA</i>	
MAIL ADDRESS <i>867 GLENTANA</i>		NEAREST CROSS STREET <i>SAN BERNARDINO Rd.</i>	
CITY <i>Covina</i>	TELEPHONE	MAP NO.	GROUP
CONTRACTOR <i>ORTEGA ROOFING Co.</i>		TYPE CONST.	PROCESSED BY <i>ML</i>
ADDRESS <i>315 N. HOLLOW</i>		ZONE	
CITY <i>W. Covina</i>	TELEPHONE <i>3384944</i>	SPECIAL CONDITIONS	
STATE LICENSE <i>297950</i>	COVINA BUSINESS LICENSE <i>10180</i>	BUILDING SETBACK	YARD
ARCHITECT OR ENGINEER		HWY.	STREET NAME
ADDRESS		EXISTING WIDTH	
CITY	TELEPHONE	FRONT P.L.	
STATE LICENSE	COVINA BUSINESS LICENSE	SIDE P.L.	
LOT	BLOCK	REAR P.L.	
LOT SIZE	TRACT	PLANNING DEPARTMENT APPROVAL	
USE OF EXISTING BUILDINGS	NO. BLDGS. NOW ON LOT	DATE	
METES AND BOUNDS ATTACHED YES _____ NO _____		ENGINEERING DIVISION APPROVAL	
DESCRIPTION OF WORK		HEALTH DEPARTMENT APPROVAL	
		DATE	
NEW	ADD.	ALTER	REPAIR
DEMOLISH	SPECIAL	OCCUPANCY	
SIZE	SQ. FT.	NO. ROOMS	NO. STORIES
EXT. WALL COVERING	INT. WALL COVERING	ROOF COVERING	
PROPOSED USE OF STRUCTURE <i>REROOF, ROCK AREA</i>			
STRONG MOTINO TAX \$ <i>504</i>			
APPLICANT'S SIGNATURE <i>Edmundo Ortega Jr.</i>			
ADDRESS <i>315 N. HOLLOW AVE W.C.</i>			
VALUATION \$ <i>3350</i>	PLAN CHECK FEE \$	HOUSE NUMBER CORRECT AND POSTED	
	PERMIT FEE \$ <i>54.50</i>	FINAL APPROVAL <i>6-24-86 B. Quinn</i>	
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.		PERMITTEE'S SIGNATURE <i>Edmundo Ortega Jr.</i>	
		ADDRESS <i>315 N. HOLLOW AVE W.C.</i>	

THIS IS A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED AND VALIDATED.
 PERMIT VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS OF DATE OF ISSUANCE.
 Plan Check Validation Permit Validation

51991 DEC 1 1 88 BP

55.00 R-
 BUILDING INSPECTOR'S COPY

1980

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.

License Class 259950 Lic. Number C-39 Date 12/11/80 Contractor

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's 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 its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he 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 Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his 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 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 Contractor's 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 Contractor's License Law.)

I am exempt under Sec. B.&P.C. for this reason Date Owner

WORKERS' 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 (Sec. 3800, Lab.C.).

Policy No. Company STATE COMP FUND

Certified copy is hereby furnished. Certified copy is filed with the county building inspection

department or county department

Date 2/11/80 Applicant

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(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.

Date Applicant

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

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.).

Lender's Name

Lender's Address

I certify that I have read this 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 county to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent

Date

1980

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.
 License Class C-39 Lic Number 264887
 Date 1-5-90 Contractor Interstate Roofing Co.

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's 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 its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by an 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 Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his 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 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 Contractor's 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 Contractor's License Law).

I am exempt under Sec. _____, B.&P.C. for this reason _____
 Date _____ Owner _____

WORKERS' 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 (Sec. 3800, Lab.C.).
 Policy No. _____ Company _____

Certified copy is hereby furnished.
 Certified copy is filed with the county building inspection department or county department.
 Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(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.
 Date 1-5-90 Applicant [Signature]

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I certify that I have read this 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 county to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent

Date

01/05 RE 7274-5-98

177.50

01/05 RE 7275 1 TOTAL

188.34

1990

OWNER <u>Martin Mayerfeld</u>	BUILDING ADDRESS <u>867 Montana</u>
MAIL ADDRESS <u>867 Montana</u>	NEAREST CROSS STREET <u>Gusca</u>
CITY <u>Covina</u> TELEPHONE _____	ROOF <input checked="" type="checkbox"/> REROOF <input checked="" type="checkbox"/>
CONTRACTOR <u>Interstate Roofing</u>	EXISTING ROOF MATERIAL <u>Wood Shake</u>
ADDRESS <u>PO Box 1463</u>	NEW ROOF MATERIAL <u>Clay Tile</u>
CITY <u>Covina</u> TELEPHONE <u>91722</u>	SIZE ROOF <u>3000 sq ft</u>
STATE LICENSE <u>264887</u> COVINA BUSINESS LICENSE _____	
REROOFING REQUIREMENTS	INSPECTION RECORD
1) Ordinance # 1608	
2) Non Combustible or Fire Retardant	
3) WOOD SHAKE or SHINGLE	
Material shall be Pressure Treated or Fire Retardant Type, Class 'A' or 'B'.	
a) All existing wood Shakes must be removed regardless of new roof material.	
b) All sheathing shall be solid, 5/8 inch plywood with exterior glue or 1 inch nominal T&G boards overlaid with asbestos felt, OR.....	
c) Present I.C.B.O. approved research report on material.	
4) Tile, other heavy roofing materials require plans and structural calc's with Engineer's signature.	
VALUATION <u>\$12,000.00</u>	PERMIT FEE <u>\$335.84</u>
APPROVALS	DATE <u>1-5-90</u> INSPECTOR'S SIGNATURE
PRE-ROOFING INSPECTION	
FINAL APPROVAL	
↓ Permit Validation ↓	

2x6 @ 24" o/c
 20' SPAN
 w/ PURLINE
 ICBO # 4202

ROOF SHEATHING INSP. REQUIRED PRIOR TO THE INSTALLATION OF ANY ROOF MATERIAL

THIS IS A ROOFING PERMIT WHEN PROPERLY FILLED OUT, SIGNED AND VALIDATED. PERMIT VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS OF DATE OF ISSUANCE.

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.
 License Class C-39 Lic Number 264887
 Date 1-5-90 Contractor Interstate Roofing Co.

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's 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 its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he 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 Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his 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 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 Contractor's 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 Contractor's License Law.)

I am exempt under Sec. _____, B.&P.C. for this reason _____
 Date _____ Owner _____

WORKERS' 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 (Sec. 3800, Lab.C.)
 Policy No. _____ Company _____
 Certified copy is hereby furnished.
 Certified copy is filed with the county building inspection department or county _____ department.
 Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(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.
 Date 1-5-90 Applicant [Signature]

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I certify that I have read this 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 county to enter upon the above-mentioned property for inspection purposes.

[Signature]
 Signature of Applicant or Agent

01/05-RE 7274 1-5-90
 Date

OWNER	<u>Martin Mayerfeld</u>
MAIL ADDRESS	<u>867 Montana</u>
CITY	<u>Covina</u> TELEPHONE _____
CONTRACTOR	<u>Interstate Roofing</u>
ADDRESS	<u>PO Box 1463</u>
CITY	<u>Covina</u> TELEPHONE <u>91722</u>
STATE LICENSE	<u>264887</u> COVINA BUSINESS LICENSE _____

BUILDING ADDRESS	<u>867 Montana</u>
NEAREST CROSS STREET	<u>Guss</u>
ROOF	<input checked="" type="checkbox"/>
RE-ROOF	<input checked="" type="checkbox"/>
EXISTING ROOF MATERIAL	<u>Wood Shake</u>
NEW ROOF MATERIAL	<u>Clay Tiles</u>
SIZE ROOF	<u>3000 sqft</u>

REROOFING REQUIREMENTS	
1) Ordinance # 1608	
2) Non Combustible or Fire Retardant	
3) WOOD SHAKE or SHINGLE Material shall be Pressure Treated or Fire Retardant Type, Class 'A' or 'B'. a) All existing wood Shakes must be removed regardless of new roof material. b) All sheathing shall be solid, 5/8 inch plywood with exterior glue or 1 inch nominal T&G boards overlaid with asbestos felt, OR..... c) Present I.C.B.O. approved research report on material.	
4) Tile, other heavy roofing materials require plans and structural calc's with Engineer's signature.	

INSPECTION RECORD	
<u>276 @ 24" @ 6</u>	
<u>20' SPAN W/ PURLIN.</u>	
<u>ICBO # 4202</u>	
<u>ROOF SHEATHING INSP. REQUIRED PRIOR TO THE INSTALLATION OF ANY ROOF MATERIAL</u>	

VALUATION	PERMIT FEE
<u>\$12,000.00</u>	<u>\$335.84</u>

APPROVALS	DATE	INSPECTOR'S SIGNATURE
<u>[Signature]</u>	<u>1-5-90</u>	
PRE-ROOFING INSPECTION	<u>1-9-90</u>	<u>W. Carter</u>
FINAL APPROVAL	<u>6-1-90</u>	<u>B. Keen</u>

THIS IS A ROOFING PERMIT WHEN PROPERLY FILLED OUT, SIGNED AND VALIDATED. PERMIT VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS OF DATE OF ISSUANCE.

01/05-RE 7275 1 177.50 01/05 RE 7275 1 TOTAL 159.54
20882
 1990

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.

License Class C-45 Lic. Number 292876
 Date 2-22-95 Contractor ACADEMY / GUY

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's 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 its issuance, also requires the applicant for such permit to file a signed statement that he is licensed to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he 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 Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his 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 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 Contractor's 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 Contractor's License Law).

I am exempt under Sec. _____ B. & P.C. for this reason _____
 Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Company _____
 Certified copy is hereby furnished.
 Certified copy is filed with the county building inspection department or county department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(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.

Date 2-22-95 Applicant [Signature]
 NOTICE TO APPLICANT. If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I certify that I have read this 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 county to enter upon the above mentioned property for inspection purposes.

[Signature] Signature of Applicant or Agent
2-22-95 Date

CITY OF COVINA
BUILDING DIVISION / PLANNING DIVISION

→ SIGN
PERMIT APPLICATION

SIGN OWNER'S NAME <u>WADSWORTH (E/F/E/F/E/L)</u>		JOB ADDRESS OR LOCATION <u>867 CLEARVIEW</u>	
MAILING ADDRESS AND PHONE <u>Ground</u>		NAME OF THE ESTABLISHMENT <u>C.F.E. INC</u>	
PHYSICAL DESCRIPTION OF THE PROPERTY		NAME OF CONTRACTOR INSTALLING SIGN <u>ACADEMY</u>	
EXISTING AND/OR PROPOSED USE OF THE PROPERTY		MAILING ADDRESS <u>1540 W. SERRAVALLO</u>	
SIZE OF BUILDING FACE UPON WHICH SIGN IS TO BE PLACED	HEIGHT _____ FT. WIDTH _____ FT.	TELEPHONE <u>915 5694</u>	STATE LICENSE NO. <u>292876</u> COVINA BUSINESS LICENSE NO.
NEW SIGN TO READ: <input type="checkbox"/> TEMPORARY SIGN DATES FROM: _____ TO: _____		1. This is a sign permit when properly filled out, signed by both the Planning and Building Departments and validated. 2. In consideration of the issuance and delivery to me by the Planning and Building Departments of the City of Covina of the permit granted under this application, I hereby agree to comply with the provisions of the sign ordinance and all other applicable ordinances of the City of Covina and with all State laws pertaining to the installation of signs, whether specified or not, and will in all things strictly comply with the conditions of the permit granted under this application. 3. This permit is null and void if the work authorized hereon is not commenced within (180) days from the date of issuance, or if such work is suspended or abandoned at any time during construction for a period of one hundred eighty (180) days.	
FACE CHANGE ONLY <input checked="" type="checkbox"/>		DATED <u>2-23-94</u>	
LINEAL FRONT FOOTAGE OF THE PROPERTY		PERMITTEE'S SIGNATURE <u>[Signature]</u>	
DISTANCE TO NEAREST FREE STANDING SIGN ON THE SAME STREET SIDE		MAILING ADDRESS AND PHONE <u>915 5694</u>	
SIZE, HEIGHT AND TYPE OF ANY EXISTING SIGNS TO REMAIN ON SITE		FOR OFFICE USE ONLY	
DESCRIPTION OF THE PROPOSED SIGN(S) <u>175 CENTURY FINANCIAL ESCORT INC</u>		SIZE OF COPY AREA _____ SQ. FT. PERCENTAGE OF COPY AREA TO BACKGROUND AREA _____ %	
TYPE OF SIGN (Check more than one if applicable)		USE PERMIT, VARIANCE OR SPECIAL PERMIT NO. _____ ZONE _____	
DOUBLE FACE <input checked="" type="checkbox"/>	NON-ELECTRICAL <input type="checkbox"/>	FREESTANDING SIGN <input type="checkbox"/>	COMMENTS/CONDITIONS OF INSTALLATION
SINGLE FACE <input type="checkbox"/>	WALL SIGN <input type="checkbox"/>	PEDESTRIAN SIGN <input type="checkbox"/>	
ELECTRICAL <input type="checkbox"/>	MONUMENT SIGN <input type="checkbox"/>	WINDOW SIGN <input type="checkbox"/>	
TYPE OF MATERIAL <u>ALEX</u>		BUILDING INSPECTION RECORD	
FOR ELECTRICAL OR MOTORIZED SIGNS: TOTAL WATTAGE _____		ITEM	
BLINKING OR SCINTILLING LAMPS _____ RATE/MIN.		DATE	
REVOLVING OR ROTATING SIGN _____ RPM		INSPECTOR	
SIZE OF SIGN PANEL	HEIGHT <u>4'</u> FT. WIDTH <u>10'</u> FT. AREA <u>40</u> SQ. FT.	FOUNDATION SET-BACK AND FOOTING	
HEIGHT ABOVE GRADE TO	BOTTOM OF SIGN _____ FT. TOP OF SIGN _____ FT.	STRUCTURAL SUPPORT	
VALUATION OF SIGN \$ <u>700.00</u>		CLEARANCES	
ZONING FEE _____		FINAL (Planning Dept.)	
BUILDING INSPECTION FEE <u>17.00</u>		FINAL (Building Dept.)	
ELECTRICAL FEE (Sign w/on branch circuit) _____		DATE <u>2-23-95</u>	
TOTAL FEE <u>47.00</u>		DATE <u>2-23-95</u>	
PLANNING DEPARTMENT APPROVAL		DATE	
BUILDING DEPARTMENT APPROVAL <u>02/23 RE</u>		DATE	

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.

License Class C45 Lic. Number 252876
 Date 2-23-95 Contractor ROBERT M. GILLEN

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's 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 its issuance, also requires the applicant for such permit to file a signed statement that he is licensed to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he 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 Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his 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 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 Contractor's 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 Contractor's License Law).

I am exempt under Sec. _____ B. & P.C. for this reason _____
 Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Company _____
 Certified copy is hereby furnished.
 Certified copy is filed with the county building inspection department or county department.
 Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(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.

Date 2-23-95 Applicant Wendell
 NOTICE TO APPLICANT. If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I certify that I have read this 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 county to enter upon the above mentioned property for inspection purposes.

Wendell Signature of Applicant or Agent 2-23-95 Date

CITY OF COVINA BUILDING DIVISION / PLANNING DIVISION

S I G N PERMIT APPLICATION

SIGN OWNER'S NAME <u>WENDY WEINERFIELD</u>		JOB ADDRESS OR LOCATION <u>867 CLENTAIR</u>	
MAILING ADDRESS AND PHONE <u>Grand</u>		NAME OF THE ESTABLISHMENT <u>C.F.E., INC.</u>	
PHYSICAL DESCRIPTION OF THE PROPERTY		NAME OF CONTRACTOR INSTALLING SIGN <u>ROBERT M. GILLEN</u>	
EXISTING AND/OR PROPOSED USE OF THE PROPERTY		MAILING ADDRESS <u>1940 W. SANBORN AVENUE</u>	
SIZE OF BUILDING FACE UPON WHICH SIGN IS TO BE PLACED		PHONE <u>9155694</u>	
HEIGHT _____ FT.	WIDTH _____ FT.	STATE LICENSE NO. <u>252876</u>	COVINA BUSINESS LICENSE NO.
NEW SIGN TO READ:		1. This is a sign permit when properly filled out, signed by both the Planning and Building Departments and validated.	
<input type="checkbox"/> TEMPORARY SIGN	DATES FROM: _____ TO: _____	2. In consideration of the issuance and delivery to me by the Planning and Building Departments of the City of Covina of the permit granted under this application, I hereby agree to comply with the provisions of the sign ordinance and all other applicable ordinances of the City of Covina and with all State laws pertaining to the installation of signs, whether specified or not, and will in all things strictly comply with the conditions of the permit granted under this application.	
FACE CHANGE ONLY <input checked="" type="checkbox"/>		3. This permit is null and void if the work authorized hereon is not commenced within (180) days from the date of issuance, or if such work is suspended or abandoned at any time during construction for a period of one hundred eighty (180) days.	
LINEAL FRONT FOOTAGE OF THE PROPERTY		DATED <u>2-23-95</u>	
DISTANCE TO NEAREST FREE STANDING SIGN ON THE SAME STREET SIDE		PERMITTEE'S SIGNATURE <u>Wendell</u>	
SIZE, HEIGHT AND TYPE OF ANY EXISTING SIGNS TO REMAIN ON SITE		MAILING ADDRESS AND PHONE <u>9155694</u>	
DESCRIPTION OF THE PROPOSED SIGN(S) <u>199 CENTURY FINANCIAL ESCROW - INC</u>		FOR OFFICE USE ONLY	
TYPE OF SIGN (Check more than one if applicable)		SIZE OF COPY AREA _____ SQ. FT.	
DOUBLE FACE <input checked="" type="checkbox"/>	NON-ELECTRICAL <input type="checkbox"/>	FREESTANDING SIGN <input type="checkbox"/>	PERCENTAGE OF COPY AREA TO BACKGROUND AREA _____ %
SINGLE FACE <input type="checkbox"/>	WALL SIGN <input type="checkbox"/>	PEDESTRIAN SIGN <input type="checkbox"/>	USE PERMIT, VARIANCE OR SPECIAL PERMIT NO. _____
ELECTRICAL <input type="checkbox"/>	MONUMENT SIGN <input type="checkbox"/>	WINDOW SIGN <input type="checkbox"/>	ZONE _____
TYPE OF MATERIAL <u>ALUM</u>		COMMENTS/CONDITIONS OF INSTALLATION	
FOR ELECTRICAL OR MOTORIZED SIGNS: TOTAL WATTAGE _____			
BLINKING OR SCINTILLING LAMPS _____ RATE/MIN.			
REVOLVING OR ROTATING SIGN _____ RPM			
SIZE OF SIGN PANEL	HEIGHT <u>4</u> FT.	WIDTH <u>10</u> FT.	AREA <u>40</u> SQ. FT.
HEIGHT ABOVE GRADE TO	BOTTOM OF SIGN _____ FT.	TOP OF SIGN _____ FT.	
VALUATION OF SIGN \$ <u>700.00</u>		FOUNDATION SET-BACK AND FOOTING	
ZONING FEE <u>30.00</u>		STRUCTURAL SUPPORT	
BUILDING INSPECTION FEE <u>17.00</u>		CLEARANCES <u>1994</u>	
ELECTRICAL FEE (Sign w/on branch circuit)			
TOTAL FEE <u>47.00</u>			
PLANNING DEPARTMENT APPROVAL <u>[Signature]</u>	DATE <u>2-23-95</u>	FINAL (Planning Dept.) <u>[Signature]</u>	
BUILDING DEPARTMENT APPROVAL <u>[Signature]</u>	DATE _____	FINAL (Building Dept.) <u>[Signature]</u>	

CITY OF COVINA

125 E. College St. - (818) 858 - 7236

BUILDING SAFETY/CODE ENFORCEMENT

● CORRECTION NOTICE ●

Job Address 580 N. AZUSA

Owner/Tenant E. T. SNELL

Mr. Snell's complaint was made to me when I arrived at above address.

The building owner has the A.C. on a clock timer which is not conducive to his work schedule, i.e. nights & weekends. He also mentioned that there wasn't an exhaust fan in the restroom & no toilet paper in the same restroom.

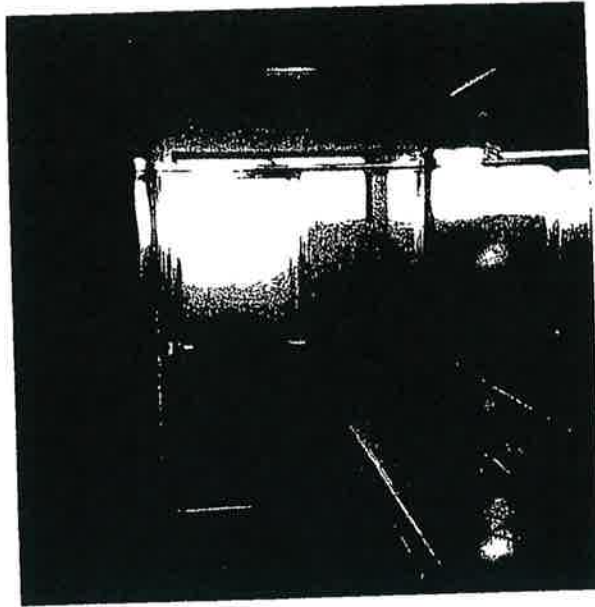
Photos taken (attached)

I found that the restroom has a window that meets the ventilation requirement, although it didn't have a bug screen on the window, but I don't see a code violation, the occupancy is a B-2 (office building)

Date 7-6-94

Inspector Kyle R Lee

1794



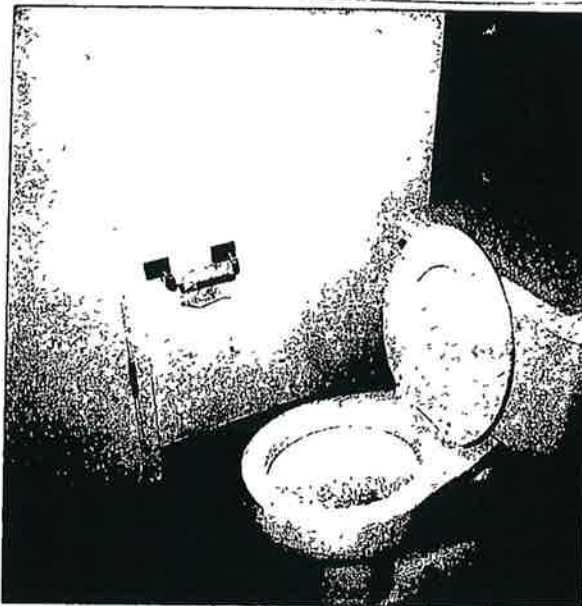
NO Exhaust Vent

Window NO Screen

580 N. Azusa

7/5/94

No screen on bathroom window.



NO PAPER

1994

33 302 PUL-ROIDE

580 N. Azusa E.T. SNELL

7/5/94

CENTURY FINANCIAL
ESCROWS INC.

SWING LOANS INC.
REAL ESTATE LOANS

TEXCOTE FINISH

VAN EH



Academy Sign

ELECTRICAL ADVERTISING • MAINTENANCE • LEASES

1540 WEST SAN BERNARDINO ROAD, COVINA, CA 91722 (818) 912-1111



APPROVED

[Signature]
CITY ENGINEER

2-23-95

DATE

NO
CITY OF COVINA,
PLANNING DEPARTMENT

8-5"

75 FACE CHANGE AND FACING TO THE SIGN / 1/2" = 1'-0"

Title	Design No.	Request	Designer	FILE # FET
Location	Sheet	Job No.	Drawn by	
Date	Scale	Client Approval		

CENTURY FINANCIAL
ESCROWS INC.

TEXCOTE FINISH

VAN EH



Academy Sign

ELECTRICAL ADVERTISING • MAINTENANCE • LEASES

1540 WEST SAN BERNARDINO ROAD, COVINA, CA 91722 (818) 9

8'-0"

SWING LOANS INC.
REAL ESTATE LOANS

TEXCOTE FINISH



APPROVED

Gene Blum
WINNER

2-23-95

DATE

NO
CITY OF COVINA
PLANNING DEPARTMENT

NO FACE CHANGE AND FASTENING TO BE SUNK $1/2" = 1'-0"$

1995

Title	Design No.	Revisions	Designer
Location	Scale	Date	Company

FILE # FEI

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.

License Class 374153 Lic. Number C39
 Date 1/4/99 Contractor FEDERAL BUILDING SERVICE

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's 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 its issuance, also requires the applicant for such permit to file a signed statement that he is licensed to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he 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 Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his 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 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 Contractor's 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 Contractor's License Law).

I am exempt under Sec. _____ B. & P.C.

for this reason _____
 Date 1/4/99 Owner Richard J. [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 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 _____

POLICY NUMBER _____

(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 _____ APPLICANT _____

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 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CITY OF COVINA
BUILDING DIVISION (626) 858-7236

Roof →

BUILDING PERMIT APPLICATION

OWNER <u>MARTIN MAJEC FIELD</u>		JOB ADDRESS <u>867 GLENTANA</u>	
MAILING ADDRESS <u>867 GLENTANA</u>		ZONE <u>CA</u>	SPECIAL CONDITIONS
CITY <u>COVINA CA</u> ZIP <u>91722</u>		Flooding Requirements 1. 30 year Antiflood Standard Stages 2. Preliminary Flood Hazard Study 3. Final Design Flood Hazard Study	
AREA CODE & PHONE <u>626-331-0568</u>		SCHOOL FEES	
CONTRACTOR <u>FEDERAL BUILDING SERVICE</u>		VALUATION <u>\$ 7400.00</u>	
MAILING ADDRESS <u>841 FOXWORTH AV.</u>		CONTRACTOR'S LICENSE VERIFICATION FEE <u>\$ 3.50</u>	
CITY <u>LA PUENTE CA</u> ZIP <u>91744</u>		STRONG MOTION INSTRUMENTATION PROGRAM <u>\$</u>	
AREA CODE & PHONE <u>(626) 917-1078</u>		PLAN CHECK FEE <u>\$</u>	
DESIGNER		ENERGY FEE <u>\$</u>	
MAILING ADDRESS <u>NOTICE</u>		PERMIT ISSUANCE FEE <u>\$ 17.00</u>	
CITY <u>CITY'S FRANCHISED REFUSE HAULER, COVINA, CALIF.</u>		PERMIT FEE <u>\$ 131.50</u>	
AREA CODE & PHONE <u>CUSTOMER SERVICE (916) 888-8100</u>		TOTAL BUILDING PERMIT FEE <u>\$ 152.00</u>	
STATE LIC. NO. _____		ZONING FEE <u>\$ 25.00</u>	
PROPOSAL <u>REPLACE OFF GRAVEL ROOF TO SHEETING AND INSTALL 304L CLASS A FIRE RATED COMP. SHINGLES</u>		APPROVALS	DATE
SQUARE FOOTAGE <u>3700 sq ft</u>		INSPECTOR'S SIGNATURE	
BUILDING <u>Adyut Bul</u> DATE <u>1/4/99</u>	ENGINEERING _____ DATE _____	FOUNDATION: LOCATION, FORMS, MATERIALS	
FIRE DEPT. _____ DATE _____	PLANNING <u>N/A</u> DATE _____	JOISTS & GIRDERS	
CONSTRUCTION LENDING AGENCY		SHEAR PANEL	
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, Civ. C.)		FRAMING	
LENDER'S NAME _____		GYPSON INTERIOR	
LENDER'S ADDRESS _____		LATH EXTERIOR	
I certify that I have read this 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.		INSULATION	
<u>[Signature]</u> DATE <u>1/4/99</u>		ROOF SHEATHING	
SIGNATURE OF APPLICANT OR AGENT		UNDERFLOOR INSUL.	
		BLOCKWALL PRE-GROUT	
		SMOKE DETECTORS	
		HOUSE NUMBER PLAN CORRECT & POSTED <u>1/19/99</u>	
		FINAL APPROVAL <u>1-19-99</u>	<u>[Signature]</u>

Inspections are required every 180 days, minimum. This permit will expire if inspections are not requested within the minimum time frame. Expired permits require the payment of additional fees. Contact the Building Division at (626) 858-7236 for inspections.

PLAN CHECK NO. _____
 BUILDING PERMIT NO. 17067-99
 INSPECTOR'S

1999

RECORDING REQUESTED BY
AND MAIL TO

CITY OF COVINA Neighborhood Preservation
125 East College Street
Covina, California 91723-2199
(626) 384-5470



March 3, 2010

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

LIEN ON REAL PROPERTY

**NOTICE OF LIEN ON REAL PROPERTY TO BE RECORDED AND SPECIAL TAX
ASSESSMENT PER SECTION 27297 CALIFORNIA GOVERNMENT CODE**

Pursuant to Section 17.59.110, Covina Municipal Code, you are herein requested to record the following special tax assessment upon and against real property located at 578 N. Azusa Ave., City of Covina, Los Angeles County, State of California.

Said property is known and designated in the Los Angeles County Tax Assessor Records as: Mapbook 8432 Page 006 Parcel 017

OWNER(S) OF RECORD Martin Mayerfeld & Elayne Mayerfeld

OWNER(S) RESIDE AT 126 N. Vista St.
Los Angeles, CA 90036

AMOUNT OF LIEN \$5,500

Said lien is for Covina Municipal Code violations failure to comply fine issued by the City of Covina, 125 East College Street, Covina, California 91723-2199. Said violation occurred on March 3, 2008 and consisted of: substandard property detrimental to the health, safety, and welfare of the public and surrounding neighborhood.

AFFIDAVIT

I, Chris Ulmer, being duly sworn, deposed and say that I am the Neighborhood Preservation Officer in and for the City of Covina and the foregoing statement and documents herein are in all respects true and correct to the best of my knowledge and belief.

Signed Chris Ulmer This 3rd day of March, 2010

2010

ACKNOWLEDGMENT

State of California
County of Los Angeles

On March 3, 2010 before me, Cynthia L. Petersen, Notary Public,
(insert name and title of the officer)

personally appeared Chris Ulmer, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Cynthia L Petersen (Seal)

2010

This page is part of your document - DO NOT DISCARD

20100306786



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

03/05/10 AT 02:45PM

RECEIVED
COUNTY CLERK
10 MAR 15 AM 8:32

FEES:	0.00
TAXES:	0.00
OTHER:	0.00
PAID:	0.00



LEADSHEET



201003050100010

00002022297



002571196

SEQ:
01

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

2010



CITY OF COVINA

VIA ELECTRONIC MAIL

June 7, 2022

Tim Hersch
2619 Sierra Way
La Verne, CA 91750
picenv@verizon.net

Re: Public Records Act Request PRR 22-191

Dear Mr. Hersch:

On May 31, 2022, the City of Covina ("City") received your request for public records. In accordance with Government Code Sections 6253(c) and 6255(b), this letter serves as the City's written response to your request. Your request is as follows:

- Building Dept. and Industrial Waste permit records for 578-580 North Azusa Ave. and 865-867 Glentana Street

The City's response is as follows:

Attached are the documents determined to be responsive to your request as stated above.

Should you have any questions or require additional information, please contact our office at 626-384-5430 or cityclerk@covinaca.gov.

Respectfully,

Jackie Cortez
Administrative Intern

APPENDIX D:
HISTORIC TOPOGRAPHIC MAPS

578 N AZUSA AVE
578 N AZUSA AVE
COVINA, CA 91722

Inquiry Number: 6994581.4
May 25, 2022

EDR Historical Topo Map Report

with QuadMatch™



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

EDR Historical Topo Map Report

05/25/22

Site Name:

578 N AZUSA AVE
578 N AZUSA AVE
COVINA, CA 91722
EDR Inquiry # 6994581.4

Client Name:

PIC Environmental Services
2619 Sierra Way
La Verne, CA 91750
Contact: Tim Hersch



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by PIC Environmental Services were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

Coordinates:

P.O.# NA
Project: E4411

Latitude: 34.09087 34° 5' 27" North
Longitude: -117.907387 -117° 54' 27" West
UTM Zone: Zone 11 North
UTM X Meters: 416292.80
UTM Y Meters: 3772603.08
Elevation: 499.00' above sea level

Maps Provided:

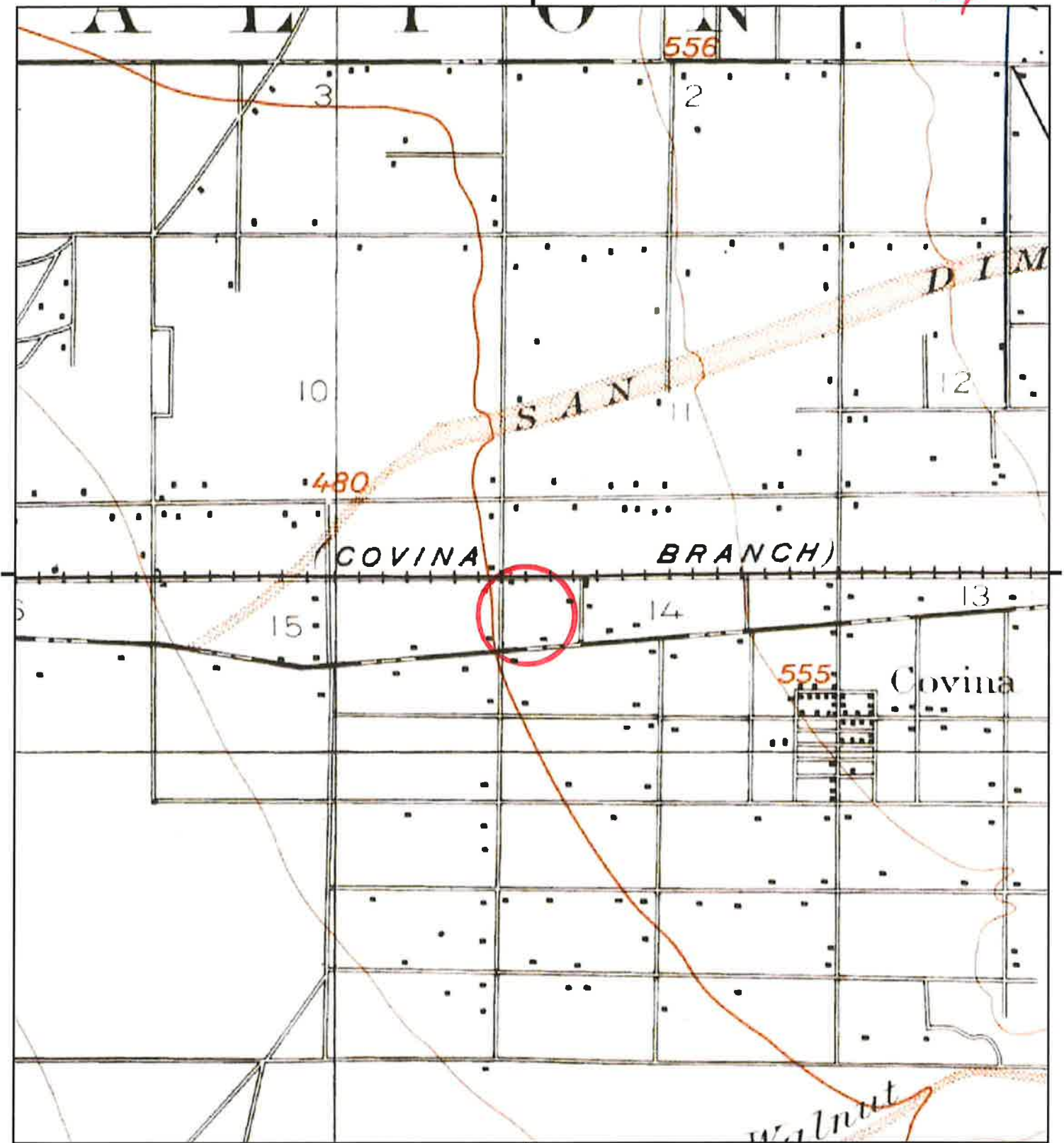
2018	1933
2015	1927, 1928
2012	1925
1981	1904
1972	1898
1966	1897
1953	1894
1939	

Disclaimer - Copyright and Trademark Notice

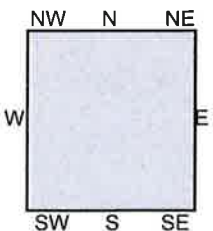
This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2022 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.



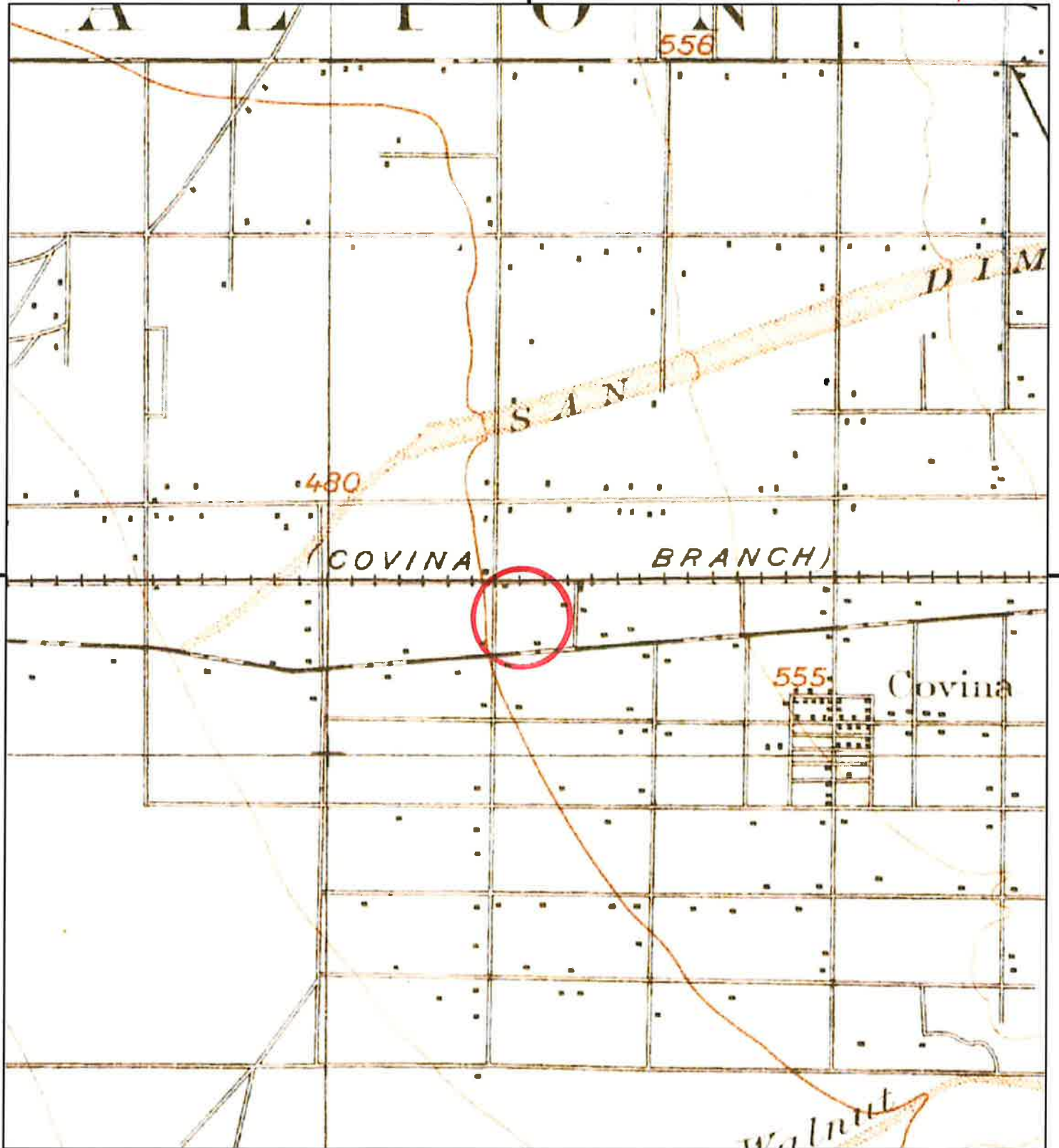
This report includes information from the following map sheet(s).



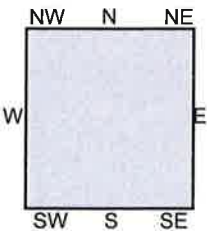
TP, Pomona, 1894, 15-minute

SITE NAME: 578 N AZUSA AVE
ADDRESS: 578 N AZUSA AVE
COVINA, CA 91722
CLIENT: PIC Environmental Services





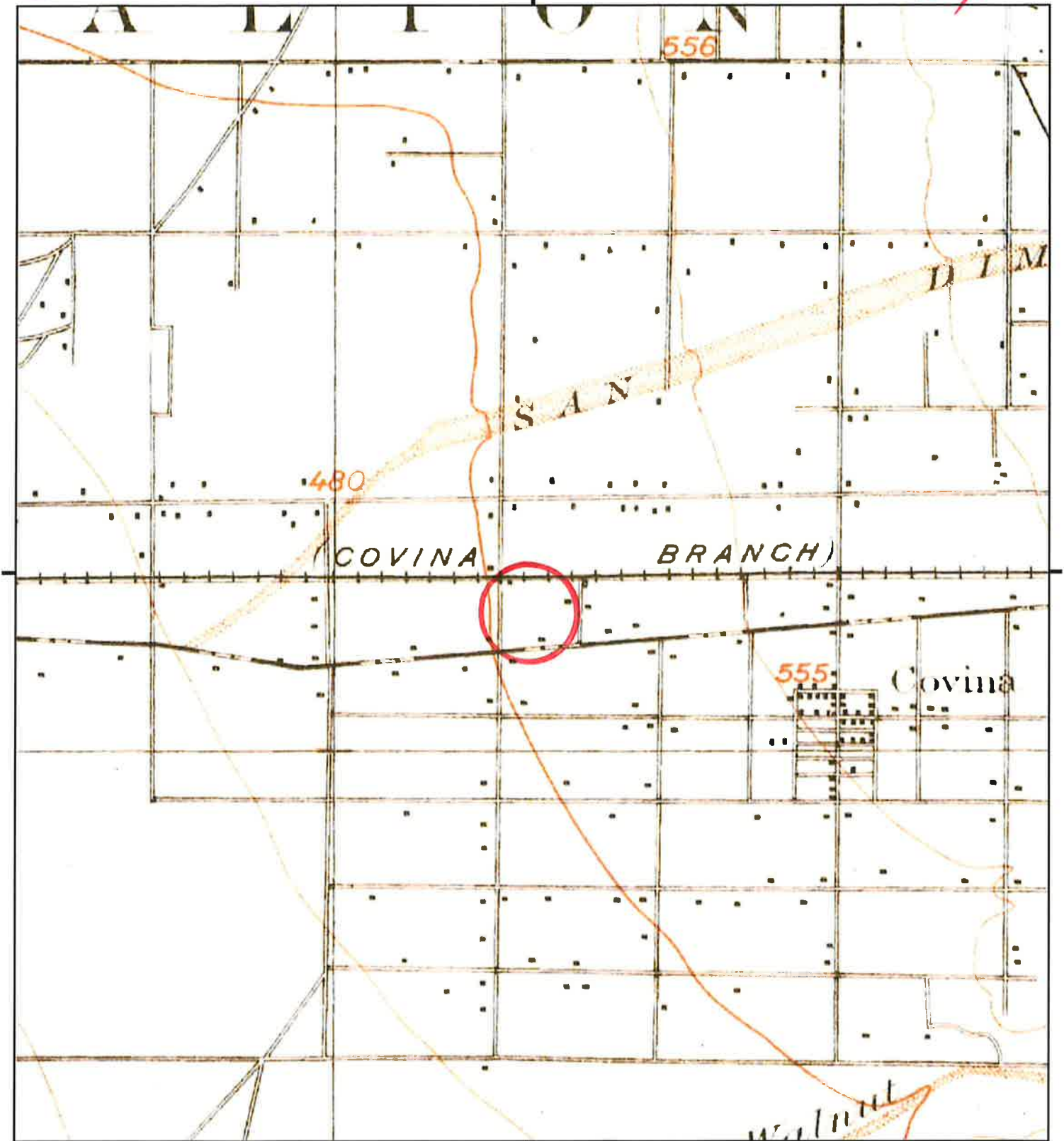
This report includes information from the following map sheet(s).



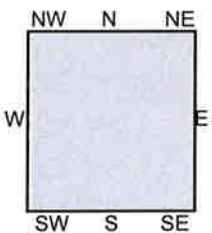
TP, Pomona, 1897, 15-minute

SITE NAME: 578 N AZUSA AVE
ADDRESS: 578 N AZUSA AVE
COVINA, CA 91722
CLIENT: PIC Environmental Services





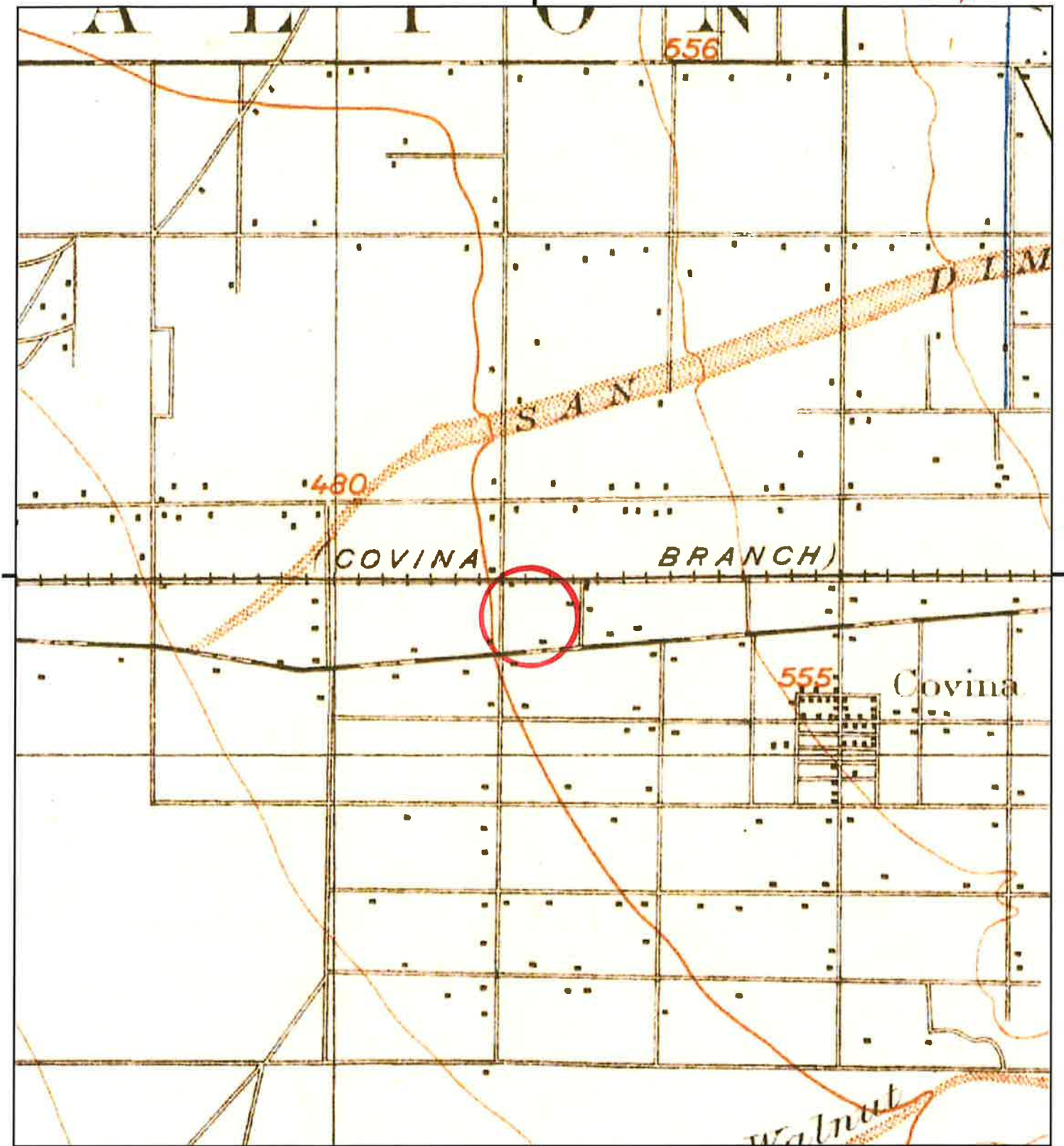
This report includes information from the following map sheet(s).



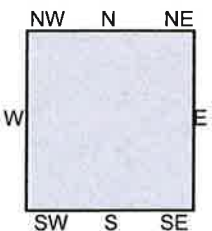
TP, Pomona, 1898, 15-minute

SITE NAME: 578 N AZUSA AVE
ADDRESS: 578 N AZUSA AVE
COVINA, CA 91722
CLIENT: PIC Environmental Services





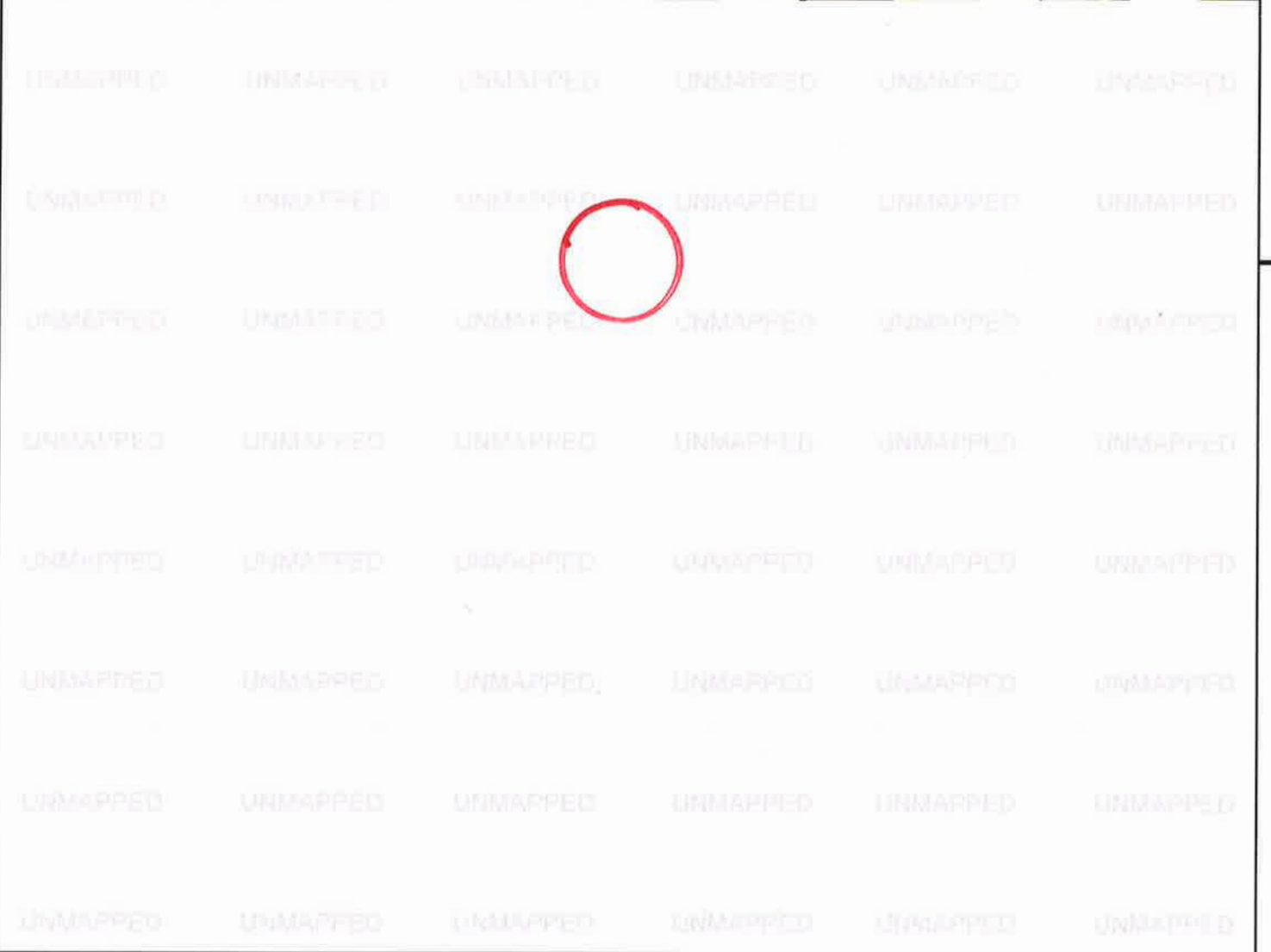
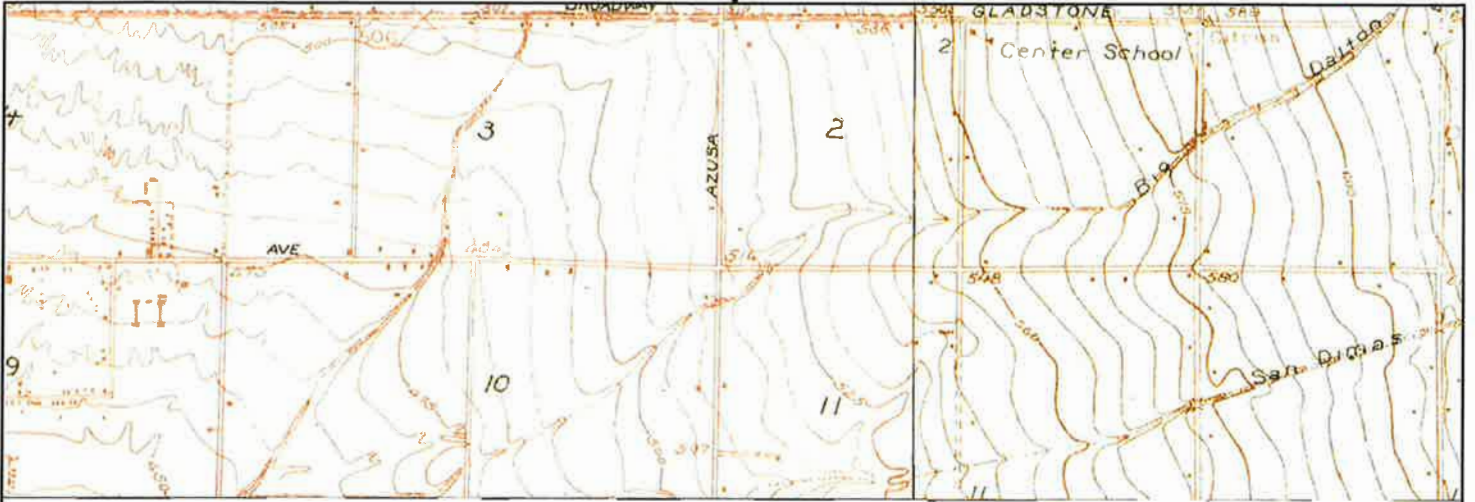
This report includes information from the following map sheet(s).



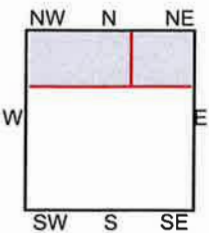
TP, Pomona, 1904, 15-minute

SITE NAME: 578 N AZUSA AVE
ADDRESS: 578 N AZUSA AVE
COVINA, CA 91722
CLIENT: PIC Environmental Services





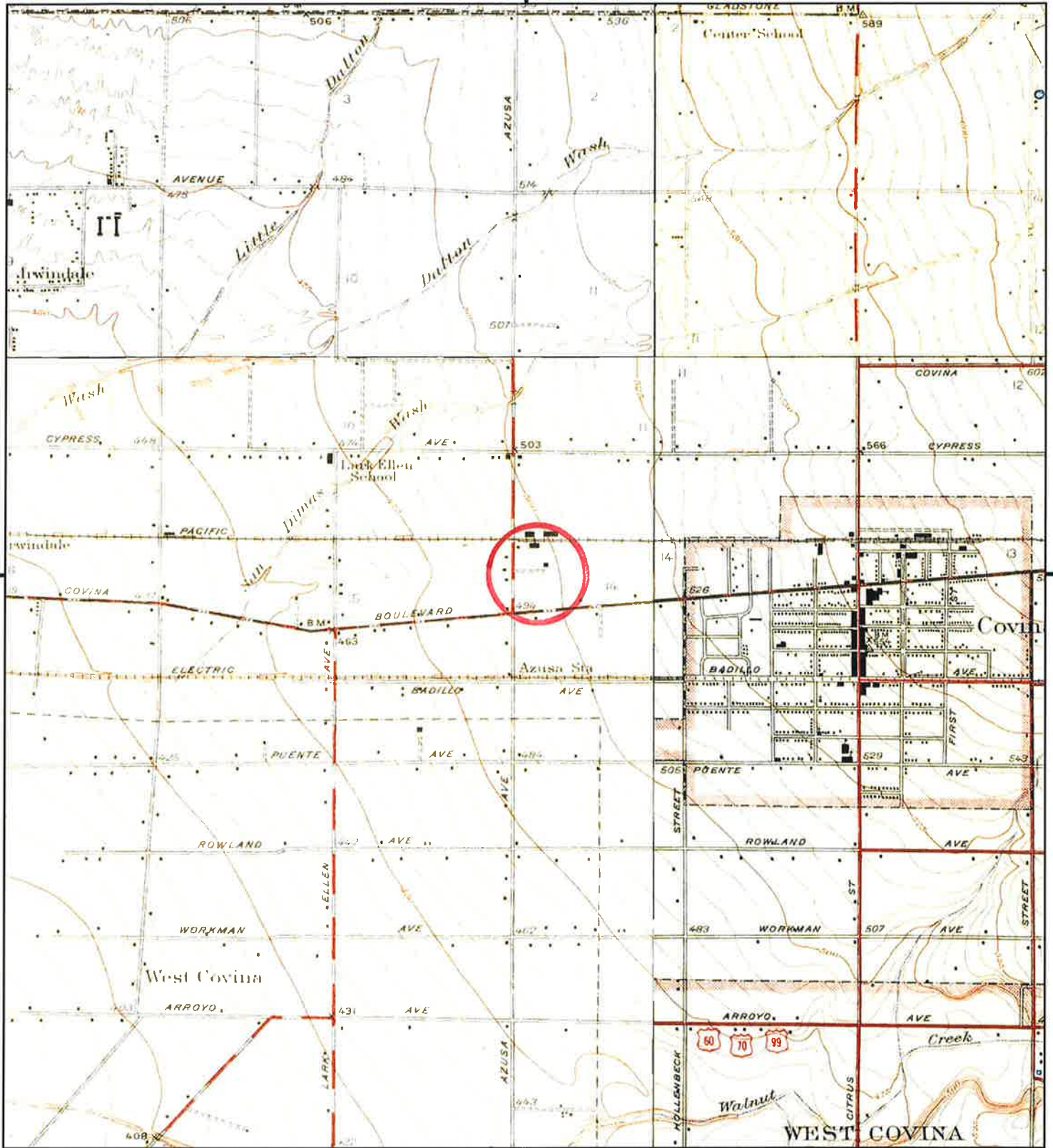
This report includes information from the following map sheet(s).



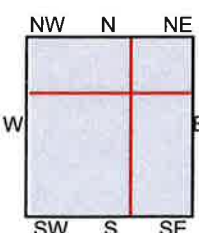
NE, Glendora, 1925, 7.5-minute
NW, Azusa, 1925, 7.5-minute

SITE NAME: 578 N AZUSA AVE
ADDRESS: 578 N AZUSA AVE
COVINA, CA 91722
CLIENT: PIC Environmental Services





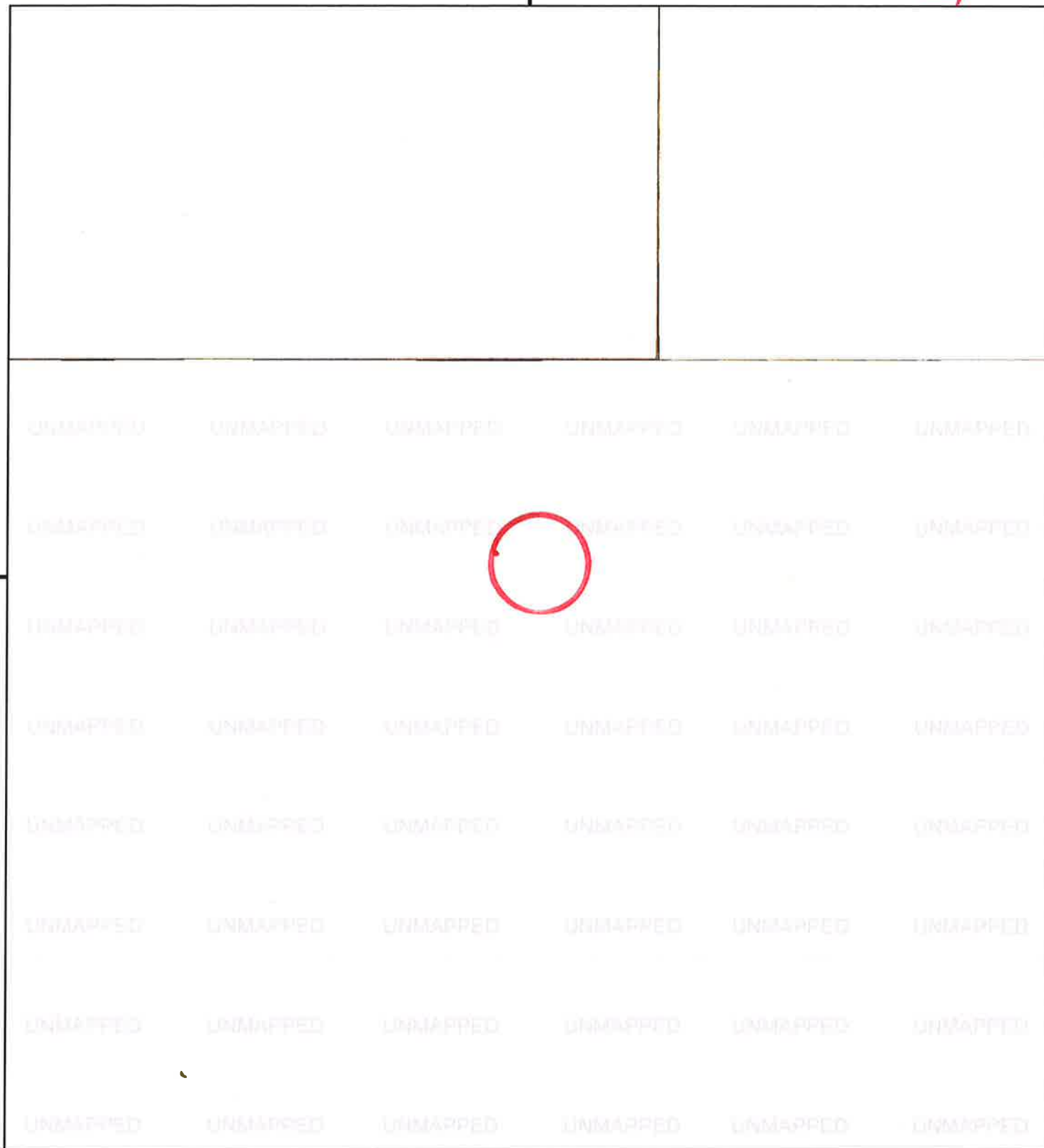
This report includes information from the following map sheet(s).



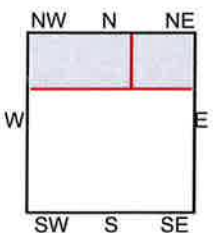
TP, Puente, 1927, 7.5-minute
 NE, Glendora, 1927, 7.5-minute
 SE, Covina, 1927, 7.5-minute
 NW, Azusa, 1928, 7.5-minute

SITE NAME: 578 N AZUSA AVE
ADDRESS: 578 N AZUSA AVE
 COVINA, CA 91722
CLIENT: PIC Environmental Services





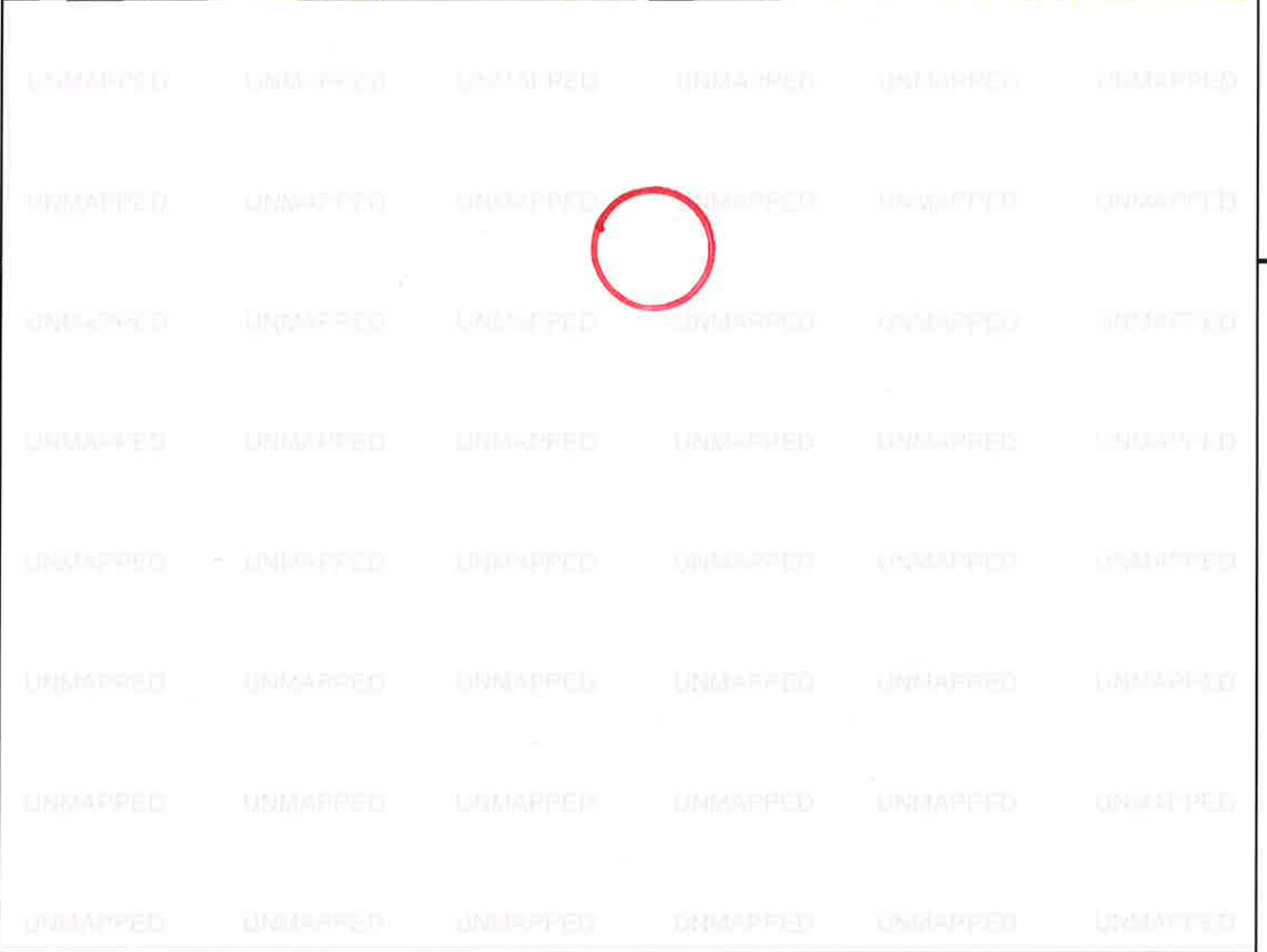
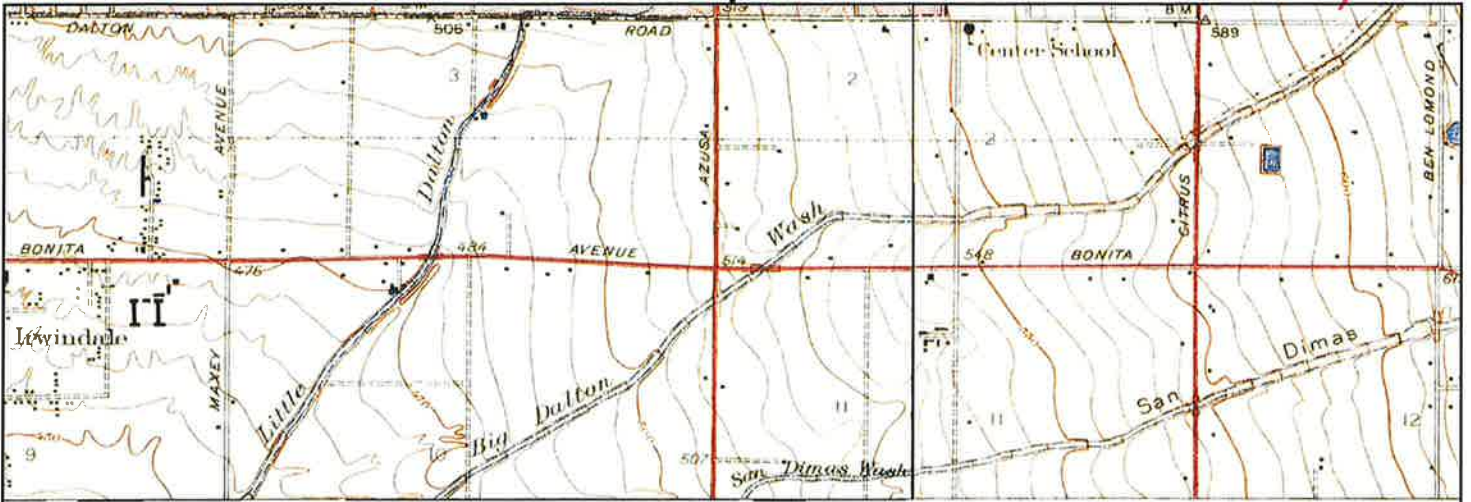
This report includes information from the following map sheet(s).



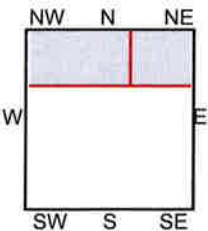
NE, Glendora, 1933, 7.5-minute
NW, Azusa, 1933, 7.5-minute

SITE NAME: 578 N AZUSA AVE
ADDRESS: 578 N AZUSA AVE
COVINA, CA 91722
CLIENT: PIC Environmental Services





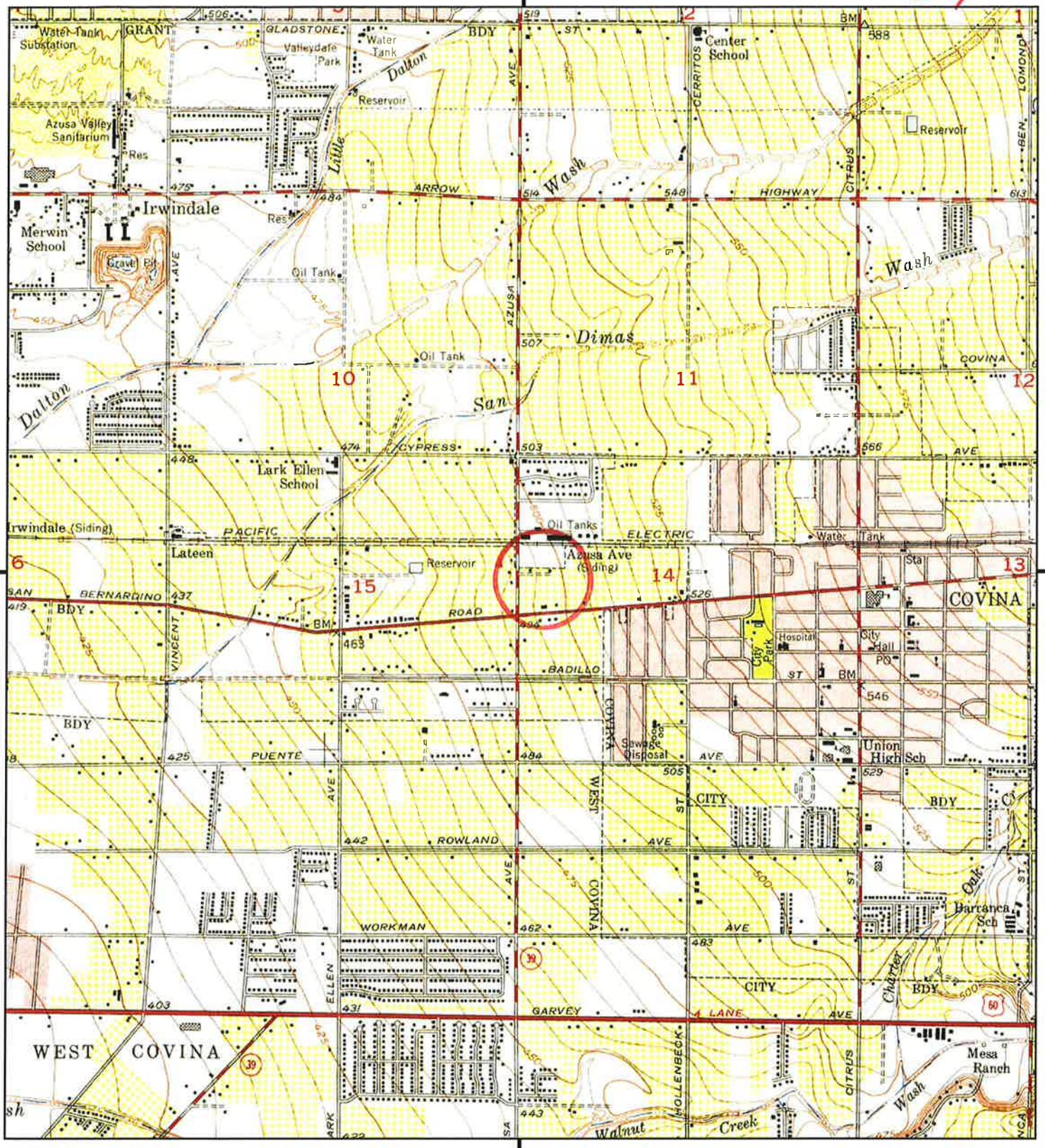
This report includes information from the following map sheet(s).



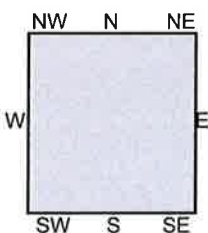
NE, Glendora, 1939, 7.5-minute
 NW, Azusa, 1939, 7.5-minute

SITE NAME: 578 N AZUSA AVE
ADDRESS: 578 N AZUSA AVE
 COVINA, CA 91722
CLIENT: PIC Environmental Services





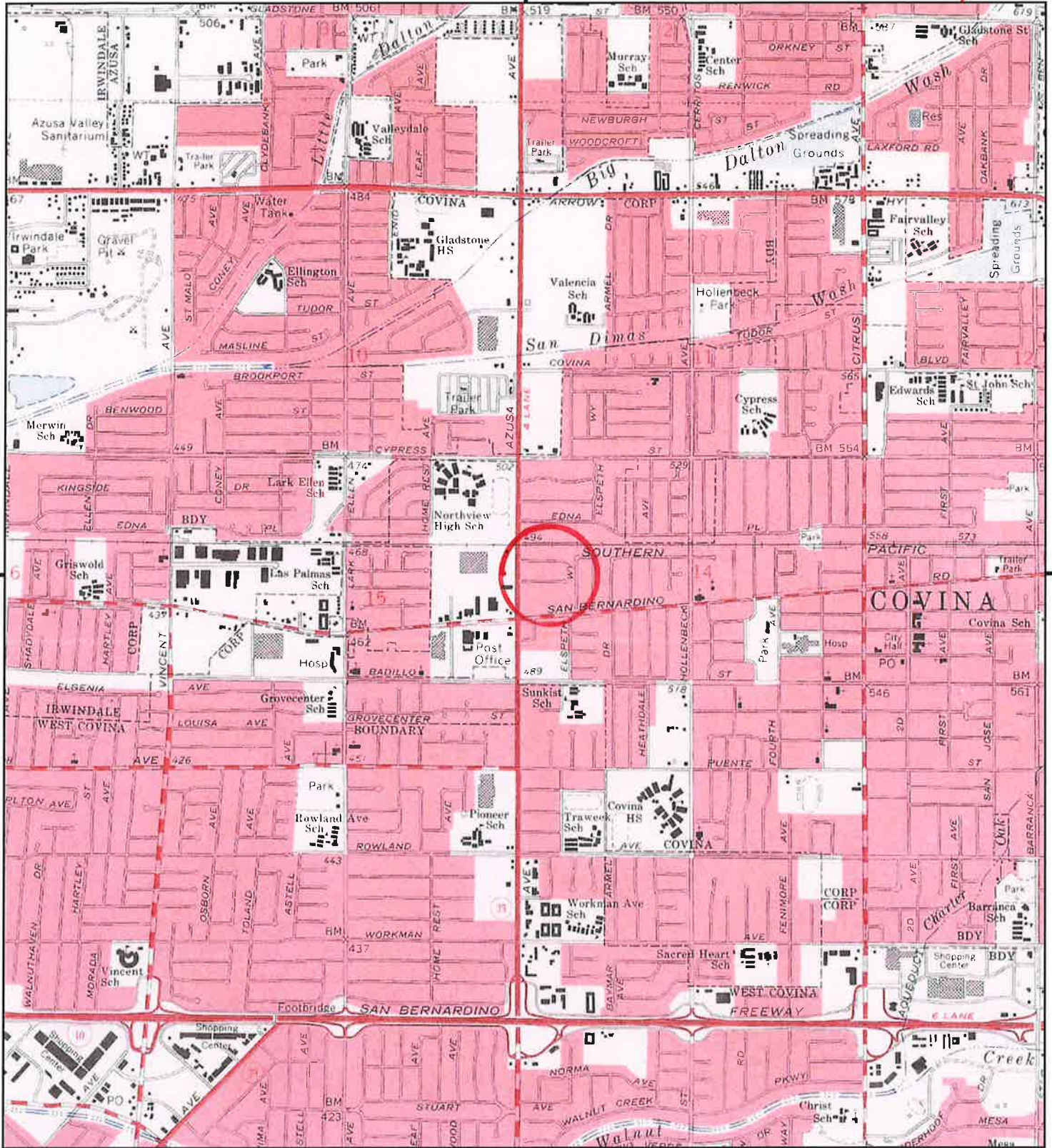
This report includes information from the following map sheet(s).



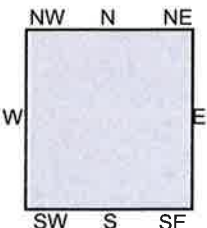
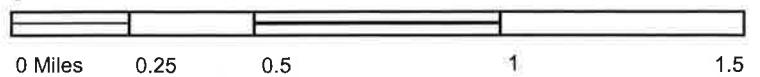
TP, Baldwin Park, 1953, 7.5-minute

SITE NAME: 578 N AZUSA AVE
ADDRESS: 578 N AZUSA AVE
COVINA, CA 91722
CLIENT: PIC Environmental Services





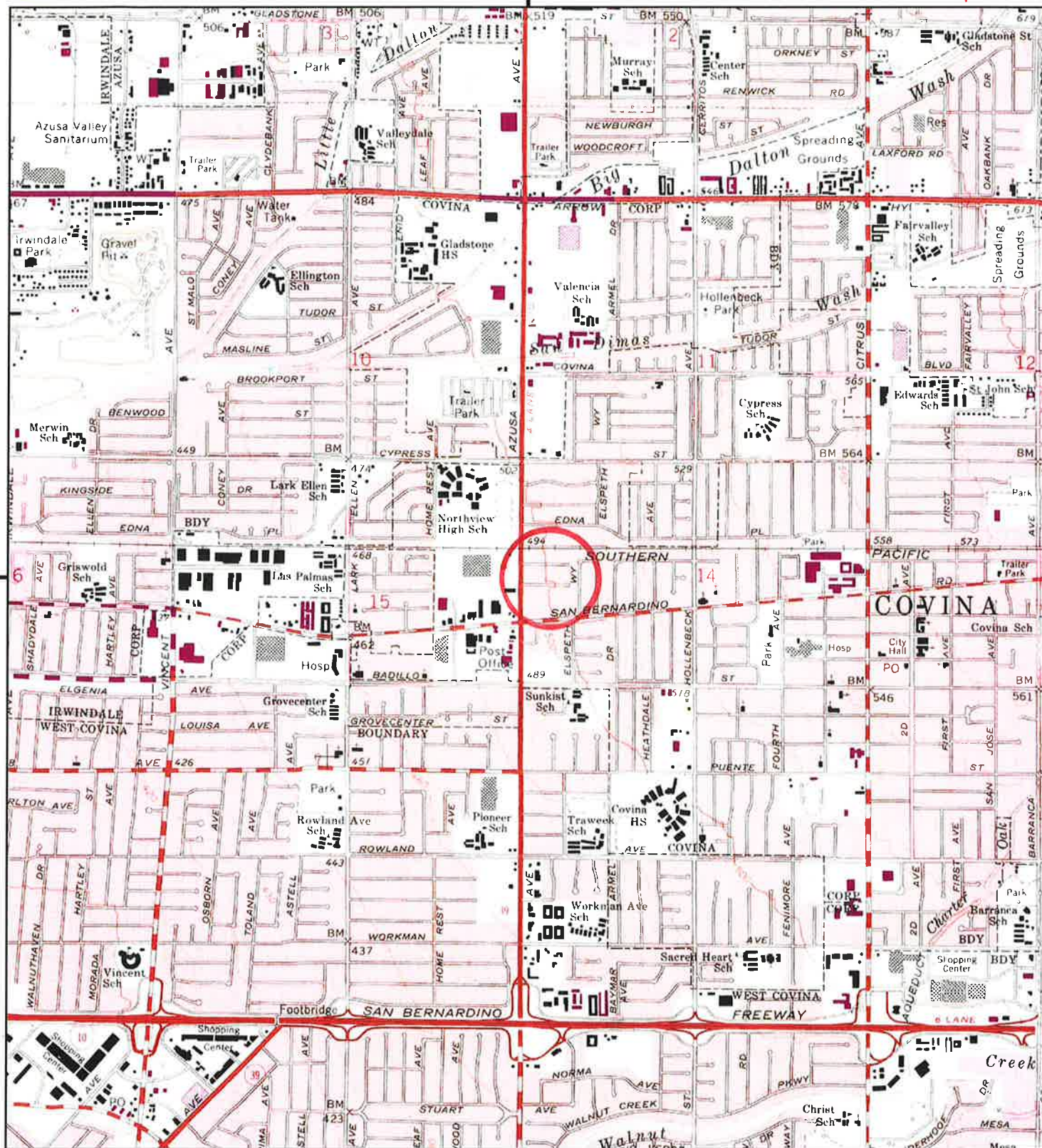
This report includes information from the following map sheet(s).



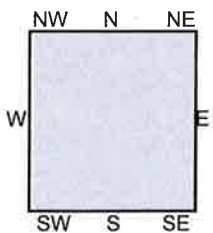
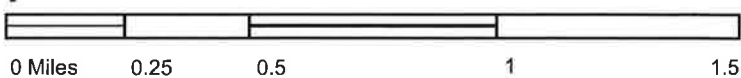
TP, Baldwin Park, 1966, 7.5-minute

SITE NAME: 578 N AZUSA AVE
 ADDRESS: 578 N AZUSA AVE
 COVINA, CA 91722
 CLIENT: PIC Environmental Services





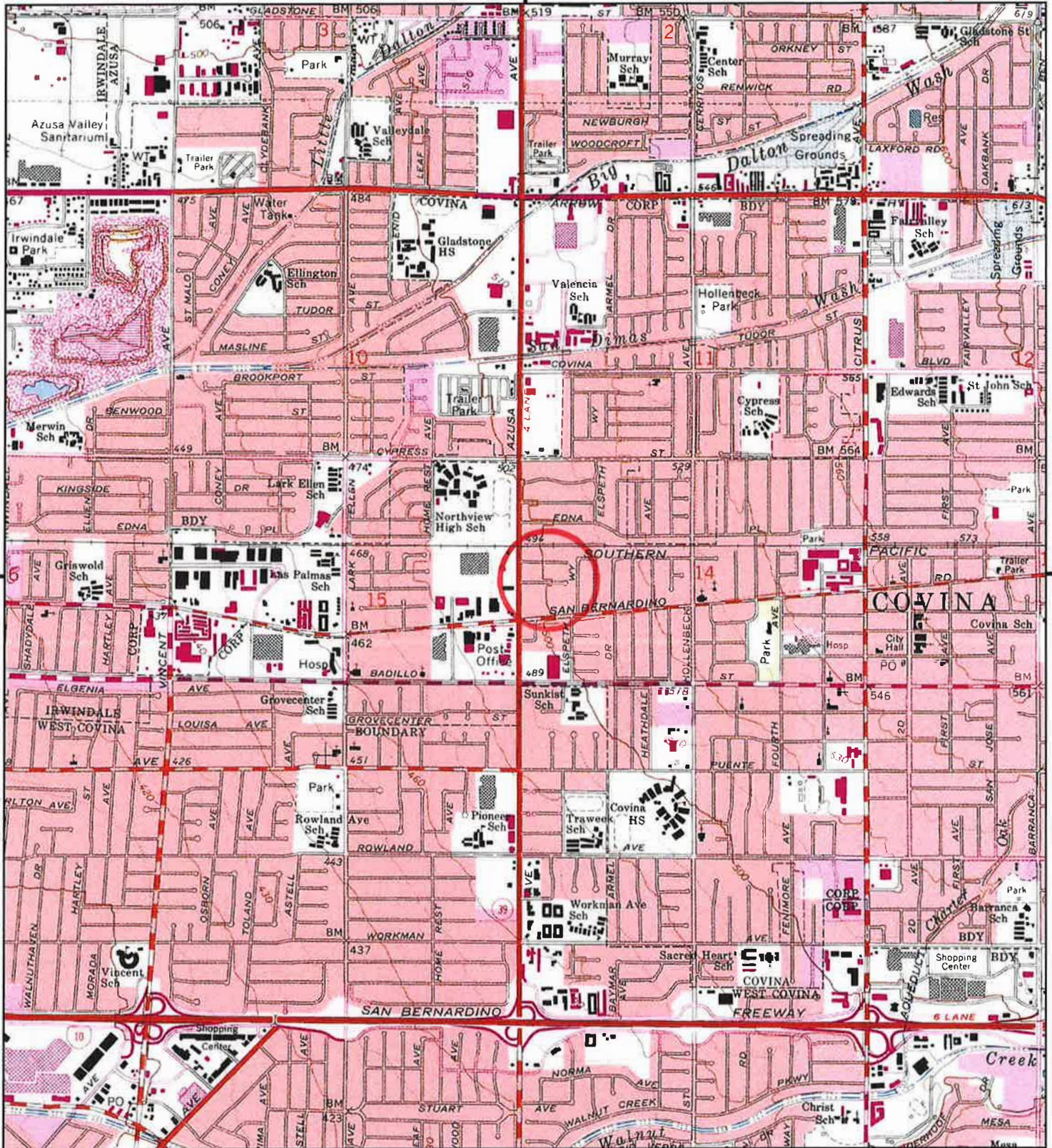
This report includes information from the following map sheet(s).



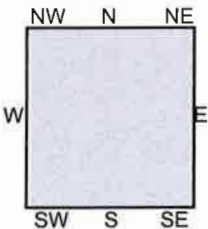
TP, Baldwin Park, 1972, 7.5-minute

SITE NAME: 578 N AZUSA AVE
 ADDRESS: 578 N AZUSA AVE
 COVINA, CA 91722
 CLIENT: PIC Environmental Services





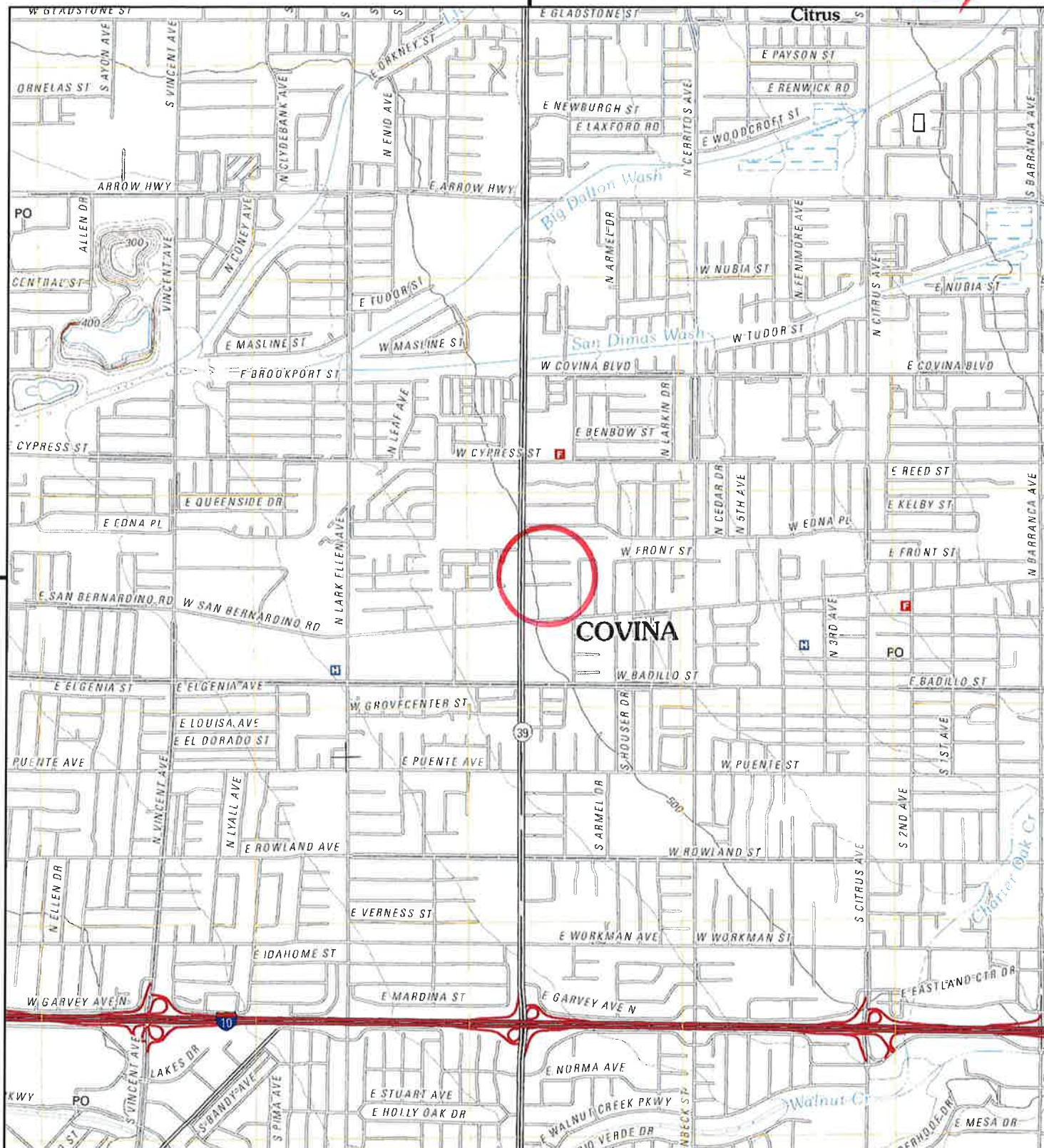
This report includes information from the following map sheet(s).



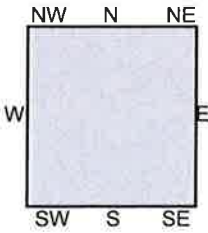
TP, Baldwin Park, 1981, 7.5-minute

SITE NAME: 578 N AZUSA AVE
 ADDRESS: 578 N AZUSA AVE
 COVINA, CA 91722
 CLIENT: PIC Environmental Services





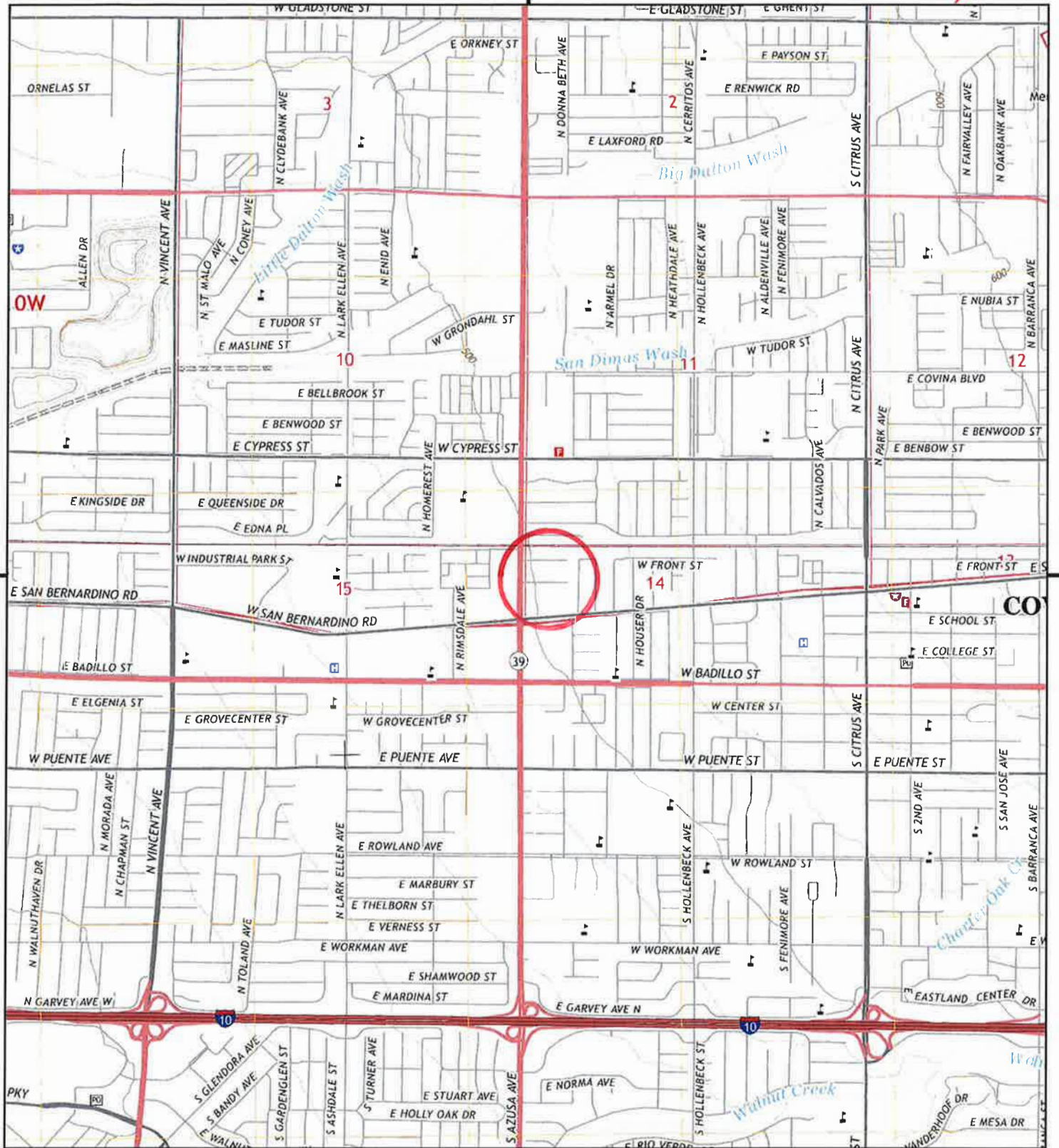
This report includes information from the following map sheet(s).



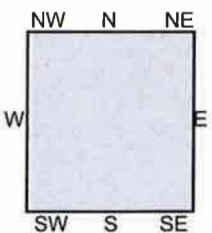
TP, Baldwin Park, 2012, 7.5-minute

SITE NAME: 578 N AZUSA AVE
ADDRESS: 578 N AZUSA AVE
 COVINA, CA 91722
CLIENT: PIC Environmental Services





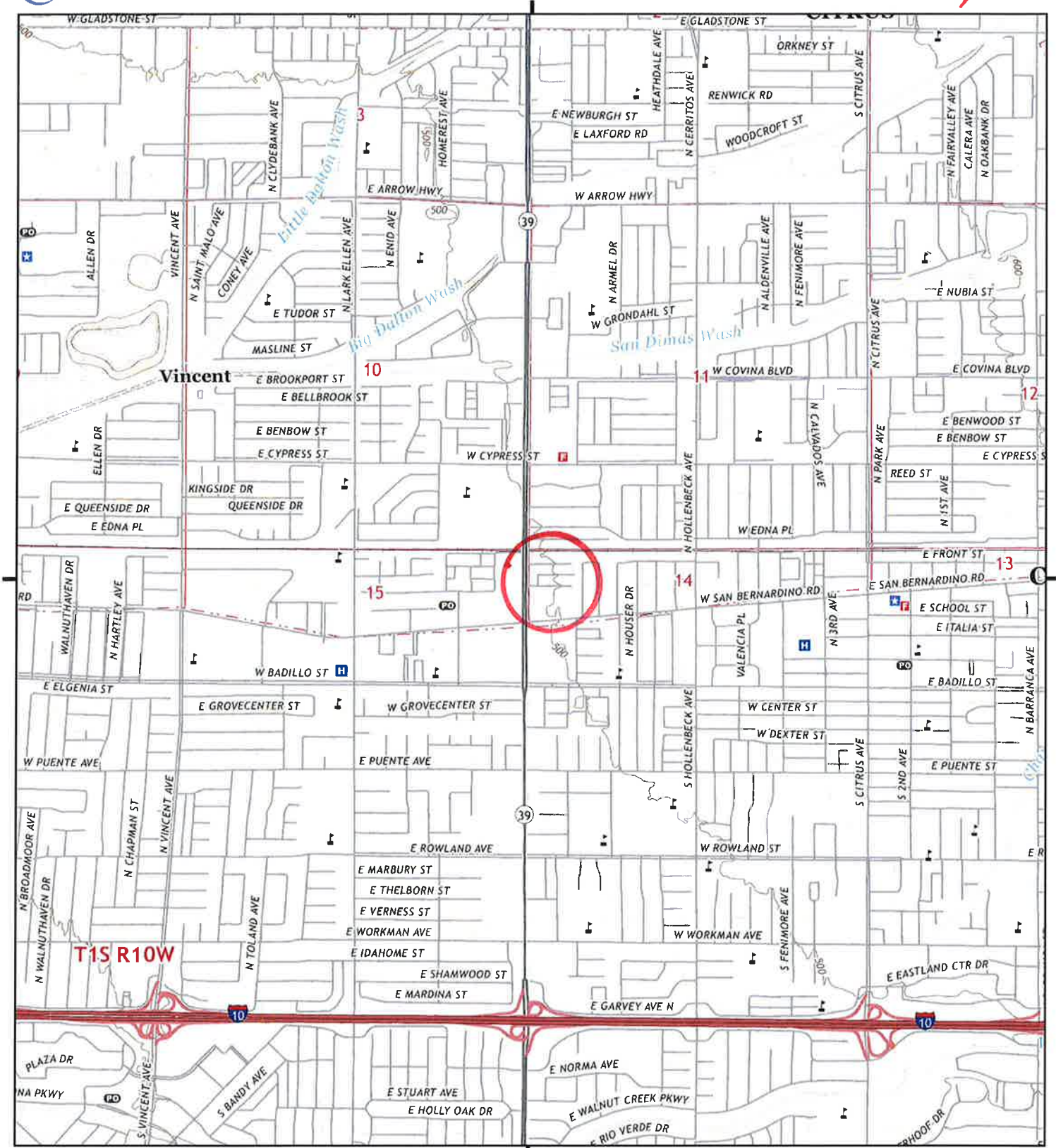
This report includes information from the following map sheet(s).



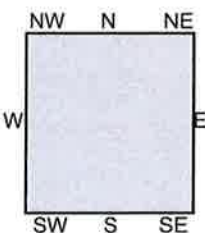
TP, Baldwin Park, 2015, 7.5-minute

SITE NAME: 578 N AZUSA AVE
 ADDRESS: 578 N AZUSA AVE
 COVINA, CA 91722
 CLIENT: PIC Environmental Services





This report includes information from the following map sheet(s).



TP, Baldwin Park, 2018, 7.5-minute

SITE NAME: 578 N AZUSA AVE
 ADDRESS: 578 N AZUSA AVE
 COVINA, CA 91722
 CLIENT: PIC Environmental Services



APPENDIX E:
HISTORIC AERIAL PHOTOGRAPHS

E

578 N AZUSA AVE

578 N AZUSA AVE

COVINA, CA 91722

Inquiry Number: 6994581.8

May 25, 2022

The EDR Aerial Photo Decade Package



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

EDR Aerial Photo Decade Package

05/25/22

Site Name:

578 N AZUSA AVE
578 N AZUSA AVE
COVINA, CA 91722
EDR Inquiry # 6994581.8

Client Name:

PIC Environmental Services
2619 Sierra Way
La Verne, CA 91750
Contact: Tim Hersch



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

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Flight Date: June 05, 2002	USDA
1990	1"=500'	Flight Date: September 06, 1990	USDA
1983	1"=500'	Flight Date: November 19, 1983	EDR Proprietary Brewster Pacific
1981	1"=500'	Flight Date: February 17, 1981	EDR Proprietary Brewster Pacific
1977	1"=500'	Flight Date: April 25, 1977	EDR Proprietary Brewster Pacific
1970	1"=500'	Flight Date: February 08, 1970	EDR Proprietary Brewster Pacific
1964	1"=500'	Flight Date: July 28, 1964	USGS
1954	1"=500'	Flight Date: October 26, 1954	USDA
1948	1"=500'	Flight Date: July 10, 1948	USGS
1938	1"=500'	Flight Date: May 06, 1938	USDA
1928	1"=500'	Flight Date: January 01, 1928	FAIR

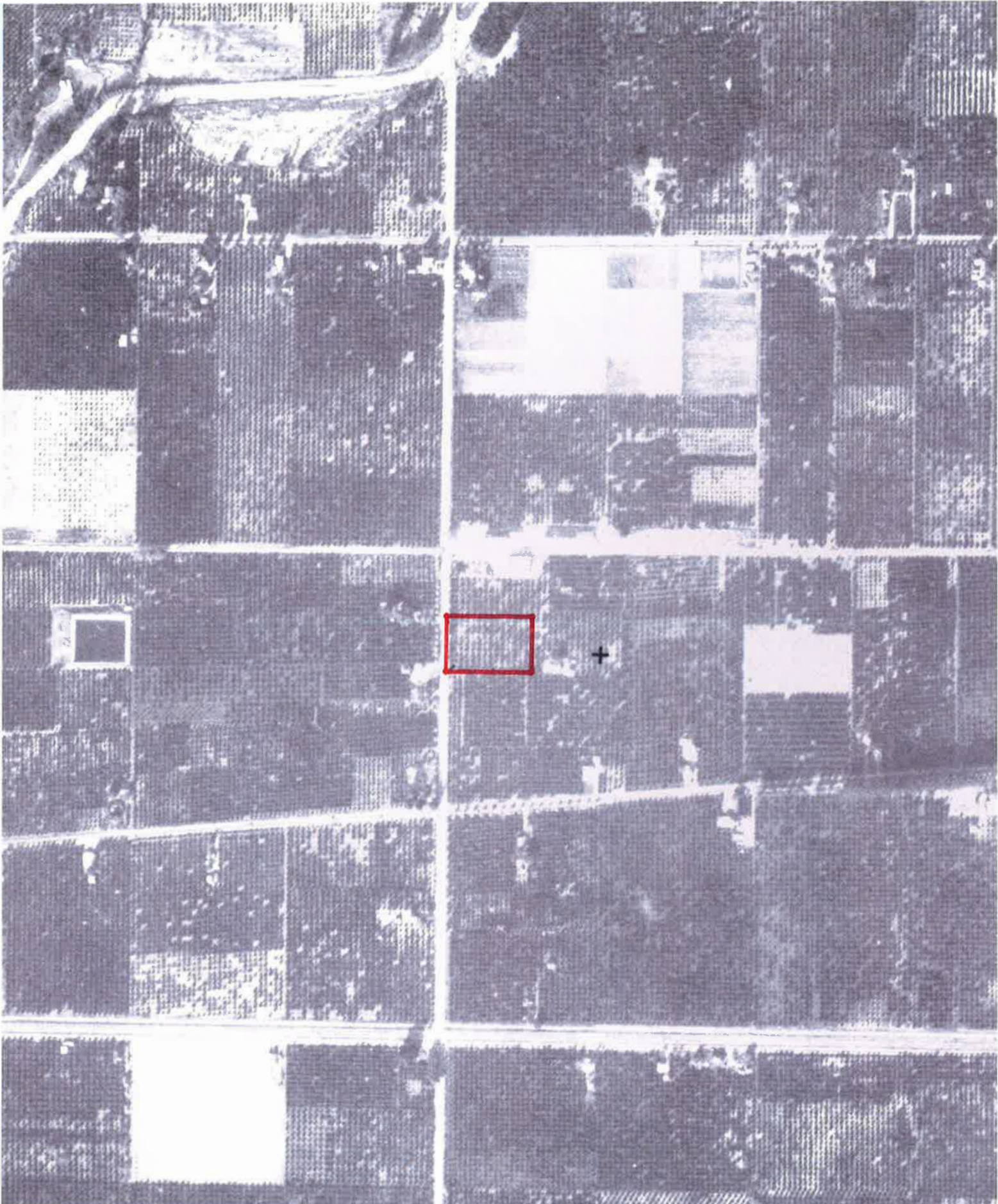
When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2022 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.



INQUIRY #: 6994581.8

YEAR: 1928

— = 500'





INQUIRY #: 6994581.8

YEAR: 1938



— = 500'



INQUIRY #: 6994581.8

YEAR: 1948



— = 500'



INQUIRY #: 6994581.8

YEAR: 1954 

 = 500'





INQUIRY #: 6994581.8

YEAR: 1964



— = 500'



INQUIRY #: 6994581.8

YEAR: 1970



— = 500'

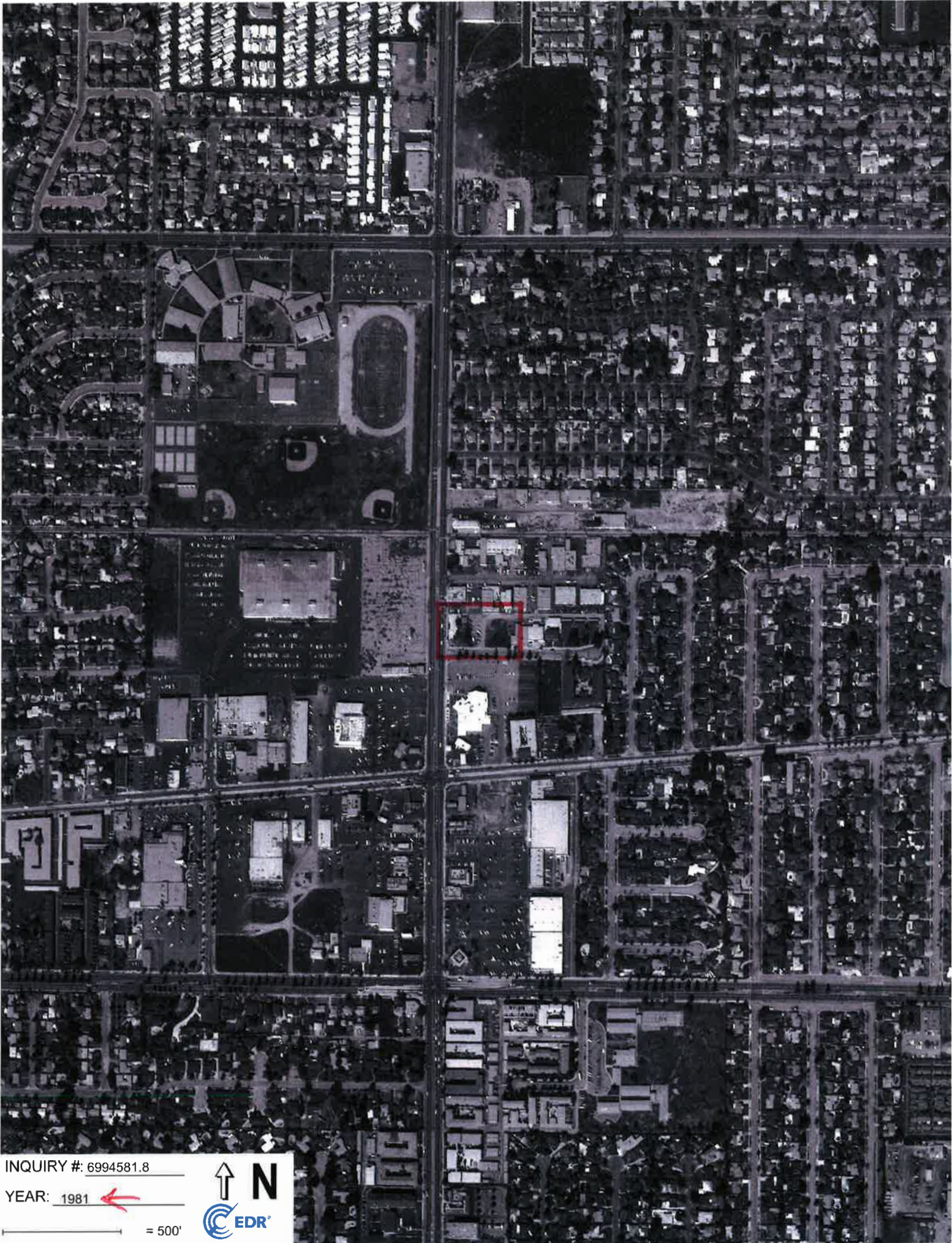


INQUIRY #: 6994581.8

YEAR: 1977

— = 500'





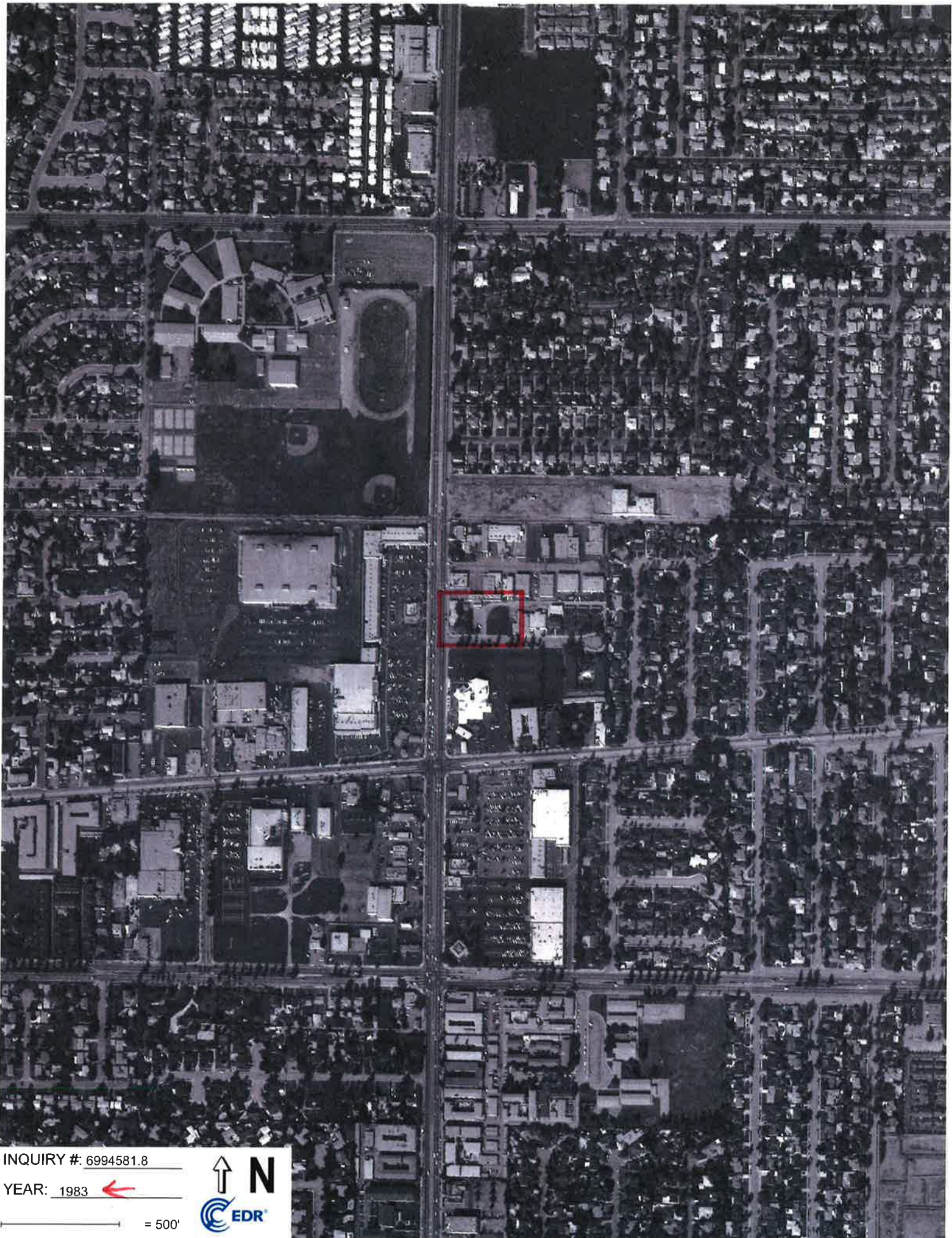
INQUIRY #: 6994581.8

YEAR: 1981



— = 500'





INQUIRY #: 6994581.8

YEAR: 1983



— = 500'



INQUIRY #: 6994581.8

YEAR: 1990



= 500'



INQUIRY #: 6994581.8

YEAR: 2002 

 = 500'





INQUIRY #: 6994581.8

YEAR: 2005 

 = 500'





INQUIRY #: 6994581.8

YEAR: 2009



= 500'



INQUIRY #: 6994581.8

YEAR: 2012 ←

— = 500'





INQUIRY #: 6994581.8

YEAR: 2016 

 = 500'



APPENDIX F:
CITY DIRECTORY REPORT

578 N AZUSA AVE
578 N AZUSA AVE
COVINA, CA 91722

Inquiry Number: 6994581.5
May 26, 2022

Includes 542-580 N. Azusa Ave
and
845-867 W. Glentana St

F

PAGES
2, 11, 14, 15, 16, 17,
48, 49, 50,

The EDR-City Directory Abstract

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2020 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. Reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.

Data by

infoUSA

Copyright © 2008
All Rights Reserved

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2014	Cole Information Services	X	X	X	-
2009	Cole Information Services	-	X	X	-
2006	Haines Company	-	-	-	-
2004	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
	Haines Company	-	-	-	-
	Haines Company	X	-	X	-
2003	Haines & Company	-	X	X	-
	Haines & Company	X	X	X	-
2001	Haines & Company, Inc.	-	-	-	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2000	Pacific Bell Telephone	-	-	-	-
1999	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
	Haines Company	-	-	-	-
	Haines Company	X	-	X	-
1996	GTE	-	-	-	-
1995	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1994	Cole Information Services	-	X	X	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	-	-	-	-
1990	Pacific Bell	-	X	X	-
1986	Pacific Bell	-	-	-	-
1985	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1981	Pacific Telephone	-	X	X	-
1980	Pacific Telephone	-	X	X	-
1976	Pacific Telephone	-	X	X	-
1975	Pacific Telephone	-	X	X	-
1972	R. L. Polk & Co.	-	-	-	-
1971	R. L. Polk & Co.	-	-	-	-
1970	Pacific Telephone	-	-	-	-
1969	Pacific Telephone	-	-	-	-
1967	R. L. Polk & Co.	-	-	-	-
1966	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1965	GTE	-	-	-	-
1964	Pacific Telephone	-	-	-	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	-	-	-	-
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone	-	X	X	-
1958	Pacific Telephone	-	-	-	-
1957	Pacific Telephone	-	X	X	-
1956	Pacific Telephone	-	-	-	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	-	-	-	-
1952	Los Angeles Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1951	Los Angeles Directory Co Publishers	-	-	-	-
1950	Pacific Telephone	-	X	X	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Los Angeles Directory Co.	-	-	-	-
1947	Pacific Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	-	-	-
1945	The Glendale Directory Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	-	-	-	-
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Company Publishers	-	-	-	-
1937	Los Angeles Directory Co.	-	-	-	-
1936	Los Angeles Directory Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	-	-	-	-
1932	Los Angeles Directory Co.	-	-	-	-
1931	Los Angeles Directory Company Publishers	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	-	-	-
1928	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Los Angeles Directory Co.	-	-	-	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

<u>Address</u>	<u>Type</u>	<u>Findings</u>
847 W GLENTANA ST	Client Entered	

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

578 N AZUSA AVE
COVINA, CA 91722

FINDINGS DETAIL

Target Property research detail.

N AZUSA AVE

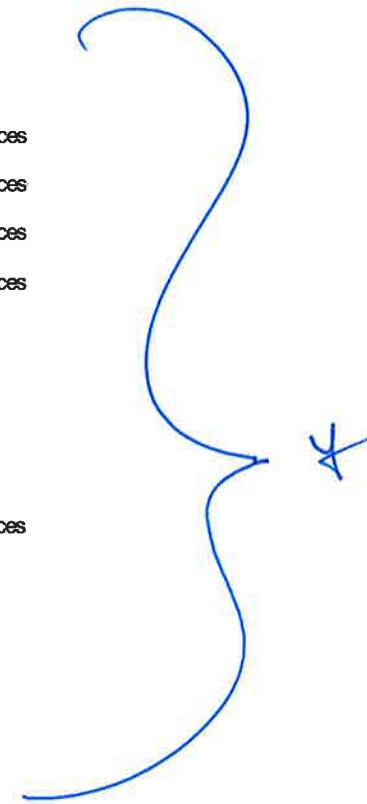
→ 578 N AZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ESTELAR INSURANCE	Cole Information Services
	ROMILDAS SERVICES	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
	QUAD DENTAL SERVICES	Cole Information Services
2003	i ROYAL SAFARI TREE	Haines & Company
	SERVICES SAFARITREES	Haines & Company
	SMAYERFELD Martin	Haines & Company
	TREESERVICE	Haines & Company
1999	LIGHTNING FINANCIAL GROUP	Cole Information Services
1995	LIGHTNING FINANCIAL GROUP	Pacific Bell
	Lightning Oil & Vacuum Service	Pacific Bell
1985	ACME BUSINESS SALES	Pacific Bell
1966	CORONADO ENTERPRISES INC CONTRS BLDG	Pacific Telephone

W GLENTANA ST

→ 847 W GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
-------------	-------------	---------------



FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

GLENTANA ST

780 GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	NELSEN R O	Pacific Telephone

NAZUSA AVE

301 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	PIZZA HUT RESTAURANTS	Pacific Telephone

305 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	HIGHWAY 39 FISH & CHIPS N AZUSA AVE COVINA	Pacific Telephone

313 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	COVINA LIQUORS N AZUSA AVE COVINA	Pacific Telephone

321 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	ARBYS ROAST BEEF RESTAURANT	Pacific Telephone

401 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	PINE TREE CAR WASH N AZUSA AVE COVINA	Pacific Telephone

408 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	MILLER S OUTPOST	Pacific Bell

FINDINGS

420 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	HOWARDS UNION N AZUSA AVE COVINA	Pacific Telephone

500 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ELLEN HUFFINE	Cole Information Services
2009	ELLEN HUF	Cole Information Services
2004	S MALY	Cole Information Services
1999	ELLEN HUF	Cole Information Services
	WALNUT VALLEY COLLISION CENTERS WEST COVINA	Cole Information Services

501 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	OREILLY AUTO PARTS	Cole Information Services
2009	CSK AUTO INC	Cole Information Services
	KRAGEN AUTO PARTS	Cole Information Services
2004	CSK AUTO INC	Cole Information Services
	KRAGEN AUTO PARTS	Cole Information Services
2003	KRAGEN AUTO PARTS	Haines & Company
	RETAIL	Haines & Company

513 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	GOLDEN DONUTS	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
2003	DONUT	Haines & Company
	MOMSOLDFSHN	Haines & Company
1999	MOMS OLD FASHION DONUTS	Cole Information Services
1995	MOM S OLD FASHION DONUTS	Pacific Bell
1994	MOMS OLD FASHION DONUTS	Cole Information Services
1985	MOM S OLD FASHIONED DONUTS	Pacific Bell

FINDINGS

515 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	CHOICET MEDICAL SUPPLY	Cole Information Services
	CHOICE MEDICAL SPLY ADVNCD BUS	Cole Information Services
	CHOICE MEDICAL SUPPLY	Cole Information Services
	CHOICE MEDICAL STAFFING	Cole Information Services
2003	XXXX	Haines & Company
1999	COVINA SHOE REPAIR	Cole Information Services
1985	SAYIT	Pacific Bell

517 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	CHECK INTO CASH COVINA	Cole Information Services
2009	CHECK INTO CASH	Cole Information Services
2004	CHECK INTO CASH	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2003	CHECKINTO CASH	Haines & Company
1999	SAUNDRAS THRIFT STORE	Cole Information Services
1985	FREEDLANDER INC THE MORTGAGE PEOPLE OF CALIFORNIA	Pacific Bell

519 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	SORA JAPANESE RESTAURANT	Cole Information Services
2009	CHINA PALACE RESTAURANT	Cole Information Services
	A & A EXPRESS CHINESE FASTFOOD	Cole Information Services
2004	CHINA PALACE RESTAURANT	Cole Information Services
2003	CHINA PALACE RESTAURANT	Haines & Company Haines & Company
1999	CHINA PALACE RESTAURANT	Cole Information Services
1995	CHINA PALACE RESTAURANT	Pacific Bell
1994	CHINA PLACE RESTAURANT	Cole Information Services

520 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1950	VAN BUSKIRK A J	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1950	RICHARDS PEG	Pacific Telephone
	VAN BUSKIRK A J	Pacific Telephone
	RICHARDS PEG	Pacific Telephone

521 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	KING HWA CHINESE RESTAURANT	Pacific Bell

523 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	RESTAURANT TIJUANA	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
2003	TACOS ELJEFE	Haines & Company
1999	TACOS ACAPULCO	Cole Information Services
1995	SANDWICH STOP	Pacific Bell
1994	SANDWICH STOP	Cole Information Services
1985	SANDWICH STOP	Pacific Bell
1950	KING JAS	Pacific Telephone
	KING JAS	Pacific Telephone

525 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	HITOMI CLIFFORD M OD	Cole Information Services
2009	DR C HITOMI	Cole Information Services
2004	CLIFFORD HITOMI	Cole Information Services
	CLIFFORD HITOMI OD	Cole Information Services
2003	Ht TOMI CLIFFORD OD	Haines & Company
	27 PAK MAIL CENTER	Haines & Company
1999	OCCUPANT UNKNOWN	Cole Information Services
	HITOMI CLIFFORD M OD	Cole Information Services
1995	HITOMI CLIFFORDM MO	Pacific Bell
	Hitomi Clifford MMO	Pacific Bell
	Hitomi Kinuyo Kay W Cov	Pacific Bell
1994	HITOMI, C M	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	CLIFFORD HITOMI OD	Cole Information Services
1985	M & H OPTICAL	Pacific Bell

527 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	PAK MAIL	Cole Information Services
	PATRICIA ALEXANDER	Cole Information Services
	AIDA SACRO	Cole Information Services
	INLAND COMMUNITIES PROFESSIONAL SERV	Cole Information Services
2009	EIGHT CUBED CONSULTING	Cole Information Services
	GEORGES ASPHALT PAVING	Cole Information Services
	NORMAN SACRO	Cole Information Services
	ATTY OVERFLOW INVESTIGATION	Cole Information Services
	KELLYS	Cole Information Services
	AMAX PAINTING	Cole Information Services
	MARY JEAN HUMPHREY	Cole Information Services
	CALIFORNIA PARTY MACHINE	Cole Information Services
	ELIM MUSIC RECORDS	Cole Information Services
	INLAND COMMUNITIES PROFESSIONAL SERV	Cole Information Services
	ENVIROASSESSORS INC	Cole Information Services
	HOTWIRE INVESTMENT GROUP LLC	Cole Information Services
	2004	REBECCA DAVIS
RADIONET WIRELESS		Cole Information Services
JOANNE SMITH		Cole Information Services
ENVIRONMENTAL ASSESSORS INC		Cole Information Services
ICPS		Cole Information Services
LYRIC PUBLISHING		Cole Information Services
THE DAVID JOSEPH CO		Cole Information Services
AIRFLOW APPLIANCE REPAIR		Cole Information Services
CALIFORNIA PARTY MACHINE		Cole Information Services
PAK MAIL USO		Cole Information Services
ATTY OVERFLOW INVESTIGATIONS	Cole Information Services	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	SKETCH EXCHANGE & PRPRTY DATA CORP	Cole Information Services
	PAK MAIL CENTERS OF AMERICA	Cole Information Services
	KELLYS	Cole Information Services
	APG ADVERTISING	Cole Information Services
	CERTIFIED TEST CTR	Cole Information Services
	MARY JEAN HUMPHREY	Cole Information Services
	ROGER BOYD	Cole Information Services
1999	PAK MAIL CENTER	Cole Information Services
	WESTERN UNION COVINA	Cole Information Services
	NORMAN SACRO	Cole Information Services
1995	Pak Mail Of Covlna	Pacific Bell
	WESTERN UNION COVINA	Pacific Bell
	PAK MALL OF COVLNA	Pacific Bell
	Pak Mail Of Covina	Pacific Bell
1994	AIRFLOW REFRIGERATION CO	Cole Information Services
	PAK MAIL CTR OF AMERICA	Cole Information Services
	WESTERN UNION	Cole Information Services
1985	SECURITY PERSONAL POSTAL SERVICE	Pacific Bell
	WESTERN UNION AGENTS ARCADIA-ARCADIA MAIL BOX	Pacific Bell

529 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company
1995	FOX PHOTO 1-HR LABS	Pacific Bell
1994	FOX PHOTO	Cole Information Services
1985	FOX PHOTO	Pacific Bell

533 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	H&R BLOCK	Cole Information Services
2009	H & R BLOCK	Cole Information Services
2004	COVINA BLOCK	Cole Information Services
2003	BLOCK H&R	Haines & Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	BLOCK H & R LOCAL OFFICES	Cole Information Services
1995	COLORTYME STORES INC	Pacific Bell
1985	BASKETS N BOWS	Pacific Bell

540 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	NORTH WOODS INN OF COVINA	Cole Information Services
	CLEARMANS RESTAURANTS	Cole Information Services
	CLEARMANS NORTH WOODS INN OF COVINA	Cole Information Services
2009	CLEARMANS N WOODS INN COVINA	Cole Information Services
	NORTHWOODS INN	Cole Information Services
2004	CLRMNS NORTH WOODS INN OF SAN	Cole Information Services
2003	CLEARMANS N Wo S	Haines & Company
	INN NORTH WOODS INN	Haines & Company
1999	CLEARMANS NORTH WOODS INN OF COVINA	Cole Information Services
	NORTH WOODS INN OF COVINA	Cole Information Services
1995	Clearmans North Woods Inn Of Covina	Pacific Bell
	CLEARMAN S NORTH WOODS INN OF COVINA	Pacific Bell
	NORTH WOODS INN OF COVINA COVINA	Pacific Bell
1994	NORTH WOODS INN OF COVINA	Cole Information Services
1985	CLEARMAN S NORTH WOODS INN OF COVINA	Pacific Bell
	NORTH WOODS INN OF COVINA	Pacific Bell
1975	NORTH WOODS INN OF COVINA	Pacific Telephone
	CLEARMAN S NORTHWOODS INN OF COVINA	Pacific Telephone
	CLEARMAN S	Pacific Telephone
1957	DINNERHORN RESTAURANT	Pacific Telephone

543 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	99 CENT ONLY STORES	Cole Information Services
	BIG 5 CORP	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ALINS PARTY DEPOT	Cole Information Services
2009	KV MART CO	Cole Information Services
	ALINS PARTY SUPPLY	Cole Information Services
	BIG 5 SPORTING GOODS	Cole Information Services
2004	ALINS PARTY SUPPLY	Cole Information Services
	99 CENT SUPERMARKET	Cole Information Services
	KV MART CO	Cole Information Services
2003	XXXX	Haines & Company
1999	LUCKY STORES COVINA	Cole Information Services
	LUCKY FOOD CENTERS COVINA	Cole Information Services
1994	LUCKY FOOD CTR	Cole Information Services
1985	LUCKY DISCOUNT SUPERMARKETS	Pacific Bell

545 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company
1999	BLUE CHIP DRAPERY & BLINDS	Cole Information Services

551 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1950	SMITH B F	Pacific Telephone
	SMITH B F	Pacific Telephone

553 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	INDIA FRESH	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
	FASHION SEASONS	Cole Information Services
2003	LINS FASHION	Haines & Company
1999	FASHION SEASONS	Cole Information Services
	FASHION SEASON	Cole Information Services
1995	Fashion Seasons	Pacific Bell
	FASHION SEASONS	Pacific Bell
1994	FASHION SEASONS	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	FASHION PLUS	Pacific Bell

555 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	CAL HAIR SALON	Cole Information Services
2004	FANTASTIC SAM	Cole Information Services
2003	FANTASTIC SAM	Haines & Company
1999	FANTASTIC SAM	Cole Information Services
1994	TAN CALIFORNIA	Cole Information Services

557 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	OMNI WORLDWIDE ENTERPRISES	Cole Information Services
	CALIFORNIA GOLD RUSH REALTY	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
	RAGS TO RICHES	Cole Information Services
2003	RAGS TO RICHES	Haines & Company
1999	PARK AVENUE IMAGES	Cole Information Services
1995	JOHN ROBERT POWERS MODELING & ACTING STUDIO	Pacific Bell
	POWERS JOHN ROBERT:810 915 4957	Pacific Bell
	John Robert Pow ers Modeling & Acting Studio	Pacific Bell
	John S Whit	Pacific Bell
	Shafer John III Mon	Pacific Bell
1994	POWERS, JOHN R	Cole Information Services
	JOHN, ROBERT P	Cole Information Services
	JOHN ROBERT POWERS	Cole Information Services

560 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	A JOHNSON	Cole Information Services
2004	JIFFY BILLING SERVICE	Cole Information Services
1999	A JOHNSON	Cole Information Services
1994	SANSUR, BLANCA	Cole Information Services

FINDINGS

561 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	FRED LOYA INSURANCE	Cole Information Services
2004	CLASSIC HOMES	Cole Information Services
2003	CLASSIC HOMES	Haines & Company
	HOMES	Haines & Company
	CLASSIC MOBILE	Haines & Company
1999	CLASSIC MOBILE HOMES	Cole Information Services
1985	CARVEL ICE CREAM	Pacific Bell
1975	LONDON BRITCHES	Pacific Telephone
1966	CARROL S DRIVE IN	Pacific Telephone
1960	VAUGHAN J P	Pacific Telephone
	JOHNSON HAROLD L ENGR	Pacific Telephone
1957	WATKINS LESLIE W ACCTNT	Pacific Telephone
	VAUGHAN J P	Pacific Telephone
	MOODY E D INS	Pacific Telephone
	JOHNSON HAROLD L ENGR	Pacific Telephone

563 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	KARCAR INSURANCE SERVICES	Cole Information Services
	KJ ELECTRONICS	Cole Information Services
2004	WEST COVINA CLEANERS	Cole Information Services
2003	SPARKLE CLEANERS	Haines & Company
1999	SPARKLE CLEANERS	Cole Information Services
1995	Sparkle Cleaners	Pacific Bell
	SPARKLE CLEANERS	Pacific Bell
1994	SPARKLE CLEANERS	Cole Information Services
1985	SPARKLE CLEANERS	Pacific Bell
1966	RIMER REALTY	Pacific Telephone

565 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	B & W UNITED	Cole Information Services
2003	XXXX	Haines & Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	KUMON MATH CENTER COVINA	Cole Information Services
1985	J N JEWELRY & WATCH REPAIR CENTER	Pacific Bell
1975	COVINA BARBER SHOP	Pacific Telephone
1966	FRANK S BARBER SHOP	Pacific Telephone

567 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	YOGURT STATION THE RASPADO XPRESS	Cole Information Services Cole Information Services
2009	THE YOGURT STATION INC	Cole Information Services
2004	THE YOGURT STATION	Cole Information Services
1999	YOGURT STATION THE COVINA	Cole Information Services
1994	YOGURT STATION	Cole Information Services
1985	FASHION WHIMS	Pacific Bell
1975	WILLIAMS DOYLE INS MABRY DAVID INS	Pacific Telephone Pacific Telephone
1966	BATH DECORATOR SHOP	Pacific Telephone

569 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	CALIFORNIA BEAUTY SUPPLIES & SALON MYSTIQUE BEAUTY SUPPLY	Cole Information Services Cole Information Services
2009	MYSTIQUE BEAUTY SUPPLY	Cole Information Services
2004	MYSTIQUE BEAUTY SUPPLY & SALON	Cole Information Services
2003	SUPPLY MYSTIQUE BEAUTY CA BEAUTY SUPPLIES	Haines & Company Haines & Company Haines & Company
1999	ADVANCED COMMUNICATION LEMYSTIQUE BEAUTY SUPPLY & SLN FORMERLY CALIFORNIA BT CALIFORNIA BEAUTY SUPPLIES & SALON	Cole Information Services Cole Information Services Cole Information Services
1995	California Beauty Supplies & Salon CALIFORNIA BEAUTY SUPPLIES & SALON	Pacific Bell Pacific Bell
1994	CALIFORNIA BEAUTY SUPPLIES	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	CALIFORNIA BEAUTY SUPPLIES	Pacific Bell
1975	KARATE KUNG FU	Pacific Telephone
1966	WESTINGHOUSE DRY CLEANERS & LAUNDRY	Pacific Telephone

571 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	DOUBLE HAPPY DOGS PET & AQUARIUM	Cole Information Services
2004	DOUBLE HAPPY DOGS PETS & AQRM	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2003	CITI CELLULAR	Haines & Company
	BRANDONS PETS	Haines & Company
1999	TLC FLORIST & GIFT SHOP	Cole Information Services
1995	BLOCK H & R LOCAL OFFICES	Pacific Bell
1985	BLOCK BUSINESS SERVICES	Pacific Bell
	BLOCK H & R INC DISTRICT OFFICES	Pacific Bell
1960	GREEN-BROOK GOLF CENTER	Pacific Telephone

→ 572 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1957	COLE JAS D JIM INS	Pacific Telephone
	DE WEESE CONSTRUCTION CO INC	Pacific Telephone

}

573 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	CARLS JR	Cole Information Services
2009	CARLS JR NO 7393	Cole Information Services
	CARLS JR RESTAURANT	Cole Information Services
2004	CARLS JR RESTAURANTS	Cole Information Services
2003	CARLS JR NO	Haines & Company
1995	CARL S JR RESTAURANTS	Pacific Bell
1994	CARLS JR RESTAURANT	Cole Information Services
1985	CARL S JR RESTAURANTS-	Pacific Bell

FINDINGS

→ 576 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	HOWARD ANTHONY J ASSOCIATES DECRTS	Pacific Telephone

577 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	HUANG CHENG	Cole Information Services
	A 2 Z VITAMINS	Cole Information Services
2004	A 2 Z VITAMINS	Cole Information Services
2003	A 2 Z VITAMINS	Haines & Company

579 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	MODERN CENTURY NAIL & SPA	Cole Information Services
2009	MODERN NAIL & SPA	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
	HEAVENLY SWEETS	Cole Information Services
2003	AUTO MARKET	Haines & Company
	UNLIMITED AUTOGAMA	Haines & Company
	ENTERPRISE MARVISTARLTY	Haines & Company
	GROUP&ESCW DVN SNAPPYTRANSPORT	Haines & Company
	HEAVENLYSWEETS	Haines & Company
	DOOR CO ANDERSON Michael G	Haines & Company
	SE 0 AMER INDUSTRIAL	Haines & Company
1999	ALEX TUXEDO RENTAL	Cole Information Services
1995	Alex Tailor Shop & Tuxedo Rental	Pacific Bell
	ALEX TAILOR SHOP & TUXEDO RENTAL	Pacific Bell
1994	ALEX TAYLOR SHOP & TUXEDO	Cole Information Services
	ALEX TAILOR SHOP	Cole Information Services
1985	ALEX TAYLOR SHOP & TUXEDO RENTALS	Pacific Bell
	ALEX TAILOR SHOP	Pacific Bell

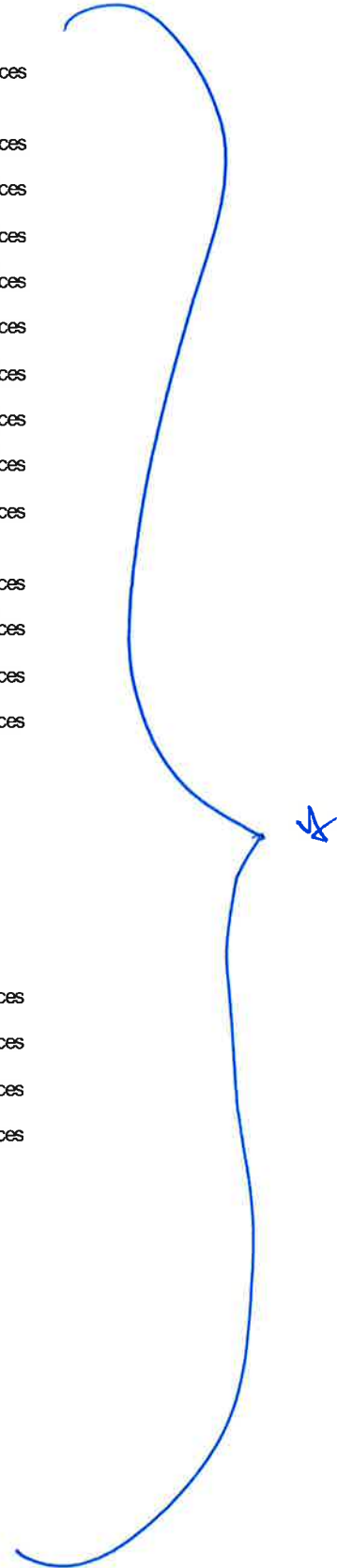
→ 580 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	GONZALES TAX SERVICE	Cole Information Services

FINDINGS

580

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	QUALITY HOME ELECTRICAL & ELECTRONIC	Cole Information Services
2009	ROMILDA SERVICES	Cole Information Services
	PRO COMFORT AIR SYSTEMS	Cole Information Services
	QUALITY HOME ELECTRL & ELECT SERVICE	Cole Information Services
2004	AUTO MARKET UNLIMITED	Cole Information Services
	A MILLER ENTERPRISES	Cole Information Services
	AMERICAN INDUSTRIAL DOOR CO	Cole Information Services
	PRO COMFORT AIR SYSTEMS	Cole Information Services
1999	CENTURY PROPERTIES	Cole Information Services
	TOP LINE PROJECT USA GROUP INCORPORATED	Cole Information Services
	BEAIRD INDUSTRIES	Cole Information Services
	AMERICAN INDUSTRIAL DOOR COMPANY	Cole Information Services
	AMERICAN INDUSTRIAL DOOR COMPANY	Cole Information Services
1995	DAVID CATERING	Cole Information Services
	Bealrd Industries	Pacific Bell
	BEALRD INDUSTRIES	Pacific Bell
	SAMA TRAVEL	Pacific Bell
	American Industrial Door Co Drive	Pacific Bell
1994	ONTIVEROS, ALFONSO	Cole Information Services
	AMER INDS DOOR CO	Cole Information Services
	BEAIRD INDUSTRIES INC	Cole Information Services
	LA GRAN RDO BRDCSTG	Cole Information Services
1985	AMERICAN INDUSTRIAL DOOR CO	Pacific Bell
	ECKANKAR COVINA CENTER	Pacific Bell
	RILEY BEAIRD INC	Pacific Bell
	FEDERAL EMPLOYEE ASSN	Pacific Bell
1975	CRESTVIEW TERMITE CONTROL	Pacific Telephone
	RILEY BEAIRD INC	Pacific Telephone
	OMEGA NURSING SERVICE	Pacific Telephone
	MANAGEMENT RESEARCH ASSOCIATES AGCY	Pacific Telephone



FINDINGS

580

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	HI-LITER THE	Pacific Telephone
	DISCOUNT BUYERS GUIDE	Pacific Telephone
	CRESTVIEW TERMITE CONTROL	Pacific Telephone
1966	OZENGHAR CHAS T	Pacific Telephone
	DAVIS CARL F JR	Pacific Telephone
	LYNCH W V BOOKKEEPING & TAX SERVICE	Pacific Telephone

} 8

581 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	5 STAR DOLLAR MART	Cole Information Services
2003	XXXX	Haines & Company
1985	PET S DELIGHT	Pacific Bell

583 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	YOGURT STATION THE	Pacific Bell

585 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company
1985	THE BOOK STORE	Pacific Bell

587 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	99 CENTS MART	Haines & Company
1999	99 CENTS MART II	Cole Information Services
1995	99CENTS MART II	Pacific Bell
1994	99 CENTS MART II	Cole Information Services
1985	VETERAN REAL ESTATE	Pacific Bell

588 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	STAR CLEANERS	Cole Information Services
2009	STAR CLEANERS	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
2003	STAR CLEANERS	Haines & Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	B-PER ELECTRONIC	Cole Information Services
1985	SANDY S SKI RENTALS	Pacific Bell
	SANDY S SKI & SPORT	Pacific Bell
1966	HALLMARK REALTY	Pacific Telephone

589 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ONCE N A GAIN	Cole Information Services
2004	DANI HAIR & NAIL DESIGN	Cole Information Services
2003	DANI HAIR&NAIL DSGN	Haines & Company
1999	DANI HAIR & NAIL DESIGN	Cole Information Services
1995	Danial Internat I Enterprises Inc	Pacific Bell
	ROSEY COHEN	Pacific Bell
	Dani Hair & Nail Design	Pacific Bell
	Danial Lieze	Pacific Bell
	DANI HAIR & NAIL DESIGN	Pacific Bell
	COHEN ROSEY	Pacific Bell
1994	DANI HAIR & NAIL DESIGN	Cole Information Services
1985	DANI HAIR & NAIL DESIGN	Pacific Bell

590 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	A B C CARPET	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
2003	A BC CARPET	Haines & Company
1999	ABC CARPET	Cole Information Services
1994	STEREO MASTERS	Cole Information Services
1975	MC LELLAN VENDING CO	Pacific Telephone
	TRANS WESTERN DISTRIBUTING CO	Pacific Telephone
1960	COLOR WHEEL THE PAINT	Pacific Telephone
1957	COLORWHEEL THE PAINT	Pacific Telephone

FINDINGS

591 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	AAYNA THREADING	Cole Information Services
2009	POWER HOME LOANS & REALTY	Cole Information Services
	GHANEM INSURANCE SERVICES	Cole Information Services
2004	GILBERT MARIN	Cole Information Services
2003	J&N SHOES OUTLET	Haines & Company
1999	GROUP INTERIORS & DESIGNS INCORPORATED	Cole Information Services
1995	Marin Realty	Pacific Bell
	MARIN REALTY	Pacific Bell
1994	MARIN REALTY	Cole Information Services
1985	PARIS ARTESIAGALLERY & DISTRIBUTORS	Pacific Bell

592 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	KAREN COOMBS STATE FARM INSURANCE	Cole Information Services
	COOMBS KAREN INS	Cole Information Services
2009	COULOMBS KAREN	Cole Information Services
	STATE FARM INSURANCE	Cole Information Services
2004	KAREN COOMBS	Cole Information Services
2003	AGENT	Haines & Company
	STATE FARM INS	Haines & Company
	COOMBS KAREN	Haines & Company
1999	COOMBS KAREN INS	Cole Information Services
	STAT FRM INS COMPANIES CONTD LCL AGENTS	Cole Information Services
1995	COOMBS KAREN INS	Pacific Bell
	STATE FARM INSURANCE COMPANIES ARCADIA	Pacific Bell
	Conina	Pacific Bell
1994	STATE FARM INSURANCE	Cole Information Services
	COOMBS, KAREN	Cole Information Services
1985	COLE JAMES D JIM INS	Pacific Bell
	STATE FARM INSURANCE COMPANIES	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	STATE FARM INSURANCE COMPANIES LOCAL AGENTS CHARTER OAK	Pacific Telephone
	COLE JAMES D JIM INS	Pacific Telephone
1966	STATE FARM INSURANCE COMPANIES LOCAL AGENTS	Pacific Telephone
	COLE JAS D JIM INS OFC	Pacific Telephone
1960	COLE JAS D JIM INS	Pacific Telephone

593 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	COVINA DISCOUNT CIGARETTES	Cole Information Services
2009	COVINA DISCOUNT CIGARETTES	Cole Information Services
2004	COVINA DISCOUNT CIGARETTES	Cole Information Services
2003	CIGARETTES	Haines & Company
	COVINA DISCOUNT	Haines & Company
1999	COVINA DISCOUNT CIGARETTES	Cole Information Services
1985	VIDEO PLACE THE	Pacific Bell

595 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company
1985	C & Q PRINTING & STATIONERS	Pacific Bell

597 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company

599 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	RENTERS CHOICE	Cole Information Services
	COLORTYME STORES INCORPORATED	Cole Information Services
1985	CURTIS MATHES HOME ENTERTAINMENT CENTER	Pacific Bell

601 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	C E C ENTERTAINMENT INC	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	CHUCK E CHEESES	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
	CHUCK E CHEESES	Cole Information Services
2003	CHUCK E CHEESES	Haines & Company
1999	CHUCK E CHEESES	Cole Information Services
1995	Covina	Pacific Bell
	CHUCKE CHEESE S	Pacific Bell
1994	CHUCK E CHEESE PIZZA	Cole Information Services
1990	CHUCK E CHEESE S PIZZA TIME THEATRE	Pacific Bell
1985	PIZZA TIME THEATRE COVINA	Pacific Bell

602 N AZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	SCALLON EUGENE H DVM	Cole Information Services
	PATLOGAR W H DVM	Cole Information Services
	ANIMAL MEDICAL CENTER	Cole Information Services
2009	VETERINARY ENTERPRISES INC	Cole Information Services
	PATLOGAR W H DVM	Cole Information Services
	ANIMAL MEDICAL CENTER	Cole Information Services
2004	WILLIAM PATLOGAR	Cole Information Services
	ANIMAL MEDICAL CTR	Cole Information Services
2003	ANIMAL MEDICAL CT	Haines & Company
	PATLOGAR W H DVM	Haines & Company
	AZUSA AV N 91722 CONT SCALLON EUGENE	Haines & Company
1999	PATLOGAR W H DVM	Cole Information Services
	ANIMAL MEDICAL CENTER	Cole Information Services
	SCALLON EUGENE H DVM	Cole Information Services
1995	Patlogar W H DVM	Pacific Bell
	Patman LC	Pacific Bell
	Scallon Eugene H DVM	Pacific Bell
	ANIMAL MEDICAL CENTER	Pacific Bell
	PATLOGAR W H DVM	Pacific Bell
	SCALLON EUGENE H DVM	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Animal Medical Center	Pacific Bell
1994	EUGENE SCALLON	Cole Information Services
	ANIMAL MEDICAL CTR	Cole Information Services
1985	PATLOGAR W H DVM	Pacific Bell
	SCALLON EUGENE H DVM	Pacific Bell
1975	ANIMAL MEDICAL CENTER	Pacific Telephone
	PATLOGAR W H DVM	Pacific Telephone
	SCALLON EUGENE H DVM	Pacific Telephone
1966	HOLMGREN RAYMOND S DVM	Pacific Telephone
	HUFF HOSPITAL FOR SMALL ANIMALS	Pacific Telephone
1960	HUFF HOSPITAL FOR SMALL ANIMALS	Pacific Telephone
	HUFF LEWIS S VETNRN	Pacific Telephone
1957	HUFF HOSPITAL FOR SMALL ANIMALS	Pacific Telephone
	HUFF LEWIS B VETNRN	Pacific Telephone

605 N AZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company
1999	KIDS GARDEN	Cole Information Services

606 N AZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company

607 N AZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company
1999	NINETY TWO CENT VIDEO	Cole Information Services

609 N AZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	RENTACENTER	Cole Information Services
2009	RENT A CENTER	Cole Information Services
2004	RENT A CTR	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	RENT A CENTER	Haines & Company
1994	ITT FINANCIAL CORP	Cole Information Services
1985	BABY NEWS FIRLS CHILDRENS STORE	Pacific Bell
	FIRLS BABY NEWS CHILDRENS STORE	Pacific Bell

612 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	TUCKER TIRE SERVICE	Cole Information Services
2004	TUCKER TIRE CO	Cole Information Services
2003	TUCKERThomas	Haines & Company
1999	TUCKER SERVICE INCORPORATED	Cole Information Services
1995	T tucker Sharon	Pacific Bell
	L TUCKERSERVICE INC	Pacific Bell
	I Tucker Service Inc	Pacific Bell
1994	TUCKER SERVICE INC	Cole Information Services
1985	TUCKER SERVICE INC	Pacific Bell
1975	BILLS AUTO SERVICE	Pacific Telephone
1966	BILL S AUTO SERV	Pacific Telephone
1960	BILLS AUTO SERV	Pacific Telephone
1957	BILLS AUTO SERV	Pacific Telephone

613 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	GBSN	Cole Information Services
2003	XXXX	Haines & Company

615 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	SKYCOM WIRELESS	Cole Information Services
2003	XXXX	Haines & Company
1999	PHOTOBUY'S WEEKLY	Cole Information Services
	RECYCLER	Cole Information Services
1995	Recycling Information	Pacific Bell
	Free Classified Advertising	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Paid Advertising	Pacific Bell
	Photo Buys	Pacific Bell
	RECYCLER	Pacific Bell
	RECYCLER	Pacific Bell
	RECYCLER CLASSIFIEDS	Pacific Bell
	PHOTOBUYS	Pacific Bell
1994	RECYCLER CLASSIFIEDS	Cole Information Services
	PHOTOBUYS WEEKLY	Cole Information Services
	RECYCLER	Cole Information Services
1985	MERRY-GO-ROUND	Pacific Bell

616 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company
1966	COVINA CARPET WAREHSE INC	Pacific Telephone

617 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	TEL EXPO	Cole Information Services
2009	CASA DIAZ SHOES	Cole Information Services
	OK T SHIRTS	Cole Information Services
2004	MEGA VALUE VIDEO	Cole Information Services
2003	MEGA VIDEO 626 331 B	Haines & Company
1999	FUN STOP	Cole Information Services
	CARROUSEL BOOKS	Cole Information Services

621 NAZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	EL POLLO LOCO	Cole Information Services
2009	TOY POLLO CORP	Cole Information Services
	EL POLLO LOCO	Cole Information Services
2004	EL POLLO LOCO	Cole Information Services
2003	EL POLLO LOCO	Haines & Company
1999	EL POLLO LOCO	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Pollo Loco	Pacific Bell
	POLLO LOCO	Pacific Bell
	EL POLLO LOCO	Pacific Bell
1994	EL POLLO LOCO	Cole Information Services
	POLLO, LOCO	Cole Information Services
1985	POLLO LOCO	Pacific Bell
	EL POLLO LOCO	Pacific Bell
	THE CRAZY CHICKEN	Pacific Bell

624 N AZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company
1995	Mimis Tacos	Pacific Bell
	MIMI S TACOS	Pacific Bell

627 N AZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company

628 N AZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	PLANET STEREO	Cole Information Services
2009	PLANET STEREO INC	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
	PLANET STEREO	Cole Information Services
2003	XXXX	Haines & Company
1999	STEREO 1 WAREHOUSE	Cole Information Services
1995	Valley Carpets	Pacific Bell
	VALLEY CARPETS	Pacific Bell
	Floor Dynamics	Pacific Bell
	i Sunsh Ine Floors& Carpets	Pacific Bell
	VALLEY CEN TER CAR W AS H	Pacific Bell
	SUNSHINE FLOORS & CARPETS	Pacific Bell
	FLOOR DYNAMICS	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	STEREO I WAREHOUSE	Cole Information Services
	VALLEY CARPETS SUNSHINE FLOORS	Cole Information Services
1975	AAMCO AUTOMATIC TRANSMISSIONS	Pacific Telephone

645 N AZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company

646 N AZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	IMPORT AUTO SALES & SERVICE	Pacific Telephone
1966	BIG-O-TIRE STORES	Pacific Telephone
1960	O K RUBBER WELDERS	Pacific Telephone
1957	O K RUBBER WELDERS	Pacific Telephone

657 N AZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	GUADALUPE GRATZ	Cole Information Services

660 N AZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	JIFFY BILLING SERVICE	Haines & Company

302 1/2 N AZUSA AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	HANLEY IA	Pacific Telephone

W FRONT

851 W FRONT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	RANDOLPH GLASS COMPANY INC COVINA	Pacific Bell
1981	ACTION OFFICE SERVICE COVINA	Pacific Telephone
1976	Action Office Service	Pacific Telephone

FINDINGS

854 W FRONT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Payne Magnetics Inc	Pacific Bell
1990	ELECTRO-WINDERS CO INC COVA	Pacific Bell
1976	Electro Winders Co Inc	Pacific Telephone

W FRONT ST

776 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	OCCUPANT UNKNOWN	Cole Information Services
2003	GOMEZ	Haines & Company
	KUETTEL Wayne	Haines & Company
	CONSTRUCTION	Haines & Company
1999	BESCO MACHINING	Cole Information Services
1994	BESCO MACHINING	Cole Information Services
	HJERPE MACHINING	Cole Information Services
1985	TREWEL INDUSTRIES	Pacific Bell
1980	TREWEL INDUSTRIES W FRONT ST COVINA	Pacific Telephone
1975	TREWEL INDUSTRIES	Pacific Telephone
1966	COVINA WONDER FLOOR CO	Pacific Telephone
1960	MOSSMAN DONALD P INC ELECTRNC EQUIP	Pacific Telephone
	MOSSMAN PACIFIC INC ELECTRNC EQUPLP	Pacific Telephone
	MOSSMAN DONALD P INC ELECTRNC EQUIP	Pacific Telephone
	MOSSMAN PACIFIC INC ELECTRNC EQUIP	Pacific Telephone
1957	MOSSMAN DONALD P INC ELECTRNC EQUIP	Pacific Telephone
	MOSSMAN DWIGHT & ASSOCIATES ELECTRNC EQUIP	Pacific Telephone

780 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	LLOYDS MACHINING	Cole Information Services
1994	DRAGON LETTERPRESS	Cole Information Services
1975	WIEGMANN MACHINE PRODUCTS	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	BOAT SHOP LIND C J	Pacific Telephone
	LIND C J	Pacific Telephone
1960	LIND C J BOATS	Pacific Telephone
1957	MARINO ANTHONY	Pacific Telephone

781 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	J E S DISC GRINDING	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
	JES DISC GRINDING INC	Cole Information Services
2003	J E S DISC GRINDING	Haines & Company
1999	J E S DISC GRINDING	Cole Information Services
1994	JES DISC GRINDING	Cole Information Services
1985	J E S DISC GRINDING	Pacific Bell
1980	BONDED ABRASIVE ENGINEERING W FRONT ST COVINA	Pacific Telephone
	PRECISION LINEAR MEASUREMENTS W FRONT ST COVINA	Pacific Telephone
1966	NESNA CO PATTRN MKRS	Pacific Telephone
1960	NESNA CO PATTRN MKRS	Pacific Telephone
1957	NESNA CO PATRN MKRS	Pacific Telephone

783 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company
1999	GEAR TECHNOLOGY	Cole Information Services
1994	SOUTHERN CALIFORNIA HOBS	Cole Information Services
	GEAR TECHNOLOGY CORP	Cole Information Services
1985	GEAR TECHNOLOGY CORP	Pacific Bell
1980	GEAR TECHNOLOGY CORP W FRONT ST COVINA	Pacific Telephone
1975	PELTO MACHINE WOKS DIV OF GEAR TECHNOLOGY CORP	Pacific Telephone
	GEAR TECHNOLOGY CORP COVINA	Pacific Telephone
1966	STERLING SPRING CO	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	STERLING SPRING CO	Pacific Telephone
1957	STERLING SPRING CO	Pacific Telephone

784 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	FUTRELLS MACHINE PRODUCTS INC	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
	FUTRELLS PRECISION MACHINE INC	Cole Information Services
2003	PRDCT	Haines & Company
	FUTRELLS MACH	Haines & Company
1999	FUTRELLS MACHINE PRODUCTS INCORPORATED	Cole Information Services
1994	FUTRELLS MACHINE PRODUCTS INC	Cole Information Services
1975	SCOTTO MACHINE CO	Pacific Telephone
	GREGA MPG CO	Pacific Telephone
1960	R & S LAMINATED PLASTICS	Pacific Telephone

788 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	R & R INDUSTRIES	Cole Information Services
2004	R & R INDUSTRIES	Cole Information Services
	ALFRED ARAUJO	Cole Information Services
2003	FRONTW 91722 CONT	Haines & Company
	R&R INDUSTRIES	Haines & Company
1999	R & R INDUSTRIES	Cole Information Services
1994	R & R INDUSTRIES	Cole Information Services
1980	S & H PRECISION PRODUCTS W FRONT ST COVINA	Pacific Telephone
1966	MICRO TOOL CO	Pacific Telephone
1960	WILRON LAMINATED PLASTICS	Pacific Telephone
1957	FRENCH CO LUGAGE	Pacific Telephone

800 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	GRATTAN DAVE CO BOLTS	Pacific Telephone

802 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	HQH INC	Cole Information Services
2004	HQH INC	Cole Information Services
2003	r IMMANUEL GATEWAY	Haines & Company
1999	TRI STAR PRECISION	Cole Information Services
1994	TRI STAR PRECISION	Cole Information Services
1985	GARBISO MACHINE	Pacific Bell
1980	CENTENNIAL SPRING CO W FRONT ST COVINA	Pacific Telephone
1960	DAVIS ROBT L	Pacific Telephone
1957	CLARKE & TOWNE PHOTO ENGRAVERS	Pacific Telephone

806 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	KYONG LEE	Cole Information Services
2003	XXXX	Haines & Company
1999	J T R SPECIALTIES	Cole Information Services
1994	VANNS COLLECTIBLES	Cole Information Services
	COVINA TOOL & GAGE SUPPLY	Cole Information Services
1985	COVINA HEAD REPAIR	Pacific Bell
1980	COVINA HEAD REPAIR W FRONT ST COVINA	Pacific Telephone
1957	TUCKER TIRE CO	Pacific Telephone

807 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	BARNEY'S PRECISION PRODUCTS	Cole Information Services
2009	BARNEY'S PRECISION PRODUCTS	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
	BARNEY'S PRECISION PRODUCTS	Cole Information Services
2003	BARNARD Keth	Haines & Company
	BARNEY'S PRECISION	Haines & Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	PRODUCTS	Haines & Company
1999	BARNEY'S PRECISION PRODUCTS	Cole Information Services
1980	SENSORTRONICS INC W FRONT ST COVINA	Pacific Telephone
	G & K MACHINE CO W FRONT ST COVINA	Pacific Telephone
	ASSOCIATED INDUSTRIES W FRONT ST COVINA	Pacific Telephone
1960	SAN GABRIEL VALLEY PRINTERS INC	Pacific Telephone
	SAN GABRIEL VALLEY PRINTERS INC	Pacific Telephone
1957	SAN GABRIEL VALLEY PRINTERS INC	Pacific Telephone
	SAN GABRIEL VALLEY PRINTERS INC	Pacific Telephone

808 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	LISA TUCKER	Cole Information Services

810 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	S H PRECISION PRODUCTS	Cole Information Services
2004	SH PRECISION PRODUCTS	Cole Information Services
2003	SH PRECISION PROS	Haines & Company
1999	S H PRECISION PRODUCTS	Cole Information Services
1994	S & H PRECISION PRODUCTS	Cole Information Services
1985	S & H PRECISION PRODUCTS	Pacific Bell
1980	C B GRINDING & HONING W FRONT ST COVINA	Pacific Telephone
1975	H & J SUPPLY	Pacific Telephone
1960	MASTER CRAFT MFG CO	Pacific Telephone
1957	REEL N KEEL MOTORS	Pacific Telephone

814 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	OCCUPANT UNKNOWN	Cole Information Services
2003	XXXX	Haines & Company
1985	GREGA MFG CO	Pacific Bell
1980	GREGA MFG CO W FRONT ST COVINA	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	GROVER UPHOLSTERING	Pacific Telephone
1957	A & J RUG & FURN CLEANERS	Pacific Telephone

815 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	BAKER MACHINE	Cole Information Services
2003	MACHINE&TOOL	Haines & Company
	BAKER R M	Haines & Company
1999	AMERICAN HONE	Cole Information Services
1994	COVINA AUTO SUPPLY	Cole Information Services
1985	ENDEV CO	Pacific Bell
1980	AERCO-ENDEV CO W FRONT ST COVINA	Pacific Telephone
1975	AERCO PRECISION MINIA TURES INC MACH SHOP	Pacific Telephone
1960	COVINA PLUMBING CO INC	Pacific Telephone
1957	COVINA PLUMBING CO INC	Pacific Telephone
	COVINA PLUMBING CO INC	Pacific Telephone

818 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	TUCKER TIRE COMPANY INC	Cole Information Services
	TUCKER TIRE CO	Cole Information Services
	TUCKER TIRE CO INC	Cole Information Services
2009	TUCKER TIRE CO	Cole Information Services
2004	TUCKER TIRE CO	Cole Information Services
2003	TUCKERTIRECOINC	Haines & Company
1999	TUCKER TIRE COMPANY	Cole Information Services
	TUCKER TIRE	Cole Information Services
	TUCKER TIRE COMPANY	Cole Information Services
1994	TUCKER TIRE CO	Cole Information Services
1985	TUCKER TIRE CO	Pacific Bell
1980	TUCKER TIRE CO W FRONT ST COVINA	Pacific Telephone
1975	TUCKER TIRE CO	Pacific Telephone
1966	SCHAEFFER S PROTOTYPE SERV	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	TUCKER TIRE CO	Pacific Telephone
1957	COVINA CABINET SHOP	Pacific Telephone

820 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	RITE PLUMBING SPECIALITIES INC	Pacific Telephone
	RITE PLUMBING SPECIALITIES INC	Pacific Telephone
1957	RITE PLUMBING SPECIALITIES INC	Pacific Telephone

822 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1957	CY S DRAPERIES RETAIL SALES	Pacific Telephone

824 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	TUCKER TIRE CO	Pacific Telephone
1960	COVINA CRAFT WOMEN APPRL	Pacific Telephone

825 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	EYE IN THE SKY SECURITY SYSTM INC	Cole Information Services
2003	EYE IN THE SKY	Haines & Company
1994	EYE IN THE SKY	Cole Information Services
1985	TELEDYNE SERVICE COMPANY COVINA	Pacific Bell
	TELEDYNE PACKARD BELLTV & HL FL FACTORY SERVICE CENTERS COVINA	Pacific Bell
1980	TELEDYNE SERVICE COMPANY	Pacific Telephone
	TELEDYNE PACKARD BELLTV & HI FI FACTORY SERVICE CENTERS	Pacific Telephone
1975	TELEDYNE PACKARD BELLTV & HI FI FACTORY SERVICE CENTERS	Pacific Telephone
	TELEDYNE SERVICE COMPANY	Pacific Telephone

832 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	EMRA INDUSTRIAL ENGNRS	Pacific Telephone
1960	EMRA INDUSTRIAL ENGNRS	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1957	EMRA INDUSTRIAL ENGNRS	Pacific Telephone

835 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	COVINA PLUMBING CO INC	Pacific Telephone

836 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	ADKORP INC	Pacific Telephone
	ADKORP INC	Pacific Telephone
1957	WEGENER LITHO	Pacific Telephone

838 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company
1957	PACKARD BELLELECTRONICS CORP SERVICE DIV TELVSN	Pacific Telephone

840 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ARMSTRONG CONSTRUCTION	Cole Information Services
2009	JOHN ARMSTRONG CONSTRUCTION INC	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
	ARM N SON INC	Cole Information Services
2003	ARMSTRONG John	Haines & Company
	CONSTRUCTION	Haines & Company
	ARMSTRONG	Haines & Company
1999	ARMSTRONG CONSTRUCTION	Cole Information Services
1994	GRAND AUTO UPHOLSTERY	Cole Information Services
	ORIGINAL FIT INTERIORS	Cole Information Services
	GRAND AUTO BODY	Cole Information Services
1985	BONDED ABRASIVE	Pacific Bell
1980	ADKORP INC W FRONT ST COVINA	Pacific Telephone
1975	ADKORP INC	Pacific Telephone
	ADKORP INC	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1957	LERBERG ENGINEERING CO	Pacific Telephone

846 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	CARFIX AUTOBODY	Cole Information Services
	PREMIER ELDERLY HOMECARE SERVICES	Cole Information Services
2004	CARFIX AUTO BODY	Cole Information Services
	FELIPE HERNANDEZ	Cole Information Services
2003	OTOLENTINO Oscar	Haines & Company
	CARFIX ALI TOBODY	Haines & Company
1999	AUTOMASTERS BODY SHOP	Cole Information Services
1994	BILLS HOT ROD CO	Cole Information Services
1985	DON GILBERT AUTO BODY & PAINT	Pacific Bell
1960	COVINA SWIM SCHOOL	Pacific Telephone
1957	COVINA SWIM SCHOOL	Pacific Telephone

851 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	CITRUS AUTO PAINTING & BODY WORKS	Cole Information Services
2004	CITRUS AUTO PNTNG & BODY WORKS	Cole Information Services
2003	RANDOLPH Edward	Haines & Company
	CITRUSAUTO	Haines & Company
	PAINTING&BODY	Haines & Company
1999	S & J AUTO BODY	Cole Information Services
1985	CROSSROADS DE FAZIO LTD	Pacific Bell
	DE FAZIO LTD	Pacific Bell
1980	ACTION OFFICE SERVICE W FRONT ST COVINA	Pacific Telephone
1975	ACTION OFFICE SERVICE	Pacific Telephone
1966	LAMAC PLUMBING	Pacific Telephone

854 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	PAYNE MAGNETICS INC	Cole Information Services
2009	PAYNE MAGNETICS CORP	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	PAYNE MAGNETICS CORP	Cole Information Services
2003	PAYNE MAGNETICS INC	Haines & Company
1999	PAYNE MAGNETICS INCORPORATED	Cole Information Services
1994	PAYNE MAGNETIC	Cole Information Services
1985	ELECTRO-WINDERS CO INC COVINA	Pacific Bell
1980	ELECTRO-WINDERS CO INC W FRONT ST COVINA	Pacific Telephone
1975	ELECTRO-WINDERS CO INC	Pacific Telephone
1966	ELECTRO WINDERS CO INC	Pacific Telephone
1960	ELECTRO-WINDERS CO INC	Pacific Telephone
1957	ELECTRO WINDERS CO INC	Pacific Telephone

855 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	LEWIS DEBORAH	Pacific Bell

859 W FRONT ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	TUCKER Thomas	Haines & Company
1985	LUSK H BRUCE CONSTRUCTION	Pacific Bell
1966	AIR CONDITIONING & HEATING SUPPLIES	Pacific Telephone
	RUPPERT S AIR CONDITIONING & HEATING SUPPLIES	Pacific Telephone
1960	WEGENER LITHO	Pacific Telephone
	WEGENER IMPRINTING	Pacific Telephone
	WAGNER LITHO	Pacific Telephone
	WAGNER IMPRINTING SERV	Pacific Telephone

W GLENTANA ST

773 W GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	VICTOR MUELA	Cole Information Services
1999	VICTOR MUELA	Cole Information Services

FINDINGS

780 W GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	BLUE CAB TAXI EXPRESS	Cole Information Services
	RAMON RICABAL	Cole Information Services
	JON GONZALEZ	Cole Information Services
	CHRISTOPHER HUERTA	Cole Information Services
	MUELA VICTOR	Cole Information Services
	CRAIG WILLIAMS	Cole Information Services
	MICHAEL FLORES	Cole Information Services
	SEAN ESPINOZA	Cole Information Services
	HENRY HASBERROY	Cole Information Services
	ROSA ONTIVEROS	Cole Information Services
	MICHAEL BOHEN	Cole Information Services
	DAVID BOLKIN	Cole Information Services
	JENNIFER CARESS	Cole Information Services
	JODI SMITH	Cole Information Services
	LAURA OSUNA	Cole Information Services
	MIGUEL AVALOS	Cole Information Services
	ADRIANNE CHAVEZ	Cole Information Services
	MARIA DERIOS	Cole Information Services
	GABRIEL GUTIERREZ	Cole Information Services
	SANYSOL MALDONADO	Cole Information Services
	PATRICIA LEYVA	Cole Information Services
	NANCY MEJIA	Cole Information Services
	MAYDA VALLEJOS	Cole Information Services
	JENNIFER CAREFF	Cole Information Services
	COLLENE COX	Cole Information Services
	VERONICA ELIZARRARAS	Cole Information Services
	JESUS ORTEGA	Cole Information Services
2009	MANUEL DIAZ	Cole Information Services
	VICTOR GUIZAR	Cole Information Services
	NESTOR NARIO	Cole Information Services
	NANCY HALL	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	AMY VILLANUEVA	Cole Information Services
	MEGGAN BRONNER	Cole Information Services
	BRIAN VILANUEVA	Cole Information Services
	JODI SMITH	Cole Information Services
	ANA FLORES	Cole Information Services
	R BURGESS	Cole Information Services
	CRUZ SANTA	Cole Information Services
	V MANSFIELD	Cole Information Services
	DELAMARAMBULA	Cole Information Services
	PETER PICHARDO	Cole Information Services
	JAVIER AVALOS	Cole Information Services
	JESUS ORTEGA	Cole Information Services
	2004	RICK KASEM
GUADALUPE DIAZ		Cole Information Services
MATIAS GODOY		Cole Information Services
RICHARD NELSON		Cole Information Services
J FLORES-DRABIK		Cole Information Services
SAMUEL CARESS		Cole Information Services
MARTIN CASTRILLO		Cole Information Services
DIEGO ISRAY		Cole Information Services
CHARLOTTE SANTIAGO		Cole Information Services
ABEL SEGURA		Cole Information Services
VIVEN KAPOOR		Cole Information Services
CHRISTINE ORSER		Cole Information Services
HECTOR DELGADO		Cole Information Services
WINESHA WHITEHEAD		Cole Information Services
S MALDONADO		Cole Information Services
MARCO FLORES		Cole Information Services
ALFREDO ARIAS		Cole Information Services
ANGELA MORALES		Cole Information Services
NANCY HALL	Cole Information Services	
NATIVIDAD SANTACRUZ	Cole Information Services	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	NESTOR NARIO	Cole Information Services
	JESUS CARRILLO	Cole Information Services
	CARLOS MOLINA	Cole Information Services
	SELVIAN MEKHAIL	Cole Information Services
	O JONES	Cole Information Services
	MARIANO SANTACRUZ	Cole Information Services
	VERONICA ELIZARRARAS	Cole Information Services
	SHERICE WILSON	Cole Information Services
2003	APARTMENTS ARIAS Allredo	Haines & Company
	ARMENDARIZ Maricela	Haines & Company
	CARRILLO Jesus Gomez	Haines & Company
	CASTRILLO Marlin	Haines & Company
	DELGADO Hector	Haines & Company
	FLORES Marco Antonio	Haines & Company
1999	MANUEL DIAZ	Cole Information Services
	VICTOR GUIZAR	Cole Information Services
	JAVIER AVALOS	Cole Information Services
	PETER PICHARDO	Cole Information Services
	DELAMARAMBULA	Cole Information Services
	CRUZ SANTA	Cole Information Services
	R BURGESS	Cole Information Services
	ANA FLORES	Cole Information Services
	JODI SMITH	Cole Information Services
	BRIAN VILANUEVA	Cole Information Services
	MEGGAN BRONNER	Cole Information Services
	AMY VILLANUEVA	Cole Information Services
	P MARTINEZ	Cole Information Services
	NANCY HALL	Cole Information Services
NESTOR NARIO	Cole Information Services	
JESUS ORTEGA	Cole Information Services	
1995	Roses Maggie Mon	Pacific Bell
	L Christopher Detra	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Garcia Rubidia C	Pacific Bell
	Hall Nancy	Pacific Bell
	Hall Nathan	Pacific Bell
	Hall Noel	Pacific Bell
	Luna Manuel	Pacific Bell
	Roses Luz	Pacific Bell
	Roses M Cav	Pacific Bell
	Ross M	Pacific Bell
	Allen Veronica	Pacific Bell
	Williamson Jack E	Pacific Bell
1994	ROSAS, LUZ	Cole Information Services
	HALL, NANCY	Cole Information Services
	GARCIA, RUBDIA C	Cole Information Services
	MC FALL, J	Cole Information Services
1985	HENDRICKSON STEVE	Pacific Bell
	HILL LAURA	Pacific Bell
	ROBINSON ANNA T	Pacific Bell
	SCOTT JOSEPHINE	Pacific Bell
	VERSTOPPEN DAVID J	Pacific Bell
	WILLISON MIKE	Pacific Bell
1980	ANDREWS MARTHA D W GLENTANA ST COVINA	Pacific Telephone
	ESQUIVEL KATHLEEN W GLENTANA ST COVINA	Pacific Telephone
	GARBER DEAN W GLENTANA ST COVINA	Pacific Telephone
	GREEN DONALD W GLENTANA ST COVINA	Pacific Telephone
	HATHCOCK JAS W JR W GLENTANA ST COVINA	Pacific Telephone
	HENNING F S W GLENTANA ST COVINA	Pacific Telephone
	KEEFER ROSEMARY W GLENTANA ST COVINA	Pacific Telephone
	LEWIS ROY W GLENTANA ST COVINA	Pacific Telephone
	MAUPIN K W GLENTANA ST COVINA	Pacific Telephone
	MAUPIN STEVEN W GLENTANA ST COVINA	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	MEEGER C W GLENTANA ST COVINA	Pacific Telephone
	TATE BOBBY W GLENTANA ST COVINA	Pacific Telephone
	THURMAN PAUL W GLENTANA ST COVINA	Pacific Telephone
	WARD K F W GLENTANA ST COVINA	Pacific Telephone
1975	BOYSE C	Pacific Telephone
	DE LA CRUZ ROBT	Pacific Telephone
	DE LA CRUZ THERESA	Pacific Telephone
	DENNIS R	Pacific Telephone
	HANS MICHAEL	Pacific Telephone
	LAVAN ADRIEN	Pacific Telephone
	PALMER LEONARD	Pacific Telephone
	BLINN DAVID COVINA	Pacific Telephone
	CAAGBAY CELSO	Pacific Telephone
PLANK MARK COVINA	Pacific Telephone	
1966	AZELTON CLAIRE	Pacific Telephone
	BEHRENS KENNETH O	Pacific Telephone
	BOYKO NANCY J	Pacific Telephone
	GARRIDO RICHARD	Pacific Telephone
	HIGGINS JAS	Pacific Telephone
	HUMPHREYS BRYAN	Pacific Telephone
	VINSON J M	Pacific Telephone
	WATER-RITE SOFT WATER SERVICE COVINA	Pacific Telephone

781 W GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	JACOB AGUILAR	Cole Information Services
	BARBARA JONES	Cole Information Services
	MAYRA ARTEAGA	Cole Information Services
	DELMAR VALWAIN	Cole Information Services
2009	FREEWAY DELIVERY	Cole Information Services
	BUSINESS IN THE MAIL	Cole Information Services
	ERWIN MONZON	Cole Information Services
	MAYRA ARTEAGA	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	JESSELTON LANUZA	Cole Information Services
2004	JOSE OROZCO	Cole Information Services
	BUSINESS IN THE MAIL	Cole Information Services
	ERWIN MONZON	Cole Information Services
	ROSEBELLA LANUZA	Cole Information Services
2003	OROZCO F	Haines & Company
	WHITE B M	Haines & Company
1999	MAYRA ARTEAGA	Cole Information Services
	JESSELTON LANUZA	Cole Information Services
	ERWIN MONZON	Cole Information Services
1995	White BM	Pacific Bell
	Heller Richard	Pacific Bell
	Heller R	Pacific Bell
	Heller Paul	Pacific Bell
1985	WHITE B M	Pacific Bell
	LAVELL P	Pacific Bell
1980	WHITE B M W GLENTANA ST COVINA	Pacific Telephone
	LAVELL P W GLENTANA ST COVINA	Pacific Telephone
1975	LOSEY JEAN	Pacific Telephone
	THOMPSON BUDDY COVINA	Pacific Telephone
	WHITE B M	Pacific Telephone
1966	WHITE BERTHA M MRS	Pacific Telephone

801 W GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	PATRICA ASHWORTH	Cole Information Services
	JOHNNY HINOJOSA	Cole Information Services
	TIFFANY HOWE	Cole Information Services
	OLGA MORALES	Cole Information Services
	MAGALY RODRIGUEZ	Cole Information Services
2009	BRIANNE ASHWORTH	Cole Information Services
	CARLOS GARCIA	Cole Information Services
2004	CARLOS GARCIA	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	JULIO VASQUEZ	Cole Information Services
2003	VASQUEZJullo	Haines & Company
	ARACHIGE Siriralne	Haines & Company
1999	CARLOS GARCIA	Cole Information Services
	BRIANNE ASHWORTH	Cole Information Services
1985	JARAMILLO JESUS	Pacific Bell
1975	BROWN GINGER	Pacific Telephone
1966	GAVENCKY M	Pacific Telephone
	COSTELLO KATHLEEN	Pacific Telephone

809 W GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	MARISSA QUITASOL	Cole Information Services
	MARTHA WILLIAMS	Cole Information Services
	KATHERINE MORENO	Cole Information Services
	JAYNA ESTRADA	Cole Information Services
2009	UMIT GOMEZ	Cole Information Services
2004	FELIX FERNANDEZ	Cole Information Services
	A MELVIN	Cole Information Services
2003	XXXX	Haines & Company
	GLENTANA W 91722 CONT	Haines & Company
1999	UMIT GOMEZ	Cole Information Services
1995	Becker Chris	Pacific Bell
	Becker Christopher Gindra	Pacific Bell
	Rushlow Carmi R	Pacific Bell
	Rushlow R LH	Pacific Bell
	Rushw orth L	Pacific Bell
1994	BECKER, CHRIS	Cole Information Services
1980	HOME LEO W GLENTANA ST COVINA	Pacific Telephone
	POOL BEATRICE W GLENTANA ST COVINA	Pacific Telephone
	POOL CLIFFORD W GLENTANA ST COVINA	Pacific Telephone
1975	EASTON DAVID	Pacific Telephone
	EMMERT GARY	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	GAGE W F JR	Pacific Telephone
1966	CRIVELLI GARBOS	Pacific Telephone
	PATRICK RICHARD A	Pacific Telephone
	SCHREIBER WM L	Pacific Telephone
	SIREN JAY	Pacific Telephone

815 W GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	LEONARDO GARIBAY	Cole Information Services
2009	MELISSA STEELE	Cole Information Services
2004	JACKIE LEATH	Cole Information Services
1999	MELISSA STEELE	Cole Information Services

817 W GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ANGELIQUE JUAREZ	Cole Information Services
2009	DOROTHY MARTIN	Cole Information Services
2004	STARLET TERRELL	Cole Information Services
2003	XXXX	Haines & Company
1999	OCCUPANT UNKNOWN	Cole Information Services

819 W GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ELIAS MONARREZ	Cole Information Services
2009	ELIAS MONARREZ	Cole Information Services
2004	BERNARDINO YNIGUEZ	Cole Information Services
1999	ELIAS MONARREZ	Cole Information Services

820 W GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ANGEL AGUAYO	Cole Information Services
	SABURO KOGA	Cole Information Services
	CYNTHIA STRONG	Cole Information Services
	JOSE GOMEZ	Cole Information Services
	AYLIN ARUTYUNYAN	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	DAVID BOOBAR	Cole Information Services
	BENEDICT VILLARICA	Cole Information Services
	IRMA LIRA	Cole Information Services
	MELINDA DAVIS	Cole Information Services
	RAFAEL DIAZ	Cole Information Services
	ALICE TORPEY	Cole Information Services
	KAREN BURKEY	Cole Information Services
	STACY CASTILLO	Cole Information Services
2009	ALICE TORPEY	Cole Information Services
	MANUEL MARTINEZ	Cole Information Services
	JAVIER OGAZ	Cole Information Services
	PAUL MCNEIL	Cole Information Services
	REBA NEHMEH	Cole Information Services
	MONICA WILSON	Cole Information Services
	CYNTHIA STRONG	Cole Information Services
	KENNETH SOLIS	Cole Information Services
	ONNA RALEIGH	Cole Information Services
	ANGEL AGUAYO	Cole Information Services
	DEAN PATTERSON	Cole Information Services
	2004	KIANA YOUNG
ADAM SHIFREN		Cole Information Services
GARY PATTERSON		Cole Information Services
UNITED CHRISTIAN ALLIANCE CH		Cole Information Services
JOSEPHINE RECLA		Cole Information Services
ALICE TORPEY		Cole Information Services
2003	PATTERSON Helen	Haines & Company
	RECLA Josephine	Haines & Company
	TORPEY Alice	Haines & Company
	TSAI Ying	Haines & Company
	PATTERSON Gary	Haines & Company
1999	RICHARD CABRERA	Cole Information Services
	MONICA WILSON	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	JAVIER OGAZ	Cole Information Services
	PAUL MCNEL	Cole Information Services
	REBA NEHMEH	Cole Information Services
	DEAN PATTERSON	Cole Information Services
	CYNTHIA STRONG	Cole Information Services
	KENNETH SOLIS	Cole Information Services
	ONNA RALEIGH	Cole Information Services
	ANGEL AGUAYO	Cole Information Services
	ALICE TORPEY	Cole Information Services
1995	Palacios Miguel	Pacific Bell
	Burkey K A	Pacific Bell
	Omeish Khalil	Pacific Bell
	Palacios Michael	Pacific Bell
	Omelo Corp	Pacific Bell
1994	SHEPARD, WILLIAM	Cole Information Services

821 W GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	NOEMI CHAVEZ	Cole Information Services
2009	DARCI LUSETTI	Cole Information Services
1999	DARCI LUSETTI	Cole Information Services

835 W GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	AJAX SIGN GRAPHICS INCORPORATED	Cole Information Services
2004	AJAX SIGN GRAPHICS INC	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2003	J&B REFRIG INC	Haines & Company
1999	J & B REFRIGERATION INCORPORATED	Cole Information Services
1985	TELEVISION ASSOCIATES INC	Pacific Bell
1980	ETTCO DISTRIBUTORS DIV OF ARROW ELECTRONICS INC W GLENTANA ST COVINA	Pacific Telephone
1975	ETTCO DISTRIBUTORS DIV OF ARROW ELECTRONICS INC	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	MITA FLO INC	Pacific Telephone
	ETTCO DISTRIBUTING CO	Pacific Telephone
1960	PACOIMABOOK CO	Pacific Telephone
	ETTCO DISTRUBUTING CO	Pacific Telephone

841 W GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	SALTER John	Haines & Company
1985	WASHINGTON NATIONAL INSURANCE CO	Pacific Bell
1976	Covina	Pacific Telephone
	PRUDENTIAL INSURANCE COMPANY OF AMERICA THE Agencies District Agencies	Pacific Telephone
1975	PRUDENTIAL INSURANCE COMPANY OF AMERICA DISTRICT AGENCY OFFICES	Pacific Telephone
1966	JOHNSON HAROLD L ENGINEERING	Pacific Telephone

843 W GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	MONEY MAILER	Cole Information Services
2004	COVINA ADULT BASIC LEARNING INC	Cole Information Services
2003	COVINA ADULT LEARNING	Haines & Company
		Haines & Company
1999	COVINA ADULT BASIC LEARNING	Cole Information Services
1995	Covina Adult Basic Learning	Pacific Bell
1994	COVINA ADULT BASIC LEARNING	Cole Information Services
1985	SAMPE	Pacific Bell
1980	EVANS JOHNSON & ASSOCIATES INC W GLENTANA ST COVINA	Pacific Telephone
1975	EVANS & ASSOCIATES INC	Pacific Telephone
	EVANS JOHNSON & ASSOCIATES	Pacific Telephone
	EVANS JOHNSON & ASSOCIATES	Pacific Telephone
	JOHNSON HAROLD L ENGINEERING	Pacific Telephone
1966	LLOYD S PUBLIC RELATIONS	Pacific Telephone
	VAUGHAN J P	Pacific Telephone
	LLOYD S PUBLIC RELATIONS	Pacific Telephone

FINDINGS

→ 851 W GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ROBERT LEWIS	Cole Information Services
2009	ROBERT LEWIS	Cole Information Services
2004	ROBERT LEWIS	Cole Information Services
1999	ROBERT LEWIS	Cole Information Services

} J

→ 865 W GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ALLTECH AUTO SALES	Cole Information Services
2009	ALL TECH AUTO	Cole Information Services
	WIRELESS DEAL QUICK	Cole Information Services
	VITALE ACCOUNTING	Cole Information Services
	NEW CHOICE FINANCIAL	Cole Information Services
	VITALE GUILLERMO	Cole Information Services
2004	FINAL STOP INSURANCE SERVICES	Cole Information Services
	GUILLERMO VITALE	Cole Information Services
	COMPUTER SHACK	Cole Information Services
	DYSON MOTORS	Cole Information Services
	BADARO FINANCIAL SERVICES	Cole Information Services
2003	VITALE Guillermo	Haines & Company
	ALLTECH AUTO	Haines & Company
1999	MDMS INCORPORATED	Cole Information Services
	VITALE GUILLERMO	Cole Information Services
	INLAND TEL DATA SERVICES	Cole Information Services
	NORTH AMERICAN ADVERTISING & DISTRIBUTION	Cole Information Services
1995	Visek Rodger J	Pacific Bell
	Visconti Leonard	Pacific Bell
	Visconti N Whit	Pacific Bell
1994	TOM TOURS & TRAVEL	Cole Information Services

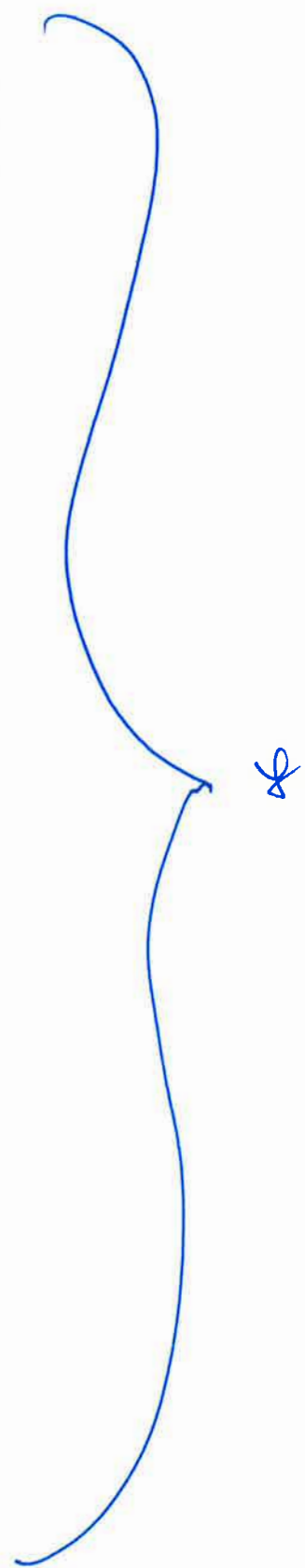
} J

→ 867 W GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	HOME SELLERS THE	Cole Information Services

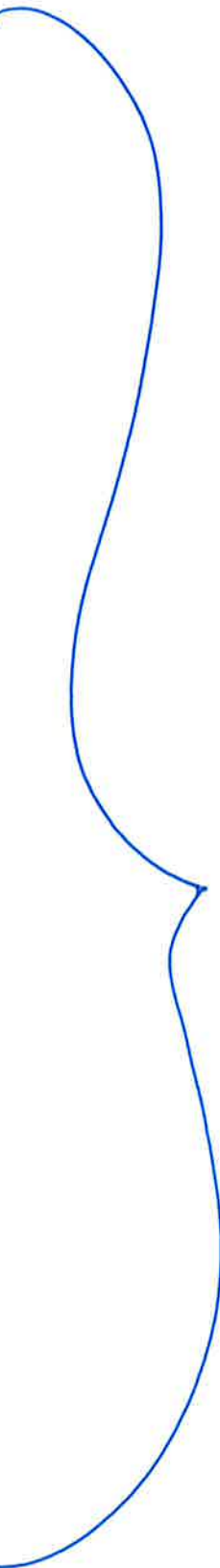
FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	SWING LOANS INC	Cole Information Services
	CENTURY FINANCIAL LTD	Cole Information Services
	S & J COLLEGE FUND INC	Cole Information Services
2004	G & M AUTO SALES	Cole Information Services
	MARTIN MAYERFELD	Cole Information Services
2003	S&J COLLEGE FUND	Haines & Company
	ESCROW G&M AUTO SALES	Haines & Company
	LTD CENTURY FNCL	Haines & Company
	CENTURY FINANCIAL	Haines & Company
	SWING LOANS INC	Haines & Company
	THE HOME SELLERS	Haines & Company
	VISTA SERVICING	Haines & Company
	1999	SWING LOANS INCORPORATED
CENTURY FINANCIAL ESCROWS INCORPORATED	Cole Information Services	
S & J COLLEGE FUND INCORPORATED	Cole Information Services	
NTI	Cole Information Services	
VISTA SERVICING INCORPORATED	Cole Information Services	
MP AUTO SALES	Cole Information Services	
1995	Vista Servicing Inc	Pacific Bell
	Sw ing M	Pacific Bell
	Sw ing Loans Inc	Pacific Bell
	S & J College Fund Inc	Pacific Bell
	From Brea Telephones Call	Pacific Bell
	:221 E La Habra o H	Pacific Bell
	The Homesellers	Pacific Bell
	From Clarentnt San Dimas Telephones Call	Pacific Bell
	E RA The Homesellers	Pacific Bell
	E RA Today Realty & Investments	Pacific Bell
1994	HOMESELLERS	Cole Information Services
	VISTA SERVICING INC	Cole Information Services
	CENTURY FINANCIAL ESCROWS INC	Cole Information Services
	DAVIS JEFFREY A	Cole Information Services



FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	Genco Frank	Pacific Bell
	BASSETT AUTO	Pacific Bell
	ERA THE HOMESSELLERS	Pacific Bell
	GENCO FRANK	Pacific Bell
	MAYERFELD REALTY	Pacific Bell
	NEWARK ELECTRONICS	Pacific Bell
	PROFESSIONAL HYPNOSIS SERVICES HYPNTSM	Pacific Bell
	S & J COLLEGE FUND INC	Pacific Bell
	SWING LOANS INC	Pacific Bell
	THE HOMESSELLERS	Pacific Bell
	VISTA SERVICING INC	Pacific Bell
	CENTURY FINANCIAL LTD COVINA	Pacific Bell
	1980	CENTURY FINANCIAL LTD W GLENTANA ST COVINA
E R A THE HOME SELLERS W GLENTANA ST COVINA		Pacific Telephone
FAIR PRICE TICKET SERVICE W GLENTANA ST COVINA		Pacific Telephone
FAIR PRICE TICKET SERVICE W GLENTANA ST COVINA		Pacific Telephone
MAYERFELD REALTY W GLENTANA ST COVINA		Pacific Telephone
NU BIODENT DENTAL STUDIOS W GLENTANA ST COVINA		Pacific Telephone
PRO KEY PUNCH SERVICES W GLENTANA ST COVINA		Pacific Telephone
STODDARD KOONTZ W GLENTANA ST COVINA		Pacific Telephone
1975	DE CLUE DRAPERY SERVICE COVINA	Pacific Telephone
	MAYERFELD REALTY	Pacific Telephone
	A VALLEY BEAUTIFUL	Pacific Telephone
	CENTURY FINANCIAL ANNUITIES	Pacific Telephone
	CENTURY FINANCIAL LTD	Pacific Telephone
	MAXON CORPORATION	Pacific Telephone



FINDINGS

→ 897 W GLENTANA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	VALLEY BEAUTIFUL	Pacific Telephone



W GOLDEN GROVE WAY

854 W GOLDEN GROVE WAY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	DURO POWER INC	Cole Information Services
2009	CRYSTAL CASTLE	Cole Information Services
2004	CRYSTAL CASTLE	Cole Information Services
1999	SRG MARKETING INCORPORATED	Cole Information Services
	SCHULZ & WU INCORPORATED	Cole Information Services
	PLACE RACING INCORPORATED	Cole Information Services
1995	Joanns School Of Dance	Pacific Bell
1994	WILLARD&ASSOCIATES	Cole Information Services
	RAINBOW ENGINEERING	Cole Information Services
	WILLARD & ASSOC	Cole Information Services

858 W GOLDEN GROVE WAY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	SURPLUS LINE PRINTERS LTD COV	Pacific Bell

W SAN BERNARDINO RD

535 W SAN BERNARDINO RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	WAGNER JEAN	Pacific Telephone

545 W SAN BERNARDINO RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	STILWELL ROSE M COVINA	Pacific Telephone

825 W SAN BERNARDINO RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	BLEICK MARY W SAN BERNARDINO RD COVINA	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	COVINA VILLA W SAN BERNARDINO RD CEV	Pacific Telephone
	COLE M D W SAN BERNARDINO RD COVINA	Pacific Telephone
	CORE H H W SAN BERNARDINO RD COVINA	Pacific Telephone
	COURTNEY HAZEL & HERBERT W SAN BERNARDINO RD COVINA	Pacific Telephone
	CROWELL RUTH W SAN BERNARDINO RD COVINA	Pacific Telephone
	DARGAN VERNON C W SAN BERNARDINO RD COVINA	Pacific Telephone
	HEATH EVELINE W W SAN BERNARDINO RD COVINA	Pacific Telephone
	HEEGEL J L W SAN BERNARDINO RD COVINA	Pacific Telephone
	LANGER ALFRED H W SAN BERNARDINO RD COVINA	Pacific Telephone
	MAY HELEN S W SAN BERNARDINO RD COVINA	Pacific Telephone
	MILLER K W SAN BERNARDINO RD COVINA	Pacific Telephone
	OESWEIN ALFRED W SAN BERNARDINO RD COVINA	Pacific Telephone
	POWELL MARION F W SAN BERNARDINO RD COVINA	Pacific Telephone
	ROSS LENA M W SAN BERNARDINO RD COVINA	Pacific Telephone
	RUPERT KARL C W SAN BERNARDINO RD COVINA	Pacific Telephone
	SHOOP JESSE W SAN BERNARDINO RD COVINA	Pacific Telephone
	STIME ANN W SAN BERNARDINO RD COVINA	Pacific Telephone
	SUTTON MANSELL & MARJORIE W SAN BERNARDINO RD COVINA	Pacific Telephone
	THOMPSON LOLA W SAN BERNARDINO RD COVINA	Pacific Telephone
	WOFFORD RHOTTEN P W SAN BERNARDINO RD COVINA	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	BILSBOROUGH HENRY J W SAN BERNARDINO RD COVINA	Pacific Telephone
	ALLEY NELLIE E W SAN BERNARDINO RD COVINA	Pacific Telephone
	CHAPIN MARION E W SAN BERNARDINO RD COVINA	Pacific Telephone

848 W SAN BERNARDINO RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	GENE FISHER	Pacific Telephone
	TRI VALLEY DRIVING SCHOOLS	Pacific Telephone
1966	TRI VALLEY DRIVING SCHOOLS	Pacific Telephone
	GENE FISHER	Pacific Telephone

850 W SAN BERNARDINO RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	BROASTED CHICKEN BOB S CHICK-N-RIBS	Pacific Telephone
	BOBS CHICK N RIBS	Pacific Telephone
1966	BOB S CHICK-N-RIBS	Pacific Telephone
	BROASTED CHICKEN BOB S CHICK-N-RIBS	Pacific Telephone
1960	EDDIE S COUNTRY BUTCHER SHOP	Pacific Telephone
	EDWARDS ENTERPRISE	Pacific Telephone
1957	OHIO MEAT PACKING CO	Pacific Telephone

852 W SAN BERNARDINO RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1957	BILLS BARBER SHOP	Pacific Telephone

854 W SAN BERNARDINO RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company
1980	BIG OSCAR S AUTO PARTS W SAN BERNARDINO RD COVINA	Pacific Telephone
1975	OSCARS AUTO PARTS	Pacific Telephone
	BIG OSCARS AUTO PARTS	Pacific Telephone
1966	COVINA LIQUOR & PIZZA	Pacific Telephone
1960	COVINA PIZZA	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	COVINA LIQUOR & PIZZA	Pacific Telephone
1957	COVINA LIQUORS ICE HOUSE	Pacific Telephone

860 W SAN BERNARDINO RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	DONUT THE W SAN BERNARDINO RD COVINA	Pacific Telephone
1975	DONUT THE	Pacific Telephone
1966	DONUT THE	Pacific Telephone
1960	DONUT THE	Pacific Telephone
1957	DONUT THE	Pacific Telephone

865 W SAN BERNARDINO RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	FONTELLA WINTER	Cole Information Services
2009	FONTELLA WINTER	Cole Information Services
1999	FONTELLA WINTER	Cole Information Services

871 W SAN BERNARDINO RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	AZUSA SHELL	Cole Information Services
2009	AZUSA SHELL	Cole Information Services
2004	AZUSA SHELL	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2003	AZUSA SHELL	Haines & Company
1999	AZUSA SHELL	Cole Information Services
1994	SHELL GAS & MINI MART	Cole Information Services
1980	REMY S BOB SHELL SERVICE W SAN BERNARDINO RD COVINA	Pacific Telephone
1975	JOES SHELL STATION	Pacific Telephone
1966	PETERSON SHELL SERV	Pacific Telephone
	GERRY S SHELL SERV	Pacific Telephone
1960	RANKIN SHELL SERV	Pacific Telephone

FINDINGS

901 W SAN BERNARDINO RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	FIORE II BEAUTY SALON W SAN BERNARDINO RD COVINA	Pacific Telephone
1950	COOPER E A	Pacific Telephone
	COOPER E A	Pacific Telephone

903 W SAN BERNARDINO RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company

910 W SAN BERNARDINO RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	AZUSA AUTOMOTIVE REPAIR INC	Cole Information Services
2004	SAID DANIALI	Cole Information Services
2003	S&A CHEVRON	Haines & Company
1999	S & A CHEVRON	Cole Information Services
1994	S&A CHEVRON	Cole Information Services
1985	S & A CHEVRON	Pacific Bell
	S & A CHEVRON	Pacific Bell
1980	S & A CHEVRON W SAN BERNARDINO RD COVINA	Pacific Telephone
1975	BERT S CHEVRON COVINA	Pacific Telephone
1966	STANDARD OIL COMPANY OF CALIFORNIA WESTERN OPERATIONS INC STANDARD STATIONS	Pacific Telephone

911 W SAN BERNARDINO RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company
1995	Covina Exxon	Pacific Bell
1994	COVINA EXXON	Cole Information Services
1985	T & B EXXON	Pacific Bell
1980	WEEKLY S EXXON SERVICE CENTER W SAN BERNARDINO RD COVINA	Pacific Telephone
1975	RUDYS EXXON	Pacific Telephone
1966	BENSON S SIGNAL SERVICE	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	BOB & JIM S SIGNAL SERV	Pacific Telephone
1957	BOB & JIM S SIGNAL SERV SCRIV STN	Pacific Telephone
917 W SAN BERNARDINO RD		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
1950	KEMIS CLARK L DR	Pacific Telephone
	KEMIS CLARK L DR	Pacific Telephone
919 W SAN BERNARDINO RD		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	TUBBY BURGERS	Pacific Telephone
1957	TUBBY BURGERS	Pacific Telephone
933 W SAN BERNARDINO RD		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Company
940 W SAN BERNARDINO RD		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	LOS ANGELESFIESTA RESTRNTS W SAN BERNARDINO RD COVINA	Pacific Telephone
949 W SAN BERNARDINO RD		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	MARKET BASKET STORE	Pacific Telephone
956 W SAN BERNARDINO RD		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
1957	CITIZENS NAT L TRUST & SAVINGS BANK OF L A CITY & COUNTIES COVINA BR	Pacific Telephone
962 W SAN BERNARDINO RD		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	WELLS FARGO BANK	Pacific Bell
1980	CROCKER NATIONAL BANK COVINA	Pacific Telephone
1975	CROCKER NATIONAL BANK BRANCH OFFICES	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	CROCKER NATIONAL BANK BRANCH OFFICES	Pacific Telephone
1960	CITIZENS NATIONAL BANK BRANCH OFFICES CITY & COUNTIES	Pacific Telephone

APPENDIX G:
EDR REPORT

6

Includes 542-580 N. Azusa Ave
and
845-867 W. Glentana St.

578 N AZUSA AVE
578 N AZUSA AVE
COVINA, CA 91722

Inquiry Number: 6994581.2s
May 25, 2022

The EDR Radius Map™ Report with GeoCheck®



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

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	9
Orphan Summary	578
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-8
Physical Setting Source Map Findings	A-9
Physical Setting Source Records Searched	PSGR-1

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2020 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

578 N AZUSA AVE
COVINA, CA 91722

COORDINATES

Latitude (North): 34.0908700 - 34° 5' 27.13"
Longitude (West): 117.9073870 - 117° 54' 26.59"
Universal Tranverse Mercator: Zone 11
UTM X (Meters): 416290.9
UTM Y (Meters): 3772408.2
Elevation: 499 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140515
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
578 N AZUSA AVE
COVINA, CA 91722

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi. DIRECTION)
1	STAR CLEANERS	588 N AZUSA AVE	EDR Hist Cleaner	Lower	26, 0.005, NW
2	PAYNE MAGNETICS CORP	854 W FRONT ST	RCRA NonGen / NLR, FINDS	Higher	107, 0.020, NNE
3	PAYNE MAGNETICS CORP	854 W FRONT ST	CERS HAZ WASTE, HAZNET, NPDES, CIWQS, CERS, HWTS	Higher	107, 0.020, NNE
4	CARFIX INC	846 W FRONT ST	CERS HAZ WASTE, EMI, LOS ANGELES CO. HMS, HWTS	Higher	109, 0.021, NE
5	SALGADOS	846 W FRONT ST	RCRA NonGen / NLR	Higher	109, 0.021, NE
6	99 CENTS ONLY STORES	543 N AZUSA AVE	CERS HAZ WASTE, CERS	Lower	120, 0.023, WN'
7	BIG 5 SPORTING GOODS	543 N AZUSA AVE	RCRA NonGen / NLR	Lower	120, 0.023, WN'
8	99 CENTS ONLY STORES	543 N AZUSA AVE	RCRA NonGen / NLR	Lower	120, 0.023, WN'
9	SHEARHARTS ARCO	505 AZUSA AVE	EDR Hist Auto	Lower	120, 0.023, WS'
10	RODON FABRIC CARE	563 N AZUSA AVE	EDR Hist Cleaner	Lower	129, 0.024, WN'
11	GRAND AUTO BODY	840 W FRONT ST	RCRA-SQG, FINDS, ECHO, EMI, HAZNET, HWTS	Higher	135, 0.026, ENE
12	VETERINARY ENTERPRIS	602 N AZUSA AVE	RCRA NonGen / NLR	Higher	226, 0.043, Norf
13	ED RANDOLPH	851 W FRONT ST	SWEEPS UST, LOS ANGELES CO. HMS	Higher	241, 0.046, NNE
14	KMFG COLLISION CENTE	851 W FRONT ST	CERS HAZ WASTE, CERS, HWTS	Higher	241, 0.046, NNE
15	KMFG MD COLLISION CE	851 E FRONT ST	RCRA NonGen / NLR	Higher	241, 0.046, NNE
16	DE FAZIO LTD	851 W FRONT ST	HIST UST	Higher	241, 0.046, NNE
17	TRI STAR PRECISION	802 W FRONT ST	RCRA-SQG, FINDS, ECHO, HAZNET, HWTS	Higher	294, 0.056, ENE
18	TUCKER TIRE	612 N AZUSA AVENUE	RCRA-SQG, FINDS, ECHO, HAZNET, LOS ANGELES CO....	Higher	306, 0.058, Norf
19	TUCKER TIRE SERVICE	612 N AZUSA AVE	CERS HAZ WASTE, HAZNET, HWTS	Higher	306, 0.058, Norf
20	TUCKER TIRE SERVICE	612 N AZUSA AVE	RCRA NonGen / NLR	Higher	306, 0.058, Norf
21	RM BAKER MACHINE & T	815 W FRONT ST	CERS HAZ WASTE, HAZNET, CERS, HWTS	Higher	321, 0.061, NE
22	RM BAKER MACHINE & T	815 W FRONT ST	RCRA NonGen / NLR	Higher	321, 0.061, NE
23	FUTRELL'S PRECISION	784 W FRONT ST	RCRA NonGen / NLR	Higher	355, 0.067, ENE
24	FUTRELL'S PRECISION	784 W FRONT ST	CERS HAZ WASTE, HAZNET, CERS, HWTS	Higher	355, 0.067, ENE
25	BARNEY'S PRECISION P	156 S IRWINDALE AVE	WIP	Higher	387, 0.073, ENE
26	KEITH BARNARD	807 W. FRONT ST.	RCRA NonGen / NLR	Higher	387, 0.073, ENE
27	BARNEYS PRECISION PR	807 W FRONT ST	CERS HAZ WASTE, HAZNET, CERS, HWTS	Higher	387, 0.073, ENE
28	PAYNE-RATNER MAGNETI	807 WEST FRONT STREE	RCRA NonGen / NLR, FINDS, ECHO	Higher	387, 0.073, ENE
9	JES DISC GRINDING IN	781 W FRONT ST	RCRA-SQG, FINDS, ECHO, HAZNET, LOS ANGELES CO....	Higher	430, 0.081, ENE
30	SHELL #204-1854-0306	871 SAN BERNARDINO A	LUST, Cortese, HIST CORTESE, CERS	Lower	476, 0.090, Sou
31	O'REILLY AUTO PARTS	501 N AZUSA AVE	RCRA NonGen / NLR	Lower	507, 0.096, SSV
32	O'REILLY AUTO #2983	501 N AZUSA AVE	CERS HAZ WASTE, HAZNET, CERS, HWTS	Lower	507, 0.096, SSV
33	AZUSA SHELL LTD	871 W SAN BERNARDINO	UST	Lower	518, 0.098, Sou
34	SHELL SERVICE STATIO	871 W SAN BERNARDINO	RCRA-SQG, HIST UST, FINDS, ECHO	Lower	518, 0.098, Sou
35	AZUSA SHELL	871 W SAN BERNARDINO	RCRA NonGen / NLR	Lower	518, 0.098, Sou
36	AZUSA SHELL	871 W SAN BERNARDINO	CERS HAZ WASTE, SWEEPS UST, CA FID UST, CERS...	Lower	518, 0.098, Sou
37	ROBERT REMY	871 W SAN BERNARDINO	HIST UST	Lower	518, 0.098, Sou
38	REMYS BOB SHELL SERV	871 W SAN BERNARDINO	EDR Hist Auto	Lower	518, 0.098, Sou
39	AZUSA SHELL	871 W SAN BERNARDINO	UST	Lower	518, 0.098, Sou

MAPPED SITES SUMMARY

Target Property Address:
578 N AZUSA AVE
COVINA, CA 91722

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi. DIRECTION)
140	MOORES IDEAL PRODUCT	830 W GOLDEN GROVE W	CERS HAZ WASTE, HAZNET, CERS, HWTS	Higher	519, 0.098, NNE
141	MOORES IDEAL PRODUCT	830 W GOLDEN GROVE W	RCRA NonGen / NLR	Higher	519, 0.098, NNE
142	EXXON SERVICE STATIO	911 WEST SAN BERNARD	HIST UST, HAZNET, HWTS	Lower	604, 0.114, SSV
143	EXXON SERVICE STATIO	911 W SAN BERNARDINO	HIST UST	Lower	604, 0.114, SSV
144	COVINA EXXON	911 W SAN BERNARDINO	EDR Hist Auto	Lower	604, 0.114, SSV
145	EXXON COMPANY USA -	911 W SAN BERNARDINO	SWEEPS UST	Lower	604, 0.114, SSV
146	EXXON #7-8766	911 SAN BERNARDINO R	LUST, Cortese, HIST CORTESE, CERS	Lower	604, 0.114, SSV
147	COLGAN J E	906 E SAN BERNARDI	EDR Hist Auto	Lower	621, 0.118, SSV
148	97818	910 W SAN BERNARDINO	HIST UST	Lower	644, 0.122, SSV
149	CHEVRON USA SS 09781	910 W SAN BERNARDINO	UST	Lower	644, 0.122, SSV
150	S&A AUTO SERVICE INC	910 WEST SAN BERNARD	LUST, Cortese, CERS	Lower	644, 0.122, SSV
151	CHEVRON SS #9 7818	910 W SAN BERNADINO	SWEEPS UST	Lower	644, 0.122, SSV
152	CHEVRON #9-7818	910 SAN BERNARDINO R	LUST, Cortese, HIST CORTESE, CERS	Lower	644, 0.122, SSV
153	CLARK BROTHERS CHEVR	910 SAN BERNARDINO	EDR Hist Auto	Lower	644, 0.122, SSV
154	CHEVRON STATION NO 9	910 W SAN BERNARDINO	RCRA-SQG, FINDS, ECHO	Lower	644, 0.122, SSV
155	STATION 6195	420 NORTH AZUSA	SWEEPS UST, HIST UST, CA FID UST, LOS ANGELES CO...	Lower	704, 0.133, Sou
156	UNION OIL SERVICE ST	420 N AZUSA	HIST UST	Lower	704, 0.133, Sou
157	STATION #6195	420 N AZUSA AVE	HIST UST	Lower	704, 0.133, Sou
158	DD'S DISCOUNTS #5029	408 N. AZUSA AVE, ST	CERS HAZ WASTE	Lower	772, 0.146, Sou
159	DD'S DISCOUNTS #5029	408 N AZUSA AVE STE	RCRA NonGen / NLR	Lower	772, 0.146, Sou
160	PINE TREE CAR WASH	401 N AZUSA AVE	HIST UST	Lower	813, 0.154, SSV
161	WALGREENS #5798	401 N AZUSA AVE	CERS HAZ WASTE, HAZNET, HWTS	Lower	813, 0.154, SSV
162	PINE TREE CAR WASH	401 N AZUSA AVE	SWEEPS UST, CA FID UST, LOS ANGELES CO. HMS	Lower	813, 0.154, SSV
163	WALGREENS #5798	401 N AZUSA AVE	RCRA-SQG	Lower	813, 0.154, SSV
164	PEGASUS CLEANERS	310 NORTH AZUSA AVE.	RCRA-VSQQ	Lower	986, 0.187, Sou
165	PEGASUS CLEANERS, YO	310 N AZUSA AVE	DRYCLEANERS	Lower	986, 0.187, Sou
166	PEGASUS CLEANERS, EM	310 N AZUSA AVE	DRYCLEANERS	Lower	986, 0.187, Sou
167	ACE CLEANERS	310 N AZUSA AVE	RCRA-SQG, FINDS, ECHO, DRYCLEANERS, EMI, HAZNET,...	Lower	986, 0.187, Sou
168	PEGASUS CLEANERS, KE	310 N AZUSA AVE	DRYCLEANERS, HWTS	Lower	986, 0.187, Sou
169	AUTOZONE INC #5369	730 N AZUSA AVE	RCRA NonGen / NLR	Higher	990, 0.188, Nor
170	CONRAC CORP. CONRAC	600 N RIMSDALE	SEMS-ARCHIVE, RCRA-SQG	Lower	1047, 0.198, W
171	CONRAC CORP. CONRAC	600 N RIMSDALE	HIST UST, FINDS, ECHO	Lower	1047, 0.198, W
172	JRS	544 N RIMSDALE	RCRA-SQG, FINDS, ECHO, LOS ANGELES CO. HMS	Lower	1070, 0.203, W
173	US POSTAL SERVICE CO	545 RIMSDALE AVE N	LUST, Cortese, HIST CORTESE, CERS	Lower	1140, 0.216, W
174	HOME DEPOT 1845	963 W BADILLO ST	RCRA-SQG, HAZNET, HWTS	Lower	1192, 0.226, SS
175	THE HOME DEPOT STORE	963 W BADILLO ST	CERS HAZ WASTE, CERS	Lower	1192, 0.226, SS
176	COVINA POST OFFICE	545 N RIMSDALE	SWEEPS UST, HIST UST	Lower	1197, 0.227, W
177	CVS PHARMACY NO 9641	206 N AZUSA AVE	RCRA-LQG, FINDS, ECHO	Lower	1215, 0.230, So
178	CVS PHARMACY #9641	206 N AZUSA AVE	CERS HAZ WASTE	Lower	1215, 0.230, So

MAPPED SITES SUMMARY

Target Property Address:
 578 N AZUSA AVE
 COVINA, CA 91722

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi. DIRECTION)
9	TOM BODENHEIMER	680 WEST EDNA PLACE	RCRA NonGen / NLR	Higher	1221, 0.231, EN
180	ROSS DRESS FOR LESS	147 NORTH AZUSA AVE	RCRA NonGen / NLR	Lower	1243, 0.235, So
181	SMART & FINAL #367	114 N AZUSA AVE	CERS HAZ WASTE, HAZNET, LOS ANGELES CO. HMS, CERS	Lower	1314, 0.249, So
182	SMART & FINAL #367	114 N AZUSA AVE	RCRA NonGen / NLR	Lower	1314, 0.249, So
3	ALLEN CHEN	724 N ELSPETH WAY	RCRA NonGen / NLR	Higher	1319, 0.250, NE
4	MOBIL #11-MHY	107 AZUSA AVE N	LUST, Cortese, HIST CORTESE, CERS	Lower	1501, 0.284, So
5	CITY OF COVINA FIRE	807 CYPRESS ST W	LUST, Cortese, HIST CORTESE, LOS ANGELES CO. HMS,...	Higher	1712, 0.324, No
6	SMITH'S FOOD & DRUG	1000 AZUSA AVE N	LUST, Cortese, HIST CORTESE, LOS ANGELES CO. HMS,...	Higher	2134, 0.404, No
7	HUGHES TRAINING INC	1200 E SAN BERNARDIN	CORRACTS, RCRA-TSDF, HIST UST, RCRA NonGen / NLR,...	Lower	2351, 0.445, W
8	COUCH FAMILY TRUST R	220 HOUSER DR S	LUST, Cortese, CERS	Higher	2569, 0.487, SE
9	HONEYWELL INC		ENVIROSTOR, HWP, CERS	Lower	3980, 0.754, SV
0	TEXACO	1237 N. AZUSA AVENUE	Notify 65	Higher	4034, 0.764, No
31	SO CAL GAS/COVINA MG	222 WEST EDNA PLACE	ENVIROSTOR, VCP	Higher	4146, 0.785, Ea
32	SO CAL GAS/COVINA MG	222 WEST EDNA PLACE	EDR MGP	Higher	4146, 0.785, Ea

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR. ← &

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 01/25/2022 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>CONRAC CORP. CONRAC</i> Site ID: 0901439 EPA Id: CAD053869293	<i>600 N RIMSDALE</i>	<i>WSW 1/8 - 1/4 (0.198 mi.)</i>	<i>F70</i>	<i>25</i>

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: A review of the CORRACTS list, as provided by EDR, and dated 02/28/2022 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>HUGHES TRAINING INC</i> EPA ID:: CAD008351827	<i>1200 E SAN BERNARDIN</i>	<i>WSW 1/4 - 1/2 (0.445 mi.)</i>	<i>87</i>	<i>30</i>

Lists of Federal RCRA TSD facilities

RCRA-TSDF: A review of the RCRA-TSDF list, as provided by EDR, and dated 02/28/2022 has revealed that

EXECUTIVE SUMMARY

there is 1 RCRA-TSDF site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HUGHES TRAINING INC EPA ID:: CAD008351827	1200 E SAN BERNARDIN	WSW 1/4 - 1/2 (0.445 mi.)	87	30

Lists of Federal RCRA generators

RCRA-LQG: A review of the RCRA-LQG list, as provided by EDR, and dated 02/28/2022 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CVS PHARMACY NO 9641 EPA ID:: CAR000237933	206 N AZUSA AVE	S 1/8 - 1/4 (0.230 mi.)	H77	27

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 02/28/2022 has revealed that there are 11 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GRAND AUTO BODY EPA ID:: CAD982407702	840 W FRONT ST	ENE 0 - 1/8 (0.026 mi.)	B11	11
TRI STAR PRECISION EPA ID:: CAD983599200	802 W FRONT ST	ENE 0 - 1/8 (0.056 mi.)	B17	12
TUCKER TIRE EPA ID:: CAD983596487	612 N AZUSA AVENUE	N 0 - 1/8 (0.058 mi.)	A18	13
JES DISC GRINDING IN EPA ID:: CAD982442782	781 W FRONT ST	ENE 0 - 1/8 (0.081 mi.)	29	15

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL SERVICE STATIO EPA ID:: CAR000115899	871 W SAN BERNARDINO	S 0 - 1/8 (0.098 mi.)	C34	17
CHEVRON STATION NO 9 EPA ID:: CAD983593377	910 W SAN BERNARDINO	SSW 0 - 1/8 (0.122 mi.)	C54	21
WALGREENS #5798 EPA ID:: CAL000324984	401 N AZUSA AVE	SSW 1/8 - 1/4 (0.154 mi.)	E63	24
ACE CLEANERS EPA ID:: CAD981424872	310 N AZUSA AVE	S 1/8 - 1/4 (0.187 mi.)	E67	24
CONRAC CORP. CONRAC EPA ID:: CAD053869293	600 N RIMSDALE	WSW 1/8 - 1/4 (0.198 mi.)	F70	25
JRS EPA ID:: CAD983616871	544 N RIMSDALE	WSW 1/8 - 1/4 (0.203 mi.)	F72	26
HOME DEPOT 1845 EPA ID:: CAR000188375	963 W BADILLO ST	SSW 1/8 - 1/4 (0.226 mi.)	G74	27

EXECUTIVE SUMMARY

RCRA-VSQQ: A review of the RCRA-VSQQ list, as provided by EDR, and dated 02/28/2022 has revealed that there is 1 RCRA-VSQQ site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PEGASUS CLEANERS EPA ID:: CAR000294843	310 NORTH AZUSA AVE.	S 1/8 - 1/4 (0.187 mi.)	E64	24

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: A review of the ENVIROSTOR list, as provided by EDR, and dated 01/24/2022 has revealed that there are 2 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SO CAL GAS/COVINA MG Facility Id: 19490224 Status: Certified	222 WEST EDNA PLACE	E 1/2 - 1 (0.785 mi.)	191	32

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HONEYWELL INC Facility Id: 80001565 Status: No Further Action		SW 1/2 - 1 (0.754 mi.)	89	31

Lists of state and tribal leaking storage tanks

LUST: A review of the LUST list, as provided by EDR, has revealed that there are 9 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY OF COVINA FIRE Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 05/23/2022 Status: Completed - Case Closed Facility Id: I-14170 Status: Case Closed Global Id: T0603704142 Global ID: T0603704142	807 CYPRESS ST W	N 1/4 - 1/2 (0.324 mi.)	85	29
SMITH'S FOOD & DRUG Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 05/23/2022 Status: Completed - Case Closed Facility Id: R-16290 Status: Case Closed Global Id: T0603705278 Global ID: T0603705278	1000 AZUSA AVE N	N 1/4 - 1/2 (0.404 mi.)	86	30
COUCH FAMILY TRUST R Database: LUST, Date of Government Version: 05/23/2022	220 HOUSER DR S	SE 1/4 - 1/2 (0.487 mi.)	88	31

EXECUTIVE SUMMARY

Status: Completed - Case Closed
Global Id: T10000004628

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL #204-1854-0306 Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 05/23/2022 Status: Completed - Case Closed Facility Id: I-09502 Status: Case Closed Global Id: T0603729893 Global Id: T0603703436 Global ID: T0603703436	871 SAN BERNARDINO A	S 0 - 1/8 (0.090 mi.)	C30	16
EXXON #7-8766 Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 05/23/2022 Status: Completed - Case Closed Facility Id: I-09696 Status: Case Closed Global Id: T0603703474 Global ID: T0603703474	911 SAN BERNARDINO R	SSW 0 - 1/8 (0.114 mi.)	C46	19
S&A AUTO SERVICE INC Database: LUST, Date of Government Version: 05/23/2022 Status: Completed - Case Closed Global Id: T0603787479	910 WEST SAN BERNARD	SSW 0 - 1/8 (0.122 mi.)	C50	20
CHEVRON #9-7818 Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 05/23/2022 Status: Completed - Case Closed Facility Id: I-09875 Status: Case Closed Global Id: T0603703503 Global ID: T0603703503	910 SAN BERNARDINO R	SSW 0 - 1/8 (0.122 mi.)	C52	21
US POSTAL SERVICE CO Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 05/23/2022 Status: Completed - Case Closed Facility Id: I-09718 Status: Case Closed Global Id: T0603703479 Global ID: T0603703479	545 RIMSDALE AVE N	WSW 1/8 - 1/4 (0.216 mi.)	F73	26
MOBIL #11-MHY Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 05/23/2022 Status: Completed - Case Closed Facility Id: I-09376 Status: Case Closed Global Id: T0603703397 Global ID: T0603703397	107 AZUSA AVE N	S 1/4 - 1/2 (0.284 mi.)	84	29

EXECUTIVE SUMMARY

Lists of state and tribal registered storage tanks

UST: A review of the UST list, as provided by EDR, has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AZUSA SHELL LTD Database: UST, Date of Government Version: 12/06/2021 Facility Id: 26377	871 W SAN BERNARDINO	S 0 - 1/8 (0.098 mi.)	C33	16
AZUSA SHELL Database: UST, Date of Government Version: 12/06/2021 Facility Id: LACoFA0023028	871 W SAN BERNARDINO	S 0 - 1/8 (0.098 mi.)	C39	18
CHEVRON USA SS 09781 Database: UST, Date of Government Version: 12/06/2021 Facility Id: 9875	910 W SAN BERNARDINO	SSW 0 - 1/8 (0.122 mi.)	C49	20

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: A review of the CERS HAZ WASTE list, as provided by EDR, and dated 01/18/2022 has revealed that there are 16 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PAYNE MAGNETICS CORP	854 W FRONT ST	NNE 0 - 1/8 (0.020 mi.)	A3	9
CARFIX INC	846 W FRONT ST	NE 0 - 1/8 (0.021 mi.)	A4	9
KMFG COLLISION CENTE	851 W FRONT ST	NNE 0 - 1/8 (0.046 mi.)	B14	12
TUCKER TIRE SERVICE	612 N AZUSA AVE	N 0 - 1/8 (0.058 mi.)	A19	13
RM BAKER MACHINE & T	815 W FRONT ST	NE 0 - 1/8 (0.061 mi.)	B21	13
FUTRELL'S PRECISION	784 W FRONT ST	ENE 0 - 1/8 (0.067 mi.)	B24	14
BARNEYS PRECISION PR	807 W FRONT ST	ENE 0 - 1/8 (0.073 mi.)	B27	15
MOORES IDEAL PRODUCT	830 W GOLDEN GROVE W	NNE 0 - 1/8 (0.098 mi.)	D40	18
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
99 CENTS ONLY STORES	543 N AZUSA AVE	WNW 0 - 1/8 (0.023 mi.)	A6	10
O'REILLY AUTO #2983	501 N AZUSA AVE	SSW 0 - 1/8 (0.096 mi.)	C32	16
AZUSA SHELL	871 W SAN BERNARDINO	S 0 - 1/8 (0.098 mi.)	C36	17
DD'S DISCOUNTS #5029	408 N. AZUSA AVE, ST	S 1/8 - 1/4 (0.146 mi.)	E58	22
WALGREENS #5798	401 N AZUSA AVE	SSW 1/8 - 1/4 (0.154 mi.)	E61	23
THE HOME DEPOT STORE	963 W BADILLO ST	SSW 1/8 - 1/4 (0.226 mi.)	G75	27
CVS PHARMACY #9641	206 N AZUSA AVE	S 1/8 - 1/4 (0.230 mi.)	H78	28
SMART & FINAL #367	114 N AZUSA AVE	S 1/8 - 1/4 (0.249 mi.)	H81	28

EXECUTIVE SUMMARY

Local Lists of Registered Storage Tanks

SWEEPS UST: A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 7 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ED RANDOLPH Status: A Comp Number: 13477	851 W FRONT ST	NNE 0 - 1/8 (0.046 mi.)	B13	11
Lower Elevation	Address	Direction / Distance	Map ID	Page
AZUSA SHELL Status: A Tank Status: A Comp Number: 9502	871 W SAN BERNARDINO	S 0 - 1/8 (0.098 mi.)	C36	17
EXXON COMPANY USA - Status: A Tank Status: A Comp Number: 9696	911 W SAN BERNARDINO	SSW 0 - 1/8 (0.114 mi.)	C45	19
CHEVRON SS #9 7818 Status: A Tank Status: A Comp Number: 9875	910 W SAN BERNADINO	SSW 0 - 1/8 (0.122 mi.)	C51	20
STATION 6195 Status: A Tank Status: A Comp Number: 11105	420 NORTH AZUSA	S 1/8 - 1/4 (0.133 mi.)	C55	22
PINE TREE CAR WASH Comp Number: 9569	401 N AZUSA AVE	SSW 1/8 - 1/4 (0.154 mi.)	E62	23
COVINA POST OFFICE Status: A Tank Status: A Comp Number: 9718	545 N RIMSDALE	WSW 1/8 - 1/4 (0.227 mi.)	F76	27

HIST UST: A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 12 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DE FAZIO LTD Facility Id: 00000047141	851 W FRONT ST	NNE 0 - 1/8 (0.046 mi.)	B16	12
Lower Elevation	Address	Direction / Distance	Map ID	Page
SHELL SERVICE STATIO ROBERT REMY Facility Id: 00000020671	871 W SAN BERNARDINO 871 W SAN BERNARDINO	S 0 - 1/8 (0.098 mi.) S 0 - 1/8 (0.098 mi.)	C34 C37	17 17
EXXON SERVICE STATIO EXXON SERVICE STATIO	911 WEST SAN BERNARD 911 W SAN BERNARDINO	SSW 0 - 1/8 (0.114 mi.) SSW 0 - 1/8 (0.114 mi.)	C42 C43	18 19

EXECUTIVE SUMMARY

Facility Id: 00000029354				
97818	910 W SAN BERNARDINO	SSW 0 - 1/8 (0.122 mi.)	C48	20
Facility Id: 00000063038				
STATION 6195	420 NORTH AZUSA	S 1/8 - 1/4 (0.133 mi.)	C55	22
UNION OIL SERVICE ST	420 N AZUSA	S 1/8 - 1/4 (0.133 mi.)	C56	22
Facility Id: 00000005336				
STATION #6195	420 N AZUSA AVE	S 1/8 - 1/4 (0.133 mi.)	C57	22
Facility Id: 00000041647				
PINE TREE CAR WASH	401 N AZUSA AVE	SSW 1/8 - 1/4 (0.154 mi.)	E60	23
Facility Id: 00000003837				
CONRAC CORP. CONRAC	600 N RIMSDALE	WSW 1/8 - 1/4 (0.198 mi.)	F71	26
Facility Id: 00000046961				
COVINA POST OFFICE	545 N RIMSDALE	WSW 1/8 - 1/4 (0.227 mi.)	F76	27
Facility Id: 00000065411				

CA FID UST: A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 3 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AZUSA SHELL	871 W SAN BERNARDINO	S 0 - 1/8 (0.098 mi.)	C36	17
Facility Id: 19003367 Status: A				
STATION 6195	420 NORTH AZUSA	S 1/8 - 1/4 (0.133 mi.)	C55	22
Facility Id: 19018456 Status: A				
PINE TREE CAR WASH	401 N AZUSA AVE	SSW 1/8 - 1/4 (0.154 mi.)	E62	23
Facility Id: 19013529 Status: I				

CERS TANKS: A review of the CERS TANKS list, as provided by EDR, and dated 01/18/2022 has revealed that there is 1 CERS TANKS site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AZUSA SHELL	871 W SAN BERNARDINO	S 0 - 1/8 (0.098 mi.)	C36	17

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 02/28/2022 has revealed that there are 20 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PAYNE MAGNETICS CORP	854 W FRONT ST	NNE 0 - 1/8 (0.020 mi.)	A2	9

EXECUTIVE SUMMARY

EPA ID:: CAD981393838				
SALGADOS EPA ID:: CAL000435708	846 W FRONT ST	NE 0 - 1/8 (0.021 mi.)	A5	10
VETERINARY ENTERPRIS EPA ID:: CAL000399420	602 N AZUSA AVE	N 0 - 1/8 (0.043 mi.)	A12	11
KMFG MD COLLISION CE EPA ID:: CAL000418228	851 E FRONT ST	NNE 0 - 1/8 (0.046 mi.)	B15	12
TUCKER TIRE SERVICE EPA ID:: CAL000078710	612 N AZUSA AVE	N 0 - 1/8 (0.058 mi.)	A20	13
RM BAKER MACHINE & T EPA ID:: CAL000196742	815 W FRONT ST	NE 0 - 1/8 (0.061 mi.)	B22	14
FUTRELL'S PRECISION EPA ID:: CAL000152752	784 W FRONT ST	ENE 0 - 1/8 (0.067 mi.)	B23	14
KEITH BARNARD EPA ID:: CAC002967973	807 W. FRONT ST.	ENE 0 - 1/8 (0.073 mi.)	B26	14
PAYNE-RATNER MAGNETI EPA ID:: CAD981381544	807 WEST FRONT STREE	ENE 0 - 1/8 (0.073 mi.)	B28	15
MOORES IDEAL PRODUCT EPA ID:: CAL000219746	830 W GOLDEN GROVE W	NNE 0 - 1/8 (0.098 mi.)	D41	18
AUTOZONE INC #5369 EPA ID:: CAL000207937	730 N AZUSA AVE	N 1/8 - 1/4 (0.188 mi.)	69	25
TOM BODENHEIMER ALLEN CHEN EPA ID:: CAC003037339	680 WEST EDNA PLACE 724 N ELSPETH WAY	ENE 1/8 - 1/4 (0.231 mi.) NE 1/8 - 1/4 (0.250 mi.)	79 83	28 29
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BIG 5 SPORTING GOODS EPA ID:: CAL000410351	543 N AZUSA AVE	WNW 0 - 1/8 (0.023 mi.)	A7	10
99 CENTS ONLY STORES EPA ID:: CAL000370991	543 N AZUSA AVE	WNW 0 - 1/8 (0.023 mi.)	A8	10
O'REILLY AUTO PARTS EPA ID:: CAL000392438	501 N AZUSA AVE	SSW 0 - 1/8 (0.096 mi.)	C31	16
AZUSA SHELL EPA ID:: CAL000403616	871 W SAN BERNARDINO	S 0 - 1/8 (0.098 mi.)	C35	17
DD'S DISCOUNTS #5029 EPA ID:: CAL000397755	408 N AZUSA AVE STE	S 1/8 - 1/4 (0.146 mi.)	E59	23
ROSS DRESS FOR LESS EPA ID:: CAL000432010	147 NORTH AZUSA AVE	S 1/8 - 1/4 (0.235 mi.)	H80	28
SMART & FINAL #367 EPA ID:: CAL000378231	114 N AZUSA AVE	S 1/8 - 1/4 (0.249 mi.)	H82	29

EXECUTIVE SUMMARY

Cortese: A review of the Cortese list, as provided by EDR, and dated 12/16/2021 has revealed that there are 9 Cortese sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY OF COVINA FIRE Cleanup Status: COMPLETED - CASE CLOSED	807 CYPRESS ST W	N 1/4 - 1/2 (0.324 mi.)	85	29
SMITH'S FOOD & DRUG Cleanup Status: COMPLETED - CASE CLOSED	1000 AZUSA AVE N	N 1/4 - 1/2 (0.404 mi.)	86	30
COUCH FAMILY TRUST R Cleanup Status: COMPLETED - CASE CLOSED	220 HOUSER DR S	SE 1/4 - 1/2 (0.487 mi.)	88	31

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL #204-1854-0306 Cleanup Status: COMPLETED - CASE CLOSED	871 SAN BERNARDINO A	S 0 - 1/8 (0.090 mi.)	C30	16
EXXON #7-8766 Cleanup Status: COMPLETED - CASE CLOSED	911 SAN BERNARDINO R	SSW 0 - 1/8 (0.114 mi.)	C46	19
S&A AUTO SERVICE INC Cleanup Status: COMPLETED - CASE CLOSED	910 WEST SAN BERNARD	SSW 0 - 1/8 (0.122 mi.)	C50	20
CHEVRON #9-7818 Cleanup Status: COMPLETED - CASE CLOSED	910 SAN BERNARDINO R	SSW 0 - 1/8 (0.122 mi.)	C52	21
US POSTAL SERVICE CO Cleanup Status: COMPLETED - CASE CLOSED	545 RIMSDALE AVE N	WSW 1/8 - 1/4 (0.216 mi.)	F73	26
MOBIL #11-MHY Cleanup Status: COMPLETED - CASE CLOSED	107 AZUSA AVE N	S 1/4 - 1/2 (0.284 mi.)	84	29

DRYCLEANERS: A review of the DRYCLEANERS list, as provided by EDR, has revealed that there are 4 DRYCLEANERS sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PEGASUS CLEANERS, YO Database: DRYCLEAN SOUTH COAST, Date of Government Version: 02/17/2022	310 N AZUSA AVE	S 1/8 - 1/4 (0.187 mi.)	E65	24
PEGASUS CLEANERS, EM Database: DRYCLEAN SOUTH COAST, Date of Government Version: 02/17/2022	310 N AZUSA AVE	S 1/8 - 1/4 (0.187 mi.)	E66	24
ACE CLEANERS Database: DRYCLEAN SOUTH COAST, Date of Government Version: 02/17/2022 Database: DRYCLEANERS, Date of Government Version: 08/27/2021 EPA Id: CAD981424872	310 N AZUSA AVE	S 1/8 - 1/4 (0.187 mi.)	E67	24
PEGASUS CLEANERS, KE Database: DRYCLEAN SOUTH COAST, Date of Government Version: 02/17/2022 Database: DRYCLEANERS, Date of Government Version: 08/27/2021 EPA Id: CAR000294843	310 N AZUSA AVE	S 1/8 - 1/4 (0.187 mi.)	E68	25

EXECUTIVE SUMMARY

HIST CORTESE: A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 7 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY OF COVINA FIRE Reg Id: I-14170	807 CYPRESS ST W	N 1/4 - 1/2 (0.324 mi.)	85	29
SMITH'S FOOD & DRUG Reg Id: R-16290	1000 AZUSA AVE N	N 1/4 - 1/2 (0.404 mi.)	86	30
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL #204-1854-0306 Reg Id: I-09502	871 SAN BERNARDINO A	S 0 - 1/8 (0.090 mi.)	C30	16
EXXON #7-8766 Reg Id: I-09696	911 SAN BERNARDINO R	SSW 0 - 1/8 (0.114 mi.)	C46	19
CHEVRON #9-7818 Reg Id: I-09875	910 SAN BERNARDINO R	SSW 0 - 1/8 (0.122 mi.)	C52	21
US POSTAL SERVICE CO Reg Id: I-09718	545 RIMSDALE AVE N	WSW 1/8 - 1/4 (0.216 mi.)	F73	26
MOBIL #11-MHY Reg Id: I-09376	107 AZUSA AVE N	S 1/4 - 1/2 (0.284 mi.)	84	29

HWP: A review of the HWP list, as provided by EDR, and dated 02/14/2022 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HONEYWELL INC EPA ID: CAD008351827 Cleanup Status: CLOSED		SW 1/2 - 1 (0.754 mi.)	89	31

Notify 65: A review of the Notify 65 list, as provided by EDR, and dated 12/13/2021 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TEXACO	1237 N. AZUSA AVENUE	N 1/2 - 1 (0.764 mi.)	90	31

WIP: A review of the WIP list, as provided by EDR, and dated 07/03/2009 has revealed that there is 1 WIP site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BARNEY'S PRECISION P Facility Status: Historical	156 S IRWINDALE AVE	ENE 0 - 1/8 (0.073 mi.)	B25	14

EXECUTIVE SUMMARY

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: A review of the EDR MGP list, as provided by EDR, has revealed that there is 1 EDR MGP site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SO CAL GAS/COVINA MG	222 WEST EDNA PLACE	E 1/2 - 1 (0.785 mi.)	I92	32

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 5 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHEARHARTS ARCO	505 AZUSA AVE	WSW 0 - 1/8 (0.023 mi.)	A9	10
REMY'S BOB SHELL SERV	871 W SAN BERNARDINO	S 0 - 1/8 (0.098 mi.)	C38	18
COVINA EXXON	911 W SAN BERNARDINO	SSW 0 - 1/8 (0.114 mi.)	C44	19
COLGAN J E	906 E SAN BERNARDINO	SSW 0 - 1/8 (0.118 mi.)	C47	20
CLARK BROTHERS CHEVR	910 SAN BERNARDINO	SSW 0 - 1/8 (0.122 mi.)	C53	21

EDR Hist Cleaner: A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 2 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

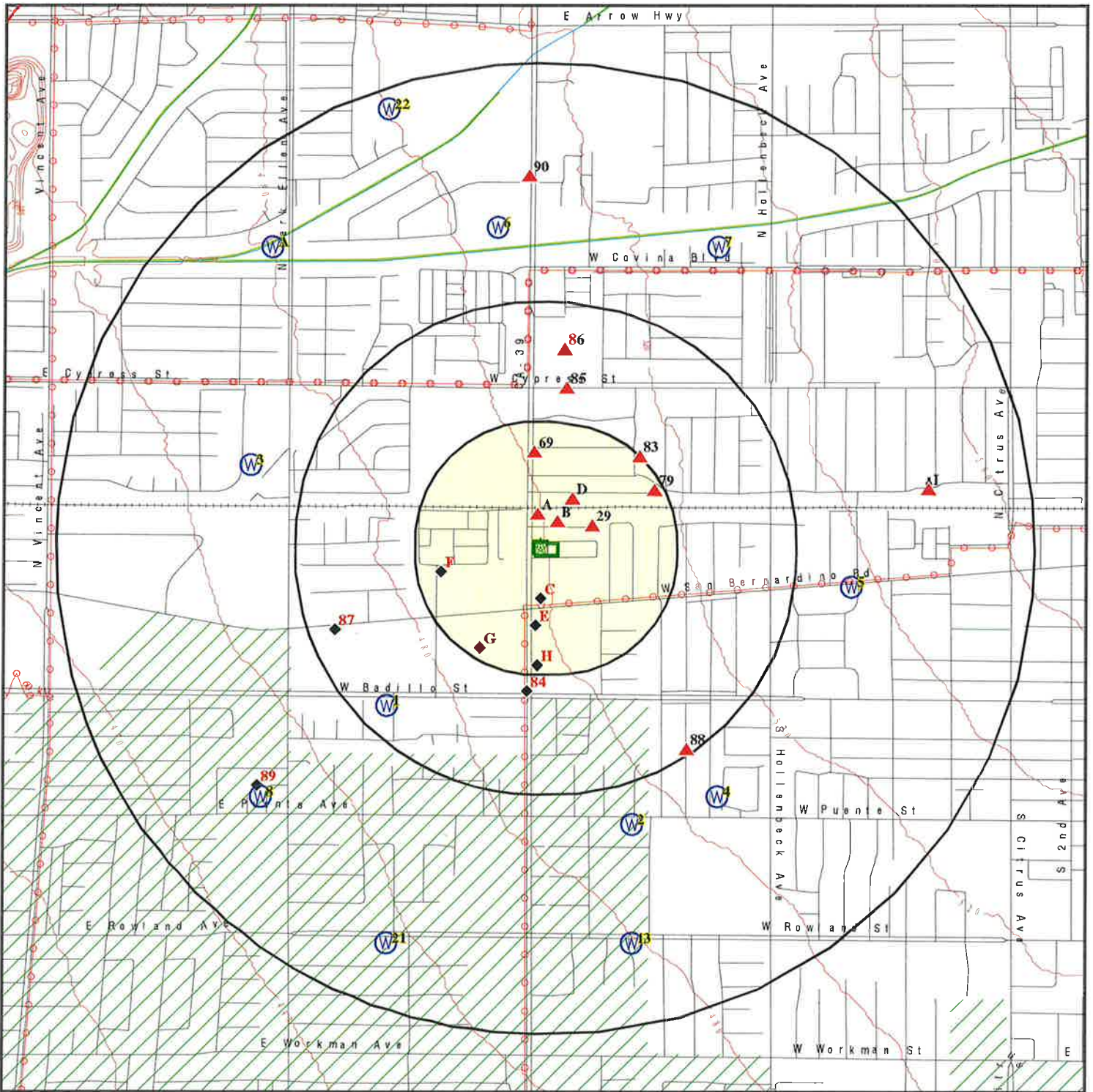
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STAR CLEANERS	588 N AZUSA AVE	NW 0 - 1/8 (0.005 mi.)	A1	9
RODON FABRIC CARE	563 N AZUSA AVE	WNW 0 - 1/8 (0.024 mi.)	A10	11

Count: 6 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
COVINA	S121659906	NWC AZUSA AVE & GRONDAHL ST	NWC AZUSA AVE & GRONDAHL ST	91722	CIWQS
LOS ANGELES COUNTY	S107541010		VEH STOP: AZUSA & AROMA AVE		CDL
WEST COVINA	S100714948	SAN GABRIEL VALLEY MOSQUITO ABATEM	1145 & 1133 NORTH AZUSA CANYRO	91790	ENVIROSTOR
WEST COVINA	S126976674	ENVISION CHRYSLER DODGE JEEP RAM O	298 AZUSA	91791	CERS HAZ WASTE
WEST COVINA	S107528471		140 W AZUSA AVE (EL DORADO MOT	91790	CDL
WEST COVINA	S121700003	H.Q. CLEANERS	425 AZUSA AVE	91790	DRYCLEANERS

OVERVIEW MAP - 6994581.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

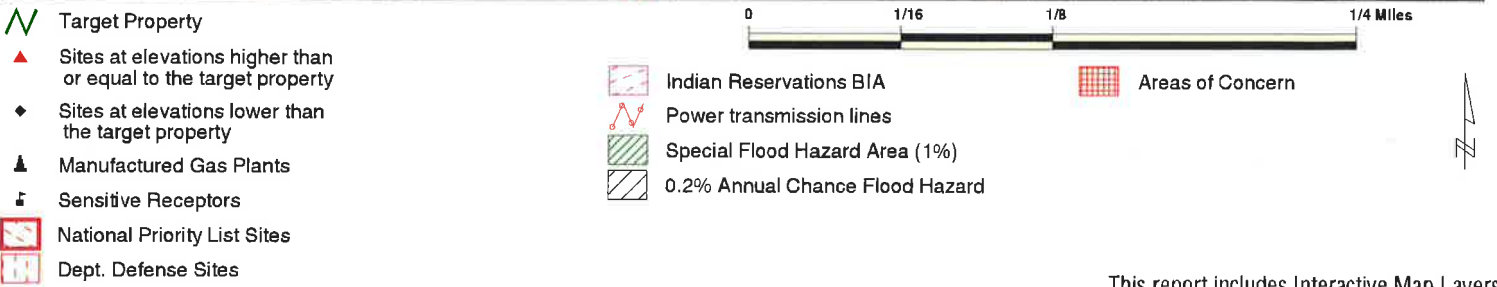
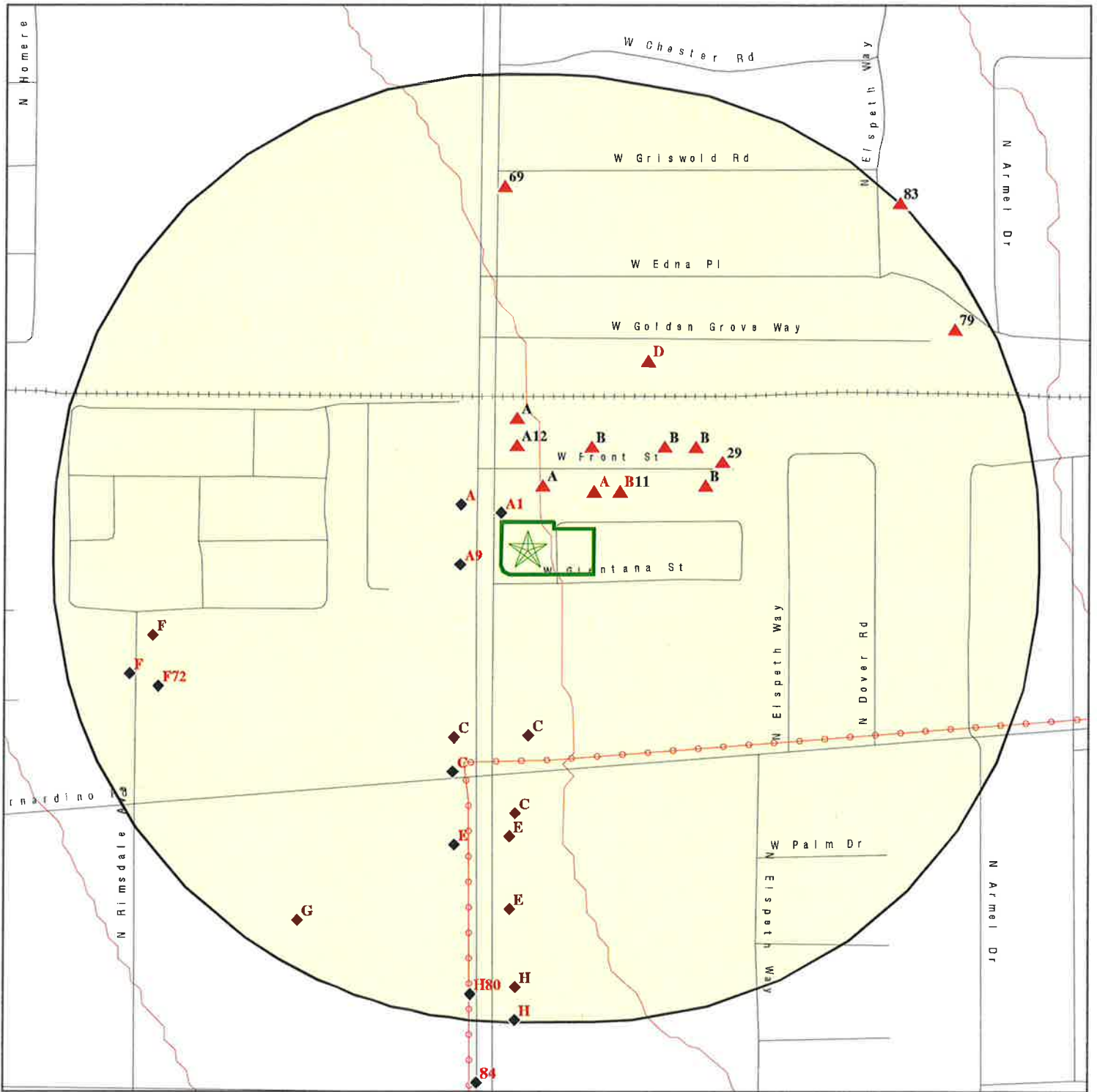


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 578 N AZUSA AVE
 ADDRESS: 578 N AZUSA AVE
 COVINA CA 91722
 LAT/LONG: 34.09087 / 117.907387

CLIENT: PIC Environmental Services
 CONTACT: Tim Hersch
 INQUIRY #: 6994581.2s
 DATE: May 25, 2022 1:47 pm

DETAIL MAP - 6994581.2S



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: 578 N AZUSA AVE ADDRESS: 578 N AZUSA AVE COVINA CA 91722 LAT/LONG: 34.09087 / 117.907387</p>	<p>CLIENT: PIC Environmental Services CONTACT: Tim Hersch INQUIRY #: 6994581.2s DATE: May 25, 2022 1:49 pm</p>
---	---

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property ↓	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	1	0	NR	NR	1
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	1	0	NR	1
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	1	NR	NR	1
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	1	NR	NR	NR	1
RCRA-SQG	0.250		6	5	NR	NR	NR	11
RCRA-VSQG	0.250		0	1	NR	NR	NR	1
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>Lists of state- and tribal (Superfund) equivalent sites</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
ENVIROSTOR	1.000		0	0	0	2	NR	2
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	↓ Target Property ↓	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		4	1	4	NR	NR	9
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		3	0	NR	NR	NR	3
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
AOCONCERN	1.000		0	0	0	0	NR	0
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		11	5	NR	NR	NR	16
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
SWEEPS UST	0.250		4	3	NR	NR	NR	7
HIST UST	0.250		6	6	NR	NR	NR	12

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CA FID UST	0.250	↓	1	2	NR	NR	NR	3
CERS TANKS	0.250		1	0	NR	NR	NR	1
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		14	6	NR	NR	NR	20
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UXO	1.000	↓	0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		4	1	4	NR	NR	9
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	4	NR	NR	NR	4
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		3	1	3	NR	NR	7
LOS ANGELES CO. HMS	0.001		0	NR	NR	NR	NR	0
HWP	1.000		0	0	0	1	NR	1
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	1	NR	1
LA Co. Site Mitigation	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		1	0	NR	NR	NR	1
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
LOS ANGELES CO LF METHANE	0.001		0	0	0	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	1	NR	1
EDR Hist Auto	0.125		5	NR	NR	NR	NR	5
EDR Hist Cleaner	0.125		2	NR	NR	NR	NR	2

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	0.001		0	NR	NR	NR	NR	0
--------	-------	--	---	----	----	----	----	---

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
RGA LUST	0.001	↓	0	NR	NR	NR	NR	0
- Totals --		0 ↑	65	37	13	5	0	120

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A1 NW < 1/8 0.005 mi. 26 ft.	STAR CLEANERS 588 N AZUSA AVE COVINA, CA 91722	EDR Hist Cleaner	1020094225 N/A
Relative: Lower	Click here for full text details		
A2 NNE < 1/8 0.020 mi. 107 ft.	PAYNE MAGNETICS CORP 854 W FRONT ST COVINA, CA 91722	RCRA NonGen / NLR FINDS	1000181715 CAD981393838
Relative: Higher	Click here for full text details		
	RCRA NonGen / NLR EPA Id CAD981393838		
	FINDS Registry ID: 110002692257		
A3 NNE < 1/8 0.020 mi. 107 ft.	PAYNE MAGNETICS CORP 854 W FRONT ST COVINA, CA 91722	CERS HAZ WASTE HAZNET NPDES CIWQS CERS HWTS	S113004722 N/A
Relative: Higher	Click here for full text details		
	HAZNET GEPaid CAD981393838		
	NPDES Facility Status Active		
A4 NE < 1/8 0.021 mi. 109 ft.	CARFIX INC 846 W FRONT ST COVINA, CA 91722	CERS HAZ WASTE EMI LOS ANGELES CO. HMS HWTS	S104536925 N/A
Relative: Higher	Click here for full text details		
	EMI Facility Id 50638		
	LOS ANGELES CO. HMS Facility ID 022823-031957 Facility Status OPEN		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A5 NE < 1/8 0.021 mi. 109 ft.	SALGADOS 846 W FRONT ST COVINA, CA 91722	RCRA NonGen / NLR	1024867115 CAL000435708
Relative: Higher	Click here for full text details RCRA NonGen / NLR EPA Id CAL000435708		
A6 WNW < 1/8 0.023 mi. 120 ft.	99 CENTS ONLY STORES #340 543 N AZUSA AVE COVINA, CA 91722	CERS HAZ WASTE CERS	S113801005 N/A
Relative: Lower	Click here for full text details		
A7 WNW < 1/8 0.023 mi. 120 ft.	BIG 5 SPORTING GOODS #372 543 N AZUSA AVE COVINA, CA 91722	RCRA NonGen / NLR	1024851721 CAL000410351
Relative: Lower	Click here for full text details RCRA NonGen / NLR EPA Id CAL000410351		
A8 WNW < 1/8 0.023 mi. 120 ft.	99 CENTS ONLY STORES 543 N AZUSA AVE COVINA, CA 91722	RCRA NonGen / NLR	1024832671 CAL000370991
Relative: Lower	Click here for full text details RCRA NonGen / NLR EPA Id CAL000370991		
A9 WSW < 1/8 0.023 mi. 120 ft.	SHEARHARTS ARCO 505 AZUSA AVE LA PUENTE, CA 91722	EDR Hist Auto	1020427728 N/A
Relative: Lower	Click here for full text details		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
--	------	-------------	--------------------------------

A10 WNW < 1/8 0.024 mi. 129 ft. Relative: Lower	RODON FABRIC CARE 563 N AZUSA AVE COVINA, CA 91722 Click here for full text details	EDR Hist Cleaner	1018469209 N/A
--	---	------------------	-------------------

B11 ENE < 1/8 0.026 mi. 135 ft. Relative: Higher	GRAND AUTO BODY 840 W FRONT ST COVINA, CA 91723 Click here for full text details	RCRA-SQG FINDS ECHO EMI HAZNET HWTS	1000308675 CAD982407702
---	--	--	----------------------------

RCRA-SQG
 EPA Id CAD982407702

FINDS
 Registry ID: 110002805812

ECHO
 Registry ID 110002805812

EMI
 Facility Id 60186

HAZNET
 GEPAID CAD982407702

A12 North < 1/8 0.043 mi. 226 ft. Relative: Higher	VETERINARY ENTERPRISES INC DBA ANIMAL MEDICAL CENT 602 N AZUSA AVE COVINA, CA 91722 Click here for full text details	RCRA NonGen / NLR	1024845912 CAL000399420
---	--	-------------------	----------------------------

RCRA NonGen / NLR
 EPA Id CAL000399420

B13 NNE < 1/8 0.046 mi. 241 ft. Relative: Higher	ED RANDOLPH 851 W FRONT ST COVINA, CA 91722 Click here for full text details	SWEEPS UST LOS ANGELES CO. HMS	S102057017 N/A
---	--	-----------------------------------	-------------------

SWEEPS UST
 Status A
 Comp Number 13477

LOS ANGELES CO. HMS

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

	ED RANDOLPH (Continued)		S102057017
	Facility ID 013176-013477 Facility Status Removed		
<hr/>			
B14 NNE < 1/8 0.046 mi. 241 ft. Relative: Higher	KMFG COLLISION CENTER 851 W FRONT ST COVINA, CA 91722 Click here for full text details	CERS HAZ WASTE CERS HWTS	S124522481 N/A
<hr/>			
B15 NNE < 1/8 0.046 mi. 241 ft. Relative: Higher	KMFG MD COLLISION CENTER 851 E FRONT ST COVINA, CA 91722 Click here for full text details	RCRA NonGen / NLR	1024855531 CAL000418228
<hr/>			
B16 NNE < 1/8 0.046 mi. 241 ft. Relative: Higher	DE FAZIO LTD 851 W FRONT ST COVINA, CA 91722 Click here for full text details	HIST UST	U001569201 N/A
<hr/>			
B17 ENE < 1/8 0.056 mi. 294 ft. Relative: Higher	TRI STAR PRECISION 802 W FRONT ST COVINA, CA 91722 Click here for full text details	RCRA-SQG FINDS ECHO HAZNET HWTS	1000595962 CAD983599200
<hr/>			
	RCRA-SQG EPA Id CAD983599200		
	FINDS Registry ID: 110002856160		
	ECHO Registry ID 110002856160		
	HAZNET GEPAID CAD983599200		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A18 North < 1/8 0.058 mi. 306 ft. Relative: Higher	TUCKER TIRE 612 N AZUSA AVENUE COVINA, CA 91722 Click here for full text details RCRA-SQG EPA Id CAD983596487 FINDS Registry ID: 110002854082 ECHO Registry ID 110002854082 HAZNET GEPAID CAD983596487 LOS ANGELES CO. HMS Facility ID 021254-030078 Facility Status OPEN	RCRA-SQG FINDS ECHO HAZNET LOS ANGELES CO. HMS HWTS	1000595696 CAD983596487
A19 North < 1/8 0.058 mi. 306 ft. Relative: Higher	TUCKER TIRE SERVICE INC 612 N AZUSA AVE COVINA, CA 91722 Click here for full text details HAZNET GEPAID CAL000078710	CERS HAZ WASTE HAZNET HWTS	S113051951 N/A
A20 North < 1/8 0.058 mi. 306 ft. Relative: Higher	TUCKER TIRE SERVICE INC 612 N AZUSA AVE COVINA, CA 91722 Click here for full text details RCRA NonGen / NLR EPA Id CAL000078710	RCRA NonGen / NLR	1024790150 CAL000078710
B21 NE < 1/8 0.061 mi. 321 ft. Relative: Higher	RM BAKER MACHINE & TOOL INC 815 W FRONT ST COVINA, CA 91722 Click here for full text details HAZNET GEPAID CAL000196742	CERS HAZ WASTE HAZNET CERS HWTS	S113102548 N/A

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
B22 NE < 1/8 0.061 mi. 321 ft.	RM BAKER MACHINE & TOOL INC 815 W FRONT ST COVINA, CA 91722	RCRA NonGen / NLR	1024798215 CAL000196742
Relative: Higher	Click here for full text details		
	RCRA NonGen / NLR EPA Id CAL000196742		
B23 ENE < 1/8 0.067 mi. 355 ft.	FUTRELL'S PRECISION MACHINE PRODUCTS 784 W FRONT ST COVINA, CA 91722	RCRA NonGen / NLR	1024794685 CAL000152752
Relative: Higher	Click here for full text details		
	RCRA NonGen / NLR EPA Id CAL000152752		
B24 ENE < 1/8 0.067 mi. 355 ft.	FUTRELL'S PRECISION MACHINE PRODUCTS, INC. 784 W FRONT ST COVINA, CA 91722	CERS HAZ WASTE HAZNET CERS HWTS	S113082762 N/A
Relative: Higher	Click here for full text details		
	HAZNET GEPAID CAL000152752		
B25 ENE < 1/8 0.073 mi. 387 ft.	BARNEY'S PRECISION PRODUCTS 156 S IRWINDALE AVE AZUSA, CA 91702	WIP	S103951925 N/A
Relative: Higher	Click here for full text details		
	WIP Facility Status Historical		
B26 ENE < 1/8 0.073 mi. 387 ft.	KEITH BARNARD 807 W. FRONT ST. COVINA, CA 91722	RCRA NonGen / NLR	1024748194 CAC002967973
Relative: Higher	Click here for full text details		
	RCRA NonGen / NLR EPA Id CAC002967973		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
--	------	-------------	--------------------------------

B27 ENE < 1/8 0.073 mi. 387 ft. Relative: Higher	BARNEYS PRECISION PRODUCTS INC 807 W FRONT ST COVINA, CA 91722 Click here for full text details HAZNET GEPAID CAL000322507	CERS HAZ WASTE HAZNET CERS HWTS	S118231594 N/A
---	---	---	--------------------------

B28 ENE < 1/8 0.073 mi. 387 ft. Relative: Higher	PAYNE-RATNER MAGNETICS 807 WEST FRONT STREET COVINA, CA 91722 Click here for full text details RCRA NonGen / NLR EPA Id CAD981381544 FINDS Registry ID: 110002687860 ECHO Registry ID 110002687860	RCRA NonGen / NLR FINDS ECHO	1000311925 CAD981381544
---	---	---	--

29 ENE < 1/8 0.081 mi. 430 ft. Relative: Higher	JES DISC GRINDING INC 781 W FRONT ST COVINA, CA 91722 Click here for full text details RCRA-SQG EPA Id CAD982442782 FINDS Registry ID: 110002813723 ECHO Registry ID 110002813723 HAZNET GEPAID CAD982442782 LOS ANGELES CO. HMS Facility ID 022815-031951 Facility Status OPEN	RCRA-SQG FINDS ECHO HAZNET LOS ANGELES CO. HMS HWTS	1000593429 CAD982442782
--	---	---	--

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

C30
South
< 1/8
0.090 mi.
476 ft.

SHELL #204-1854-0306
871 SAN BERNARDINO AVE W
COVINA, CA 91723

→ **LUST**
Cortese
HIST CORTESE
CERS

S102436992
N/A

Relative:
Lower

[Click here for full text details](#)

LUST
Global ID T0603703436
Status Case Closed
Status Completed - Case Closed ←
Facility Id I-09502
Global Id T0603729893

Cortese
Cleanup Status COMPLETED - CASE CLOSED ←

HIST CORTESE
Reg Id I-09502

C31
SSW
< 1/8
0.096 mi.
507 ft.

O'REILLY AUTO PARTS #2983
501 N AZUSA AVE
COVINA, CA 91722

RCRA NonGen / NLR

1024842125
CAL000392438

Relative:
Lower

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id CAL000392438

C32
SSW
< 1/8
0.096 mi.
507 ft.

O'REILLY AUTO #2983
501 N AZUSA AVE
COVINA, CA 91722

CERS HAZ WASTE
HAZNET
CERS
HWTS

S123076534
N/A

Relative:
Lower

[Click here for full text details](#)

HAZNET
GEPaid CAL000146976

C33
South
< 1/8
0.098 mi.
518 ft.

AZUSA SHELL LTD
871 W SAN BERNARDINO RD
COVINA, CA 91722

UST **U004346362**
N/A

Relative:
Lower

[Click here for full text details](#)

UST
Facility Id 26377

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
C34 South < 1/8 0.098 mi. 518 ft.	SHELL SERVICE STATION 871 W SAN BERNARDINO COVINA, CA 91722 Click here for full text details	RCRA-SQG HIST UST FINDS ECHO	1005441138 CAR000115899
Relative: Lower	RCRA-SQG EPA Id CAR000115899 FINDS Registry ID: 110012537665 ECHO Registry ID 110012537665		
C35 South < 1/8 0.098 mi. 518 ft.	AZUSA SHELL 871 W SAN BERNARDINO RD COVINA, CA 91723 Click here for full text details	RCRA NonGen / NLR	1024848199 CAL000403616
Relative: Lower	RCRA NonGen / NLR EPA Id CAL000403616		
C36 South < 1/8 0.098 mi. 518 ft.	AZUSA SHELL 871 W SAN BERNARDINO RD COVINA, CA 91723 Click here for full text details	CERS HAZ WASTE SWEEPS UST CA FID UST CERS TANKS CERS HWTS	S101583315 N/A
Relative: Lower	SWEEPS UST Status A Tank Status A Comp Number 9502 CA FID UST Facility Id 19003367 Status A		
C37 South < 1/8 0.098 mi. 518 ft.	ROBERT REMY 871 W SAN BERNARDINO , CA 91723 Click here for full text details	HIST UST	U001569254 N/A
Relative: Lower	HIST UST Facility Id 00000020671		

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

C38
South
< 1/8
0.098 mi.
518 ft.

Relative:
Lower

REMY'S BOB SHELL SERVICE
871 W SAN BERNARDINO RD
COVINA, CA 91723

EDR Hist Auto

1020421613
N/A

[Click here for full text details](#)

C39
South
< 1/8
0.098 mi.
518 ft.

Relative:
Lower

AZUSA SHELL
871 W SAN BERNARDINO RD
COVINA, CA 91723

UST

U004357458
N/A

[Click here for full text details](#)

UST
Facility Id LACoFA0023028

D40
NNE
< 1/8
0.098 mi.
519 ft.

Relative:
Higher

MOORES IDEAL PRODUCTS LLC
830 W GOLDEN GROVE WAY
COVINA, CA 91722

CERS HAZ WASTE
HAZNET
CERS
HWTS

S113110743
N/A

[Click here for full text details](#)

HAZNET
GEPaid CAL000219746

D41
NNE
< 1/8
0.098 mi.
519 ft.

Relative:
Higher

MOORES IDEAL PRODUCTS LLC
830 W GOLDEN GROVE WAY
COVINA, CA 91722

RCRA NonGen / NLR

1024800374
CAL000219746

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id CAL000219746

C42
SSW
< 1/8
0.114 mi.
604 ft.

Relative:
Lower

EXXON SERVICE STATION
911 WEST SAN BERNARDINO
COVINA, CA 91722

HIST UST
HAZNET
HWTS

S113022618
N/A

[Click here for full text details](#)

HAZNET
GEPaid CAL000002716

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
--	--	-------------	--------------------------------

C43 SSW < 1/8 0.114 mi. 604 ft.	EXXON SERVICE STATION 911 W SAN BERNARDINO RD COVINA, CA 91722	HIST UST	U001569203 N/A
--	---	-----------------	--------------------------

[Click here for full text details](#)

Relative:
 Lower
HIST UST
 Facility Id 00000029354

C44 SSW < 1/8 0.114 mi. 604 ft.	COVINA EXXON 911 W SAN BERNARDINO RD COVINA, CA 91722	EDR Hist Auto	1021871343 N/A
--	--	----------------------	--------------------------

[Click here for full text details](#)

Relative:
 Lower

C45 SSW < 1/8 0.114 mi. 604 ft.	EXXON COMPANY USA - SS#78766 911 W SAN BERNARDINO COVINA, CA	SWEEPS UST	S103947908 N/A
--	---	-------------------	--------------------------

[Click here for full text details](#)

Relative:
 Lower
SWEEPS UST
 Status A
 Tank Status A
 Comp Number 9696

C46 SSW < 1/8 0.114 mi. 604 ft.	EXXON #7-8766 911 SAN BERNARDINO RD COVINA, CA 91722	LUST Cortese HIST CORTESE CERS	S102429477 N/A
--	---	---	--------------------------

[Click here for full text details](#)

Relative:
 Lower
LUST
 Global ID T0603703474
 Status Case Closed
 Status Completed - Case Closed ←
 Facility Id I-09696
 Global Id T0603703474

Cortese
 Cleanup Status COMPLETED - CASE CLOSED ←

HIST CORTESE
 Reg Id I-09696

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

C47 **COLGAN J E** **EDR Hist Auto** **1009015534**
SSW **906 E SAN BERNARDINO RD** **N/A**
< 1/8 **BURBANK, CA**
0.118 mi.
621 ft.

[Click here for full text details](#)

Relative:
Lower

C48 **97818** **HIST UST** **U001569191**
SSW **910 W SAN BERNARDINO** **N/A**
< 1/8 **COVINA, CA 91722**
0.122 mi.
644 ft.

[Click here for full text details](#)

Relative:
Lower

HIST UST
 Facility Id 00000063038

C49 **CHEVRON USA SS 097818** **UST** **U003776398**
SSW **910 W SAN BERNARDINO RD** **N/A**
< 1/8 **COVINA, CA 91722**
0.122 mi.
644 ft.

[Click here for full text details](#)

Relative:
Lower

UST
 Facility Id 9875

C50 **S&A AUTO SERVICE INC CHEVRON** **→ LUST** **S108244953**
SSW **910 WEST SAN BERNARDINO** **Cortese** **N/A**
< 1/8 **COVINA, CA 91722** **CERS**
0.122 mi.
644 ft.

[Click here for full text details](#)

Relative:
Lower

LUST
 Status Completed - Case Closed ←
 Global Id T0603787479

Cortese
 Cleanup Status COMPLETED - CASE CLOSED ←

C51 **CHEVRON SS #9 7818** **SWEEPS UST** **S106924328**
SSW **910 W SAN BERNADINO RD** **N/A**
< 1/8 **COVINA, CA 91722**
0.122 mi.
644 ft.

[Click here for full text details](#)

Relative:
Lower

SWEEPS UST
 Status A
 Tank Status A
 Comp Number 9875

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

C52
SSW
< 1/8
0.122 mi.
644 ft.

CHEVRON #9-7818
910 SAN BERNARDINO RD W
COVINA, CA 91723

LUST
Cortese
HIST CORTESE
CERS

S102427379
N/A

Relative:
Lower

[Click here for full text details](#)

LUST

Global ID T0603703503
Status Case Closed
Status Completed - Case Closed
Facility Id I-09875
Global Id T0603703503

Cortese

Cleanup Status COMPLETED - CASE CLOSED

HIST CORTESE

Reg Id I-09875

C53
SSW
< 1/8
0.122 mi.
644 ft.

CLARK BROTHERS CHEVRON #2
910 SAN BERNARDINO
COVINA, CA 91722

EDR Hist Auto **1021334668**
N/A

Relative:
Lower

[Click here for full text details](#)

C54
SSW
< 1/8
0.122 mi.
644 ft.

CHEVRON STATION NO 97818
910 W SAN BERNARDINO RD
COVINA, CA 91722

RCRA-SQG **1000595401**
FINDS **CAD983593377**
ECHO

Relative:
Lower

[Click here for full text details](#)

RCRA-SQG

EPA Id CAD983593377

FINDS

Registry ID: 110002851673

ECHO

Registry ID 110002851673

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
--	------	-------------	--------------------------------

C55 South 1/8-1/4 0.133 mi. 704 ft.	STATION 6195 420 NORTH AZUSA COVINA, CA 91722	SWEEPS UST HIST UST CA FID UST LOS ANGELES CO. HMS	S101585025 N/A
--	--	---	---------------------------------

[Click here for full text details](#)

Relative:
Lower

SWEEPS UST
 Status A
 Tank Status A
 Comp Number 11105

CA FID UST
 Facility Id 19018456
 Status A

LOS ANGELES CO. HMS
 Facility ID 011108-011105
 Facility Status Removed

C56 South 1/8-1/4 0.133 mi. 704 ft.	UNION OIL SERVICE STATION 619 420 N AZUSA COVINA, CA 91722	HIST UST	U001569227 N/A
--	---	-----------------	---------------------------------

[Click here for full text details](#)

Relative:
Lower

HIST UST
 Facility Id 00000005336

C57 South 1/8-1/4 0.133 mi. 704 ft.	STATION #6195 420 N AZUSA AVE COVINA, CA 91722	HIST UST	U001569221 N/A
--	---	-----------------	---------------------------------

[Click here for full text details](#)

Relative:
Lower

HIST UST
 Facility Id 00000041647

E58 South 1/8-1/4 0.146 mi. 772 ft.	DD'S DISCOUNTS #5029 408 N. AZUSA AVE, STE A COVINA, CA 91722	CERS HAZ WASTE	S123505711 N/A
--	--	-----------------------	---------------------------------

[Click here for full text details](#)

Relative:
Lower

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
--	------	-------------	--------------------------------

E59 South 1/8-1/4 0.146 mi. 772 ft.	DD'S DISCOUNTS #5029 408 N AZUSA AVE STE A COVINA, CA 91722	RCRA NonGen / NLR	1024845007 CAL000397755
--	--	-------------------	----------------------------

[Click here for full text details](#)

Relative:
Lower
RCRA NonGen / NLR
EPA Id CAL000397755

E60 SSW 1/8-1/4 0.154 mi. 813 ft.	PINE TREE CAR WASH 401 N AZUSA AVE COVINA, CA 91723	HIST UST	U001569252 N/A
--	--	----------	-------------------

[Click here for full text details](#)

Relative:
Lower
HIST UST
Facility Id 00000003837

E61 SSW 1/8-1/4 0.154 mi. 813 ft.	WALGREENS #5798 401 N AZUSA AVE COVINA, CA 91722	CERS HAZ WASTE HAZNET HWTS	S113149903 N/A
--	---	----------------------------------	-------------------

[Click here for full text details](#)

Relative:
Lower
HAZNET
GEPaid CAL000324984

E62 SSW 1/8-1/4 0.154 mi. 813 ft.	PINE TREE CAR WASH 401 N AZUSA AVE COVINA, CA 91722	SWEEPS UST CA FID UST LOS ANGELES CO. HMS	S101618856 N/A
--	--	---	-------------------

[Click here for full text details](#)

Relative:
Lower
SWEEPS UST
Comp Number 9569

CA FID UST
Facility Id 19013529
Status I

LOS ANGELES CO. HMS
Facility ID 009734-009569
Facility Status Removed

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
E63 SSW 1/8-1/4 0.154 mi. 813 ft.	WALGREENS #5798 401 N AZUSA AVE COVINA, CA 91722	RCRA-SQG	1016954449 CAL000324984
Relative: Lower	Click here for full text details RCRA-SQG EPA Id CAL000324984		
E64 South 1/8-1/4 0.187 mi. 986 ft.	PEGASUS CLEANERS 310 NORTH AZUSA AVE. COVINA, CA 91722	RCRA-VSQQ	1025502080 CAR000294843
Relative: Lower	Click here for full text details RCRA-VSQQ EPA Id CAR000294843		
E65 South 1/8-1/4 0.187 mi. 986 ft.	PEGASUS CLEANERS, YOUNG CHO 310 N AZUSA AVE COVINA, CA 91722	DRYCLEANERS	S121696264 N/A
Relative: Lower	Click here for full text details		
E66 South 1/8-1/4 0.187 mi. 986 ft.	PEGASUS CLEANERS, EMMA KAZARYAN 310 N AZUSA AVE COVINA, CA 91722	DRYCLEANERS	S121695763 N/A
Relative: Lower	Click here for full text details		
E67 South 1/8-1/4 0.187 mi. 986 ft.	ACE CLEANERS 310 N AZUSA AVE COVINA, CA 91722	RCRA-SQG FINDS ECHO DRYCLEANERS EMI HAZNET HWTS	1000107742 CAD981424872
Relative: Lower	Click here for full text details RCRA-SQG EPA Id CAD981424872 FINDS Registry ID: 110002701336 ECHO		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
	ACE CLEANERS (Continued) Registry ID 110002701336		1000107742
	DRYCLEANERS EPA Id CAD981424872		
	EMI Facility Id 35379		
	HAZNET GEPaid CAD981424872		
E68 South 1/8-1/4 0.187 mi. 986 ft. Relative: Lower	PEGASUS CLEANERS, KEVIN H. LEE 310 N AZUSA AVE COVINA, CA 91722 Click here for full text details DRYCLEANERS EPA Id CAR000294843	DRYCLEANERS HWTS	S121696078 N/A
69 North 1/8-1/4 0.188 mi. 990 ft. Relative: Higher	AUTOZONE INC #5369 730 N AZUSA AVE COVINA, CA 91722 Click here for full text details RCRA NonGen / NLR EPA Id CAL000207937	RCRA NonGen / NLR	1024799189 CAL000207937
F70 WSW 1/8-1/4 0.198 mi. 1047 ft. Relative: Lower	CONRAC CORP. CONRAC DIV 600 N RIMSDALE COVINA, CA 91722 Click here for full text details SEMS-ARCHIVE Site ID 0901439 EPA Id CAD053869293 RCRA-SQG EPA Id CAD053869293	SEMS-ARCHIVE RCRA-SQG	1015732746 CAD053869293

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
--	------	-------------	--------------------------------

F71 WSW 1/8-1/4 0.198 mi. 1047 ft.	CONRAC CORP. CONRAC DIV 600 N RIMSDALE COVINA, CA 91722	HIST UST FINDS ECHO	1000352687 N/A
--	--	--	---------------------------------

[Click here for full text details](#)

Relative:
Lower

HIST UST
 Facility Id 00000046961

FINDS
 Registry ID: 110002649518

ECHO
 Registry ID 110002649518

F72 WSW 1/8-1/4 0.203 mi. 1070 ft.	JRS 544 N RIMSDALE COVINA, CA 91722	RCRA-SQG FINDS ECHO LOS ANGELES CO. HMS	1000597667 CAD983616871
--	--	--	--

[Click here for full text details](#)

Relative:
Lower

RCRA-SQG
 EPA Id CAD983616871

FINDS
 Registry ID: 110002867372

ECHO
 Registry ID 110002867372

LOS ANGELES CO. HMS
 Facility ID 022876-032015
 Facility Status OPEN

F73 WSW 1/8-1/4 0.216 mi. 1140 ft.	US POSTAL SERVICE COVINA 545 RIMSDALE AVE N COVINA, CA 91722	LUST Cortese HIST CORTESE CERS	S101896866 N/A
--	---	---	---------------------------------

[Click here for full text details](#)

Relative:
Lower

LUST
 Global ID T0603703479
 Status Case Closed
 Status Completed - Case Closed
 Facility Id I-09718
 Global Id T0603703479

Cortese
 Cleanup Status COMPLETED - CASE CLOSED

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
--	------	-------------	--------------------------------

US POSTAL SERVICE COVINA (Continued)

S101896866

HIST CORTESE
Reg Id I-09718

G74
SSW
1/8-1/4
0.226 mi.
1192 ft.

HOME DEPOT 1845
963 W BADILLO ST
COVINA, CA 91722

RCRA-SQG **1010562220**
HAZNET **CAR000188375**
HWTS

[Click here for full text details](#)

Relative:
Lower

RCRA-SQG
EPA Id CAR000188375

HAZNET
GEPaid CAR000188375

G75
SSW
1/8-1/4
0.226 mi.
1192 ft.

THE HOME DEPOT STORE #1845
963 W BADILLO ST
COVINA, CA 91722

CERS HAZ WASTE **S121776306**
CERS **N/A**

[Click here for full text details](#)

Relative:
Lower

F76
WSW
1/8-1/4
0.227 mi.
1197 ft.

COVINA POST OFFICE
545 N RIMSDALE
COVINA, CA 91722

SWEEPS UST **U001569200**
HIST UST **N/A**

[Click here for full text details](#)

Relative:
Lower

SWEEPS UST
Status A
Tank Status A
Comp Number 9718

HIST UST
Facility Id 00000065411

H77
South
1/8-1/4
0.230 mi.
1215 ft.

CVS PHARMACY NO 9641
206 N AZUSA AVE
COVINA, CA 91722

RCRA-LQG **1016140171**
FINDS **CAR000237933**
ECHO

[Click here for full text details](#)

Relative:
Lower

RCRA-LQG
EPA Id CAR000237933

FINDS

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

<p>CVS PHARMACY NO 9641 (Continued) Registry ID: 110055439155</p> <p>ECHO Registry ID 110055439155</p> <hr/> <p>H78 South 1/8-1/4 0.230 mi. 1215 ft.</p> <p>Relative: Lower</p>	<p>CVS PHARMACY #9641 206 N AZUSA AVE COVINA, CA 91722</p> <p>Click here for full text details</p> <hr/> <p>79 ENE 1/8-1/4 0.231 mi. 1221 ft.</p> <p>Relative: Higher</p>	<p>CERS HAZ WASTE</p> <p>RCRA NonGen / NLR</p>	<p>1016140171</p> <p>S113150698 N/A</p> <p>1027070050 CAC003141480</p>
<p>H80 South 1/8-1/4 0.235 mi. 1243 ft.</p> <p>Relative: Lower</p>	<p>ROSS DRESS FOR LESS 1993 147 NORTH AZUSA AVE COVINA, CA 91722</p> <p>Click here for full text details</p> <p>RCRA NonGen / NLR EPA Id CAL000432010</p>	<p>RCRA NonGen / NLR</p>	<p>1024863465 CAL000432010</p>
<p>H81 South 1/8-1/4 0.249 mi. 1314 ft.</p> <p>Relative: Lower</p>	<p>SMART & FINAL #367 114 N AZUSA AVE COVINA, CA 91722</p> <p>Click here for full text details</p> <p>HAZNET GEPAID CAL000378231</p> <p>LOS ANGELES CO. HMS Facility ID 021246-030070 Facility Status OPEN</p>	<p>CERS HAZ WASTE HAZNET LOS ANGELES CO. HMS CERS HWTS</p>	<p>S104294447 N/A</p>

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
--	------	-------------	--------------------------------

H82 South 1/8-1/4 0.249 mi. 1314 ft.	SMART & FINAL #367 114 N AZUSA AVE COVINA, CA 91722	RCRA NonGen / NLR	1024835731 CAL000378231
--	--	-------------------	----------------------------

[Click here for full text details](#)

Relative:
Lower
RCRA NonGen / NLR
EPA Id CAL000378231

83 NE 1/8-1/4 0.250 mi. 1319 ft.	ALLEN CHEN 724 N ELSPETH WAY COVINA, CA 91722	RCRA NonGen / NLR	1025856959 CAC003037339
--	--	-------------------	----------------------------

[Click here for full text details](#)

Relative:
Higher
RCRA NonGen / NLR
EPA Id CAC003037339

84 South 1/4-1/2 0.284 mi. 1501 ft.	MOBIL #11-MHY 107 AZUSA AVE N COVINA, CA 91722	→ LUST Cortese HIST CORTESE CERS	S104406580 N/A
---	---	---	-------------------

[Click here for full text details](#)

Relative:
Lower
LUST
Global ID T0603703397
Status Case Closed
Status Completed - Case Closed ←
Facility Id I-09376
Global Id T0603703397

Cortese
Cleanup Status COMPLETED - CASE CLOSED ←

HIST CORTESE
Reg Id I-09376

85 North 1/4-1/2 0.324 mi. 1712 ft.	CITY OF COVINA FIRE STATION 807 CYPRESS ST W COVINA, CA 91723	→ LUST Cortese HIST CORTESE LOS ANGELES CO. HMS CERS	U002286736 N/A
---	--	--	-------------------

[Click here for full text details](#)

Relative:
Higher
LUST
Global ID T0603704142
Status Case Closed
Status Completed - Case Closed ←
Facility Id I-14170
Global Id T0603704142

Cortese

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF COVINA FIRE STATION (Continued)

U002286736

Cleanup Status COMPLETED - CASE CLOSED ←

HIST CORTESE

Reg Id I-14170

LOS ANGELES CO. HMS

Facility ID 013745-014170
Facility Status Removed

86
North
1/4-1/2
0.404 mi.
2134 ft.

SMITH'S FOOD & DRUG
1000 AZUSA AVE N
COVINA, CA 91722

→ LUST S102057195
Cortese N/A
HIST CORTESE
LOS ANGELES CO. HMS
CERS

[Click here for full text details](#)

Relative:
Higher

LUST

Global ID T0603705278
Status Case Closed
Status Completed - Case Closed ←
Facility Id R-16290
Global Id T0603705278

Cortese

Cleanup Status COMPLETED - CASE CLOSED ←

HIST CORTESE

Reg Id R-16290

LOS ANGELES CO. HMS

Facility ID 015212-016290
Facility Status Removed

87
WSW
1/4-1/2
0.445 mi.
2351 ft.

HUGHES TRAINING INC
1200 E SAN BERNARDINO RD
WEST COVINA, CA 91791

CORRACTS 1000698020
RCRA-TSDF CAD008351827
HIST UST
RCRA NonGen / NLR
PADS
EMI
CERS

[Click here for full text details](#)

Relative:
Lower

CORRACTS

EPA ID: CAD008351827

RCRA-TSDF

EPA Id CAD008351827

RCRA NonGen / NLR

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

HUGHES TRAINING INC (Continued)

1000698020

EPA Id CAD008351827

PADS

EPAID: CAD008351827

EMI

Facility Id 66503

88
SE
1/4-1/2
0.487 mi.
2569 ft.

COUCH FAMILY TRUST RESIDENCE
220 HOUSER DR S
COVINA, CA 91722

→ LUST
Cortese
CERS

S113186805
N/A

[Click here for full text details](#)

Relative:
Higher

LUST

Status Completed - Case Closed ←
Global Id T10000004628

Cortese

Cleanup Status COMPLETED - CASE CLOSED ←

89
SW
1/2-1
0.754 mi.
3980 ft.

HONEYWELL INC
WEST COVINA, CA 91790

ENVIROSTOR
HWP
CERS

S109467241
N/A

[Click here for full text details](#)

Relative:
Lower

ENVIROSTOR

Facility Id 80001565
Status No Further Action

HWP

EPA ID CAD008351827
Cleanup Status CLOSED

90
North
1/2-1
0.764 mi.
4034 ft.

TEXACO
1237 N. AZUSA AVENUE
COVINA, CA 91722

Notify 65 S100179615
N/A

[Click here for full text details](#)

Relative:
Higher

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
--	------	-------------	--------------------------------

I91 East 1/2-1 0.785 mi. 4146 ft.	SO CAL GAS/COVINA MGP (EDNA PARK) 222 WEST EDNA PLACE COVINA, CA 91723 Click here for full text details	ENVIROSTOR VCP	S106568226 N/A
--	---	--------------------------	--------------------------

Relative:
Higher

ENVIROSTOR
 Facility Id 19490224
 Status Certified

VCP
 Facility Id 19490224
 Status Certified

I92 East 1/2-1 0.785 mi. 4146 ft.	SO CAL GAS/COVINA MGP 222 WEST EDNA PLACE COVINA, CA 91723 Click here for full text details	EDR MGP	1008407669 N/A
--	---	----------------	--------------------------

Relative:
Higher

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AQUEOUS FOAM	Former Fire Training Facility Assessments Listing	State Water Resources Control Board	02/20/2020	12/10/2021	02/25/2022
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	07/06/2016	07/12/2016	09/19/2016
CA	BROWNFIELDS	Considered Brownfields Sites Listing	State Water Resources Control Board	12/15/2021	12/16/2021	03/03/2022
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	12/31/2019	01/20/2021	04/08/2021
CA	CERS	CalEPA Regulated Site Portal Data	California Environmental Protection Agency	01/18/2022	01/19/2022	04/08/2022
CA	CERS HAZ WASTE	CERS HAZ WASTE	CalEPA	01/18/2022	01/19/2022	04/11/2022
CA	CERS TANKS	California Environmental Reporting System (CERS) Tanks	California Environmental Protection Agency	01/18/2022	01/19/2022	04/11/2022
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	12/31/2021	01/19/2022	04/08/2022
CA	CIWQS	California Integrated Water Quality System	State Water Resources Control Board	11/30/2021	11/30/2021	02/16/2022
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	12/16/2021	12/16/2021	03/03/2022
CA	CPS-SLIC	Statewide SLIC Cases (GEOTRACKER)	State Water Resources Control Board	05/23/2022	05/23/2022	05/24/2022
CA	CUPA LIVERMORE-PLEASANTON	CUPA Facility Listing	Livermore-Pleasanton Fire Department	12/07/2021	05/09/2022	05/17/2022
CA	DEED	Deed Restriction Listing	TSC and SWRCB	11/30/2021	11/30/2021	02/16/2022
CA	DRYCLEAN AVAQMD	Antelope Valley Air Quality Management District Drycleaner L	Antelope Valley Air Quality Management Distri	02/24/2022	02/25/2022	05/18/2022
CA	DRYCLEAN SOUTH COAST	South Coast Air Quality Management District Drycleaner Listi	South Coast Air Quality Management District	02/17/2022	02/24/2022	05/18/2022
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	08/27/2021	09/01/2021	11/19/2021
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2019	06/10/2021	08/27/2021
CA	ENF	Enforcement Action Listing	State Water Resources Control Board	11/10/2021	11/11/2021	02/03/2022
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	01/24/2022	01/25/2022	04/13/2022
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	01/13/2022	01/14/2022	04/08/2022
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	02/23/2022	02/24/2022	05/18/2022
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	09/14/2021	11/11/2021	11/23/2021
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2019	04/15/2020	07/02/2020
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	02/14/2022	02/15/2022	05/12/2022
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	01/03/2022	01/04/2022	03/18/2022
CA	HWTS	Hazardous Waste Tracking System	Department of Toxic Substances Control	04/05/2022	04/05/2022	04/26/2022
CA	ICE	ICE	Department of Toxic Substances Control	02/14/2022	02/15/2022	05/12/2022
CA	LDS	Land Disposal Sites Listing (GEOTRACKER)	State Water Quality Control Board	05/23/2022	05/23/2022	05/24/2022
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	02/24/2022	02/25/2022	03/09/2022
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	State Water Resources Control Board	05/23/2022	05/23/2022	05/24/2022
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing (GEOTRACKER)	State Water Resources Control Board	05/23/2022	05/23/2022	05/24/2022
CA	MILITARY PRIV SITES	Military Privatized Sites (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	MILITARY UST SITES	Military UST Sites (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	MINES	Mines Site Location Listing	Department of Conservation	12/06/2021	12/07/2021	02/23/2022
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	11/18/2021	11/30/2021	02/17/2022
CA	NON-CASE INFO	Non-Case Information Sites (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	12/13/2021	12/14/2021	03/03/2022
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	02/07/2022	02/08/2022	05/05/2022
CA	OTHER OIL GAS	Other Oil & Gas Projects Sites (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	11/30/2021	11/30/2021	02/17/2022
CA	PFAS	PFAS Contamination Site Location Listing	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	PROC	Certified Processors Database	Department of Conservation	11/29/2021	11/29/2021	02/11/2022
CA	PROD WATER PONDS	Produced Water Ponds Sites (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	PROJECT	Project Sites (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	01/24/2022	01/25/2022	04/13/2022
CA	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013
CA	SAMPLING POINT	Sampling Point ? Public Sites (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	SAN FRANCISCO AST	Aboveground Storage Tank Site Listing	San Francisco County Department of Public Hea	02/03/2022	02/04/2022	05/02/2022
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	01/24/2022	01/25/2022	04/13/2022
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victory	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	02/07/2022	02/08/2022	05/05/2022
CA	SWRCY	Recycler Database	Department of Conservation	12/06/2021	12/07/2021	02/23/2022
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	12/03/2021	12/07/2021	02/24/2022
CA	UIC GEO	Underground Injection Control Sites (GEOTRACKER)	State Water Resource Control Board	12/06/2021	12/07/2021	02/23/2022
CA	UST	Active UST Facilities	SWRCB	12/06/2021	12/07/2021	02/23/2022
CA	UST CLOSURE	Proposed Closure of Underground Storage Tank (UST) Cases	State Water Resources Control Board	12/01/2021	12/07/2021	03/02/2022
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	01/24/2022	01/25/2022	04/13/2022
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	02/11/2021	07/01/2021	09/29/2021
CA	WDR	Waste Discharge Requirements Listing	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	12/14/2021	12/15/2021	03/10/2022
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2019	03/02/2022	03/25/2022

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2020	11/30/2021	02/22/2022
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2021	01/14/2022	03/25/2022
US	CORRACTS	Corrective Action Report	EPA	02/28/2022	03/02/2022	03/17/2022
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	01/25/2022	02/03/2022	02/22/2022
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	01/01/2022	01/04/2022	01/10/2022
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/31/2021	03/01/2022	03/10/2022
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	05/25/2021	06/24/2021	09/20/2021
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	10/14/2021	11/05/2021	02/01/2022
US	FINDS	Facility Index System/Facility Registry System	EPA	11/04/2021	11/22/2021	02/25/2022
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	12/01/2021	02/15/2022	05/10/2022
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/17/2022	02/17/2022	05/10/2022
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	07/26/2021	07/27/2021	10/22/2021
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/15/2021	12/16/2021	03/10/2022
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/28/2021	06/11/2021	09/07/2021
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	05/28/2021	06/22/2021	09/20/2021
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	10/12/2021	11/15/2021	02/08/2022
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/14/2021	11/15/2021	02/08/2022
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	05/28/2021	06/22/2021	09/20/2021
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/06/2021	06/11/2021	09/07/2021
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/12/2021	11/15/2021	02/08/2022

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	01/25/2022	02/03/2022	02/22/2022
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	01/25/2022	02/03/2022	02/22/2022
US	LUCIS	Land Use Control Information System	Department of the Navy	02/08/2022	02/11/2022	05/10/2022
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	03/21/2022	03/22/2022	03/25/2022
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/29/2021	08/24/2021	11/19/2021
US	NPL	National Priority List	EPA	01/25/2022	02/03/2022	02/22/2022
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	01/20/2022	01/20/2022	03/25/2022
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	07/14/2011	08/05/2011	09/29/2011
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PCS INACTIVE	Listing of Inactive PCS Permits	EPA	11/05/2014	01/06/2015	05/06/2015
US	PRP	Potentially Responsible Parties	EPA	01/25/2022	02/03/2022	02/25/2022
US	Proposed NPL	Proposed National Priority List Sites	EPA	01/25/2022	02/03/2022	02/22/2022
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditional	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
US	RMP	Risk Management Plans	Environmental Protection Agency	04/27/2022	05/04/2022	05/10/2022
US	ROD	Records Of Decision	EPA	01/25/2022	02/03/2022	02/22/2022
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	01/25/2022	02/03/2022	02/22/2022
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	01/25/2022	02/03/2022	02/22/2022
US	SSTS	Section 7 Tracking Systems	EPA	01/19/2022	01/19/2022	04/11/2022
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	02/23/2022	03/10/2022	03/10/2022
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	02/22/2022	02/23/2022	05/10/2022
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	02/21/2022	02/23/2022	05/24/2022
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	12/13/2021	12/17/2021	03/17/2022
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	02/22/2022	02/23/2022	05/10/2022
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	02/21/2022	02/23/2022	05/24/2022
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	02/01/2022	02/23/2022	05/24/2022
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2020	01/11/2022	02/14/2022

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	12/03/2021	02/11/2022	05/06/2022
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	10/29/2021	01/19/2022
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2020	11/30/2021	02/18/2022
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
CA	State Wetlands	Wetland Inventory	Department of Fish and Wildlife			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

Â© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

578 N AZUSA AVE
578 N AZUSA AVE
COVINA, CA 91722

TARGET PROPERTY COORDINATES

Latitude (North):	34.09087 - 34° 5' 27.13"
Longitude (West):	117.907387 - 117° 54' 26.59"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	416290.9
UTM Y (Meters):	3772408.2
Elevation:	499 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	12015951 BALDWIN PARK, CA
Version Date:	2018

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

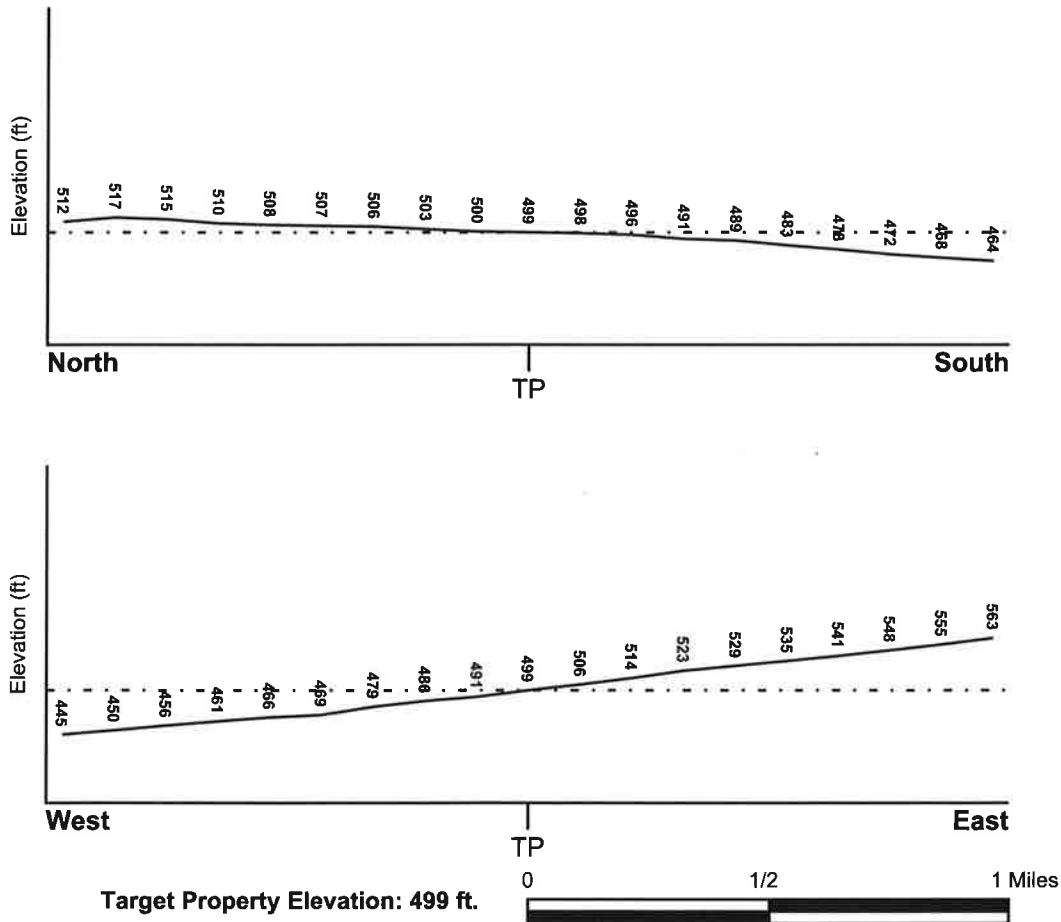
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
06037C1700F	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
Not Reported	

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
BALDWIN PARK	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

GEOLOGIC AGE IDENTIFICATION

Era:	Cenozoic	Category:	Stratified Sequence
System:	Quaternary		
Series:	Quaternary		
Code:	Q		<i>(decoded above as Era, System & Series)</i>

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Surficial Soil Types: loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Shallow Soil Types: fine sandy loam
gravelly - loam
sand
silty clay

Deeper Soil Types: stratified
clay loam
silty clay loam
gravelly - sandy loam
coarse sand
sand
weathered bedrock
very fine sandy loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

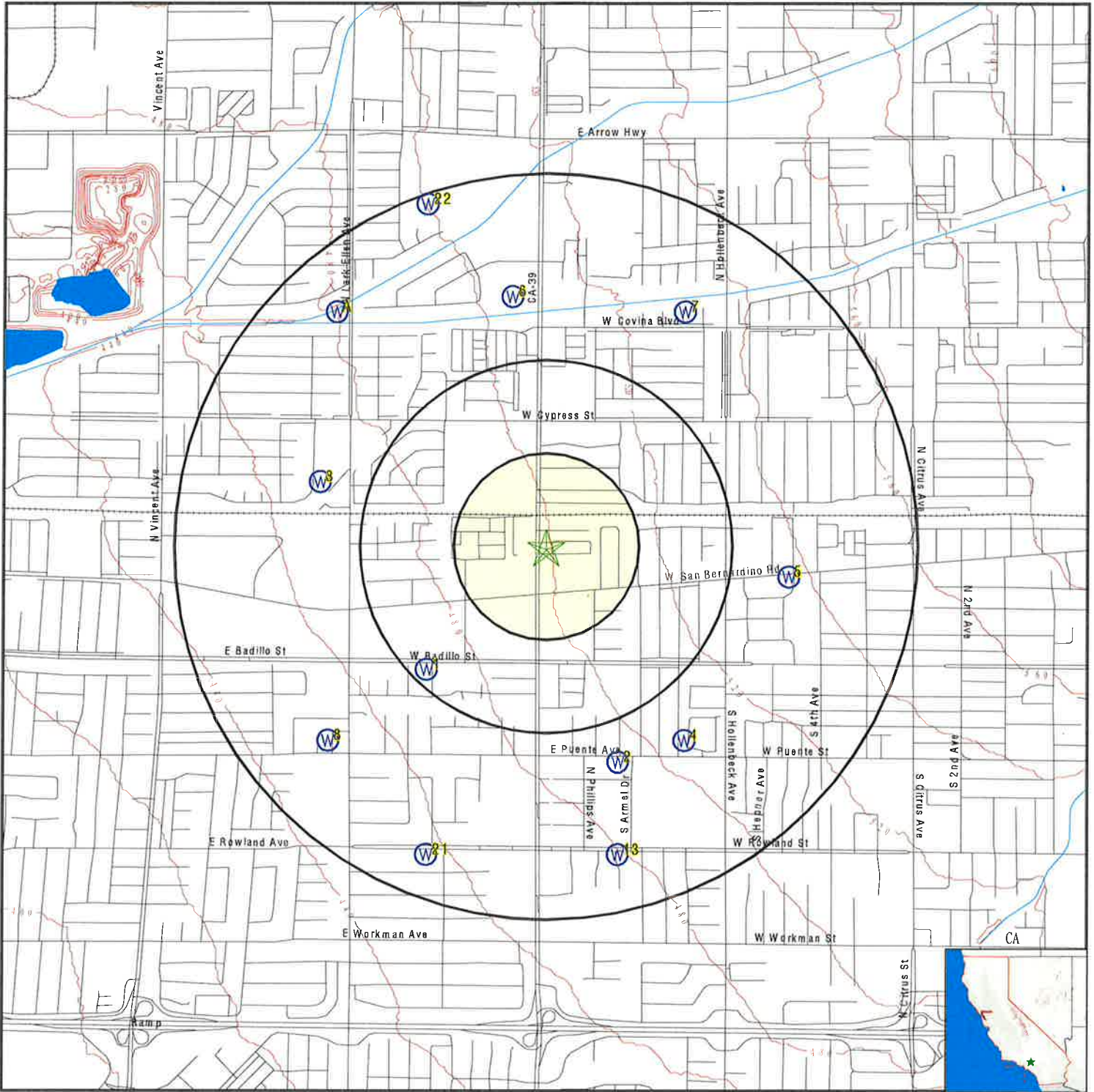
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CADWR0000018071	1/4 - 1/2 Mile SW
2	CADWR0000033613	1/2 - 1 Mile SSE
3	CADWR0000010932	1/2 - 1 Mile WNW
4	1258	1/2 - 1 Mile SE
5	CADWR0000013363	1/2 - 1 Mile East
6	CADWR0000010939	1/2 - 1 Mile North
7	1241	1/2 - 1 Mile NNE
8	1255	1/2 - 1 Mile SW
A9	CADDW0000020317	1/2 - 1 Mile NW
A10	CADDW0000014948	1/2 - 1 Mile NW
A11	CADDW0000016242	1/2 - 1 Mile NW
A12	CADDW0000003250	1/2 - 1 Mile NW
13	CADWR0000012011	1/2 - 1 Mile SSE
A14	1244	1/2 - 1 Mile NW
A15	1243	1/2 - 1 Mile NW
A16	1242	1/2 - 1 Mile NW
A17	1253	1/2 - 1 Mile NW
A18	22751	1/2 - 1 Mile NW
A19	22685	1/2 - 1 Mile NW
A20	1254	1/2 - 1 Mile NW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
21	CADWR0000032059	1/2 - 1 Mile SSW
22	CADWR0000009697	1/2 - 1 Mile NNW

PHYSICAL SETTING SOURCE MAP - 6994581.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

0 1/4 1/2 1 Miles

<p>SITE NAME: 578 N AZUSA AVE ADDRESS: 578 N AZUSA AVE COVINA CA 91722 LAT/LONG: 34.09087 / 117.907387</p>	<p>CLIENT: PIC Environmental Services CONTACT: Tim Hersch INQUIRY #: 6994581.2s DATE: May 25, 2022 1:50 pm</p>
---	---

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
1 SW 1/4 - 1/2 Mile Lower	Click here for full text details	CA WELLS	CADWR0000018071
2 SSE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADWR0000033613
3 WNW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADWR0000010932
4 SE 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	1258
5 East 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADWR0000013363
6 North 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADWR0000010939
7 NNE 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	1241
8 SW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	1255

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
A9 NW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADDW0000020317
A10 NW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADDW0000014948
A11 NW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADDW0000016242
A12 NW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADDW0000003250
13 SSE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADWR0000012011
A14 NW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	1244
A15 NW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	1243
A16 NW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	1242
A17 NW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	1253

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
A18 NW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	22751
A19 NW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	22685
A20 NW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	1254
21 SSW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADWR0000032059
22 NNW 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADWR0000009697

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
91722	5	0

Federal EPA Radon Zone for LOS ANGELES County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 91722

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	-0.600 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program

State Water Resources Control Board

Telephone: 916-341-5577

The GAMA Program is California's comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Health Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations

Source: Dept of Conservation, Geologic Energy Management Division

Telephone: 916-323-1779

Oil and Gas well locations in the state.

California Earthquake Fault Lines

Source: California Division of Mines and Geology

The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon

Source: Department of Public Health

Telephone: 916-210-8558

Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

APPENDIX H:
RESUMES



PIC ENVIRONMENTAL SERVICES

A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.

2619 Sierra Way, La Verne, CA 91750

(909) 593-2427 Cell: (909) 450-1703

Email: picenv@verizon.net

J. T. (TIM) HERSCH PROFESSIONAL PROFILE

B.A., Geology, Occidental College, Los Angeles, 1971 M.S., Geology, University of Washington, Seattle, 1974

OVER 40 YEARS OF EXPERIENCE IN PETROLEUM AND ENVIRONMENTAL GEOLOGY

1986 - Present

Consulting Environmental and Petroleum Geologist. He owns and is the president of PIC Environmental Services, which provides a broad array of services, including site assessments/investigations, petroleum and hazardous materials abatement/ remediation, underground storage tank removal/ monitoring, Phase I and Phase II Property transfer assessments and groundwater investigations. PIC professionals have particular expertise in biological remediation methods, soil gas (vapor) appraisal/ extraction technology and recycling of petroleum contaminated soil into commercial products. He has managed over 4,000 separate environmental projects conducted by PIC's professional staff for over 35 years. He is the qualifying officer for PIC's California Class A General Engineering Contractor's License and PIC's Hazardous Substances Remediation License. He has substantial experience and expertise as an expert witness concerning environmental litigation. He has been a California Professional Geologist since 1985.

1972-1986

Senior Exploration and Petroleum Geologist for Elf Aquitaine, Aminoil, Santa Fe Energy and Texaco, Inc. He was Project Leader and Geologist for Federal and State Offshore Lease Sales. He generated exploration/development prospects throughout California's principal oil basins, supervised geochemical research involving the Miocene Monterey Formation and conducted regional basin studies for all of California's oil producing basins. He designed and implemented steam flood pilot projects. He recommended and supervised the drilling/ coring/logging of over 60 development wells in nine oil and gas fields. He conducted seismic stratigraphic studies of Miocene and Eocene Sands in the San Joaquin Valley. He was a community college instructor in Physical Science and Geology from 1972 until 1978.

California Class A and HAZ General Engineering Contractor #579293
California Professional Geologist #4082
Lifetime Community College Teaching Credential

ETHAN HERSCH

ENVIRONMENTAL PROFESSIONAL

CONTACT

818-915-0352
4336 Gaviota Avenue
Long Beach, CA 90807
ejhersch@yahoo.com

PROFILE

Over 18 years of field experience assessing and managing properties with various environmental impairments under the supervision of a Professional Geologist. Extensive communication experience with clients and various regulatory oversight agencies.

EDUCATION

Pepperdine University

1997 – 1999

M.A. Clinical Psychology

Cumulative GPA – 3.98

Course study in Research Methods, Statistics, Physiological Psychology, Ethics, Psychological Assessment

University of La Verne

1991 – 1995

B.S. Psychology

Cumulative GPA – 3.92

Summa Cum Laude

Departmental Honors – Psychology

Presented Senior Research at the

Pacific Sociological Association

Annual Meeting in 1996

Course study in Research Methods, Statistics, Life Science, Logic, Development, Algebra

EXPERIENCE

Environmental Professional/Senior Geologist – PIC Environmental Services

2003 – Present

- Communicate with Representatives/Regulators from DTSC (CalEPA), RWQCB (Water Board), AQMD, Local Oversight Agencies
- Collaborate with Professional Geologist, Client, Lenders, and Regulatory Oversight Agencies to develop and implement Site Specific Work Plan including Site Investigation and Remediation
- Collaborate with Professional Geologist to complete Phase I Site Assessment Reports, Subsurface Site Investigation Reports, and Remediation Reports
- Manage onsite Soil, Groundwater, and Soil Vapor Investigations
 - Record Lithologic Data and Complete Boring Logs, Including: Soil Classification (Unified Soil Classification System), Dilatancy, Plasticity, Cementation, Color, Odor
 - Field Assessment/Monitoring of VOCs, Methane, H₂S, Turbidity, Conductivity
 - Collect and Transport Samples under Chain of Custody Protocols
- Complete Geologic Reports/Figures, Including:
 - Groundwater Contour Maps, Isochron Maps, Description of Geology and Hydrogeology underlying sites, Assessment of contaminant migration, Interpretation of Laboratory Data
- Vapor Intrusion Assessment and Calculations

Mental Health Professional - Various

1999 – 2003

- Provided individual, group and family therapy to emotionally disturbed children and adolescents ages five to eighteen.
- Diagnosed and treated patients with mental, emotional and behavioral disorders in a private practice office setting.
- Developed and created formal documentation of progress and treatment interventions to the Dept. of Mental health, Dept. of Children and Family Services and Dept. of Probation.



PIC ENVIRONMENTAL SERVICES

A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.

2619 Sierra Way, La Verne, CA 91750
(909) 593-2427 Cell: (909) 450-1703
Email: picenv@verizon.net

October 24, 2022

John Alajov
Rhyton Engineering
13351 Riverside Drive, Studio D-358
Sherman Oaks, CA 91423
Via email "jalajove@rhytoncivil.com"

Greetings:

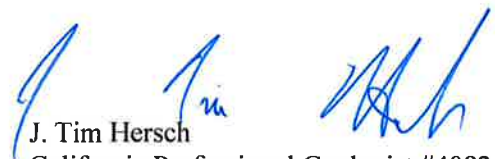
Re: Phase I Report Addendum
542-580 N. Azusa Avenue
845-867 W. Glentana Street
Covina, CA 91722

At your request, PIC Environmental Services (PIC) submits this addendum to a Phase I Site Assessment Report dated June 15, 2022 concerning the referenced properties.

The Covina property had a citrus orchard from about 1928 until 1954. Organochlorine pesticides (DDT, etc.) were used extensively in the United States from the 1940s through the 1960s. The pesticides were banned in the United States in the 1970s. The pesticides were banned primarily because the compounds do not readily breakdown into harmless chemicals. As a result, small residual amounts of these pesticides may persist in shallow soil for decades. Abundant shallow soil testing by PIC at numerous properties has determined that elevated concentrations of organochlorine pesticides, above regulatory action levels, are very rare and are almost exclusively found in small areas where mixing and storage of the pesticides was conducted. PIC's review of aerial photos at the property of interest found no evidence of a shed or barn where pesticides could have been stored or mixed. Most importantly, grading operations conducted after the orchard was removed would have mixed and diluted residual pesticides with deeper, uncontaminated soil well below Federal EPA action levels.

Respectfully submitted,




J. Tim Hersch
California Professional Geologist #4082
President

APPENDIX E

Preliminary Hydrology/Low Impact Development Memorandum



PRELIMINARY HYDROLOGY / L.I.D. MEMORANDUM

“AVID HOTEL - COVINA”

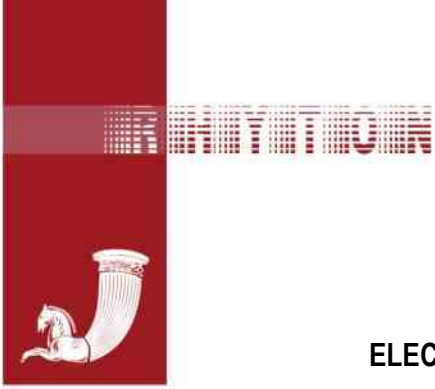
578 N. AZUSA AVENUE
COVINA, CA 91722

*Civil Engineering Memorandum
Related to County of Los Angeles
Low Impact Development (LID)
Ordinance Compliance*

PREPARED FOR:
SHERMAN OAKS INN, LLC
1011 S. ATLANTIC AVENUE
COMPTON, CA 90221

PREPARED BY:
RHYTON ENGINEERING
13351 RIVERSIDE DRIVE, STUDIO D- 358
SHERMAN OAKS, CA 91423
TEL: (818) 478-7788

RHYTON ENGINEERING JOB No. 1AMA1017.00
PREPARED ON: SEPTEMBER 4, 2022
REVISED ON: DECEMBER 20, 2022



CONSULTING
CIVIL
ENGINEERS

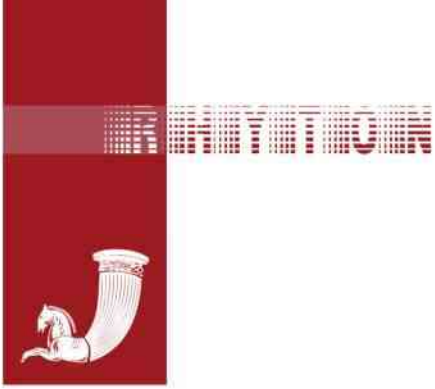
ELECTRONIC COPY FOR REFERENCE ONLY DISCLAIMER

This report and any attached maps/figures are for reference use only. The review and/or referencing of this report shall be performed only by Rhyton Engineering's (RHYTON's) client, their authorized agent(s), and/or qualified professionals whose possession of this electronic reference copy is permitted by Law.

THE MODIFICATION OF ANY PORTION OF THIS ELECTRONIC REFERENCE COPY (i.e., report text, engineering data, diagrams, figures, maps, etc.) BY ANY PERSON, ENTITY, OR FIRM OTHER THAN RHYTON ENGINEERING IS STRICTLY PROHIBITED, IS CONSIDERED A CRIMINAL OFFENSE, AND SHALL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

A PRINTED OR "HARD COPY" VERSION OF THIS REPORT SHALL NOT BE CONSIDERED OFFICIAL AND/OR ACCURATE WITHOUT THE PRESENCE OF A "WET" SIGNATURE AND STAMP OF THE LICENSED RHYTON ENGINEERING PROFESSIONAL, CONTAINED THEREIN.

NOT AN OFFICIAL ELECTRONIC REFERENCE COPY UNLESS THIS NOTE AND THE SIGNATURE AND STAMP OF THE LICENSED RHYTON ENGINEERING PROFESSIONAL ARE AFFIXED HEREIN.



CONSULTING
CIVIL
ENGINEERS

**PRELIMINARY
HYDROLOGY / L.L.D.
MEMORANDUM
for
“AVID HOTEL - COVINA”**

**Located at
578 N. Azusa Avenue
Covina, CA 91722**



PREPARED UNDER THE SUPERVISION OF:

FOR: RHYTON ENGINEERING
John J. Alajov

03/23/2023

John J. Alajov, PE C 56393 Exp. Date 06-30-2023

Date



CONSULTING
CIVIL
ENGINEERS

TABLE OF CONTENTS

REPORT COVER

TITLE SHEET

PROJECT BACKGROUND ----- SECTION 1

- 1.1 Name of Project and Developer
- 1.2 LID Requirements and Regulations
- 1.3 Introduction and Project description
- 1.4 Scope of work
- 1.5 Proposed Site Drainage

HYDROLOGY / L.I.D. CALCULATIONS ----- SECTION 2

- 2.1 Project Design Storm Volume
- 2.2 85th Percentile And 50-Year Rainfall Isohyet Map
- 2.3 Volume and Flow Rate Calculations
- 2.4 Infiltration BMP – Sizing Underground Retention / Infiltration / Dry well

TECHNICAL FEASIBILITY SCREENING----- SECTION 3

- 3.1 Infiltration BMP – Design for Below Grade Dry Well
- 3.2 Capture and Use BMP – Rainwater Harvesting System – N/A
- 3.3 High Efficiency Biofiltration BMP – Sizing Planter Boxes – N/A
- 3.4 Proprietary Treatment BMP – Selecting Proprietary Filtering Systems– N/A

EXHIBITS----- SECTION 4

- 3.5 Vicinity Map
- 3.6 Hydrology Exhibits
- 3.7 LID Exhibit and Details
- 3.8 Geotechnical Report Excerpt

APPENDICES

Appendix “A” - “HydroCalc” Hydrologic Calculations



Section 1 - PROJECT BACKGROUND

1.1 Name of Project and Developer

Project Name: AVID HOTEL - COVINA
 Project Developer: **SHERMAN OAKS INN, LLC**
 1011 S. Atlantic Avenue,
 Compton, CA 91722

1.2 LID Requirements and Regulations

a) LID Background

In 1987, The Federal Water Pollution Control Act (also referred to as the Clean Water Act [CWA]) was amended to provide that the discharge of pollutants to waters of the United States from stormwater is effectively prohibited, unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) Permit.

The 1987 amendments to the CWA added Section 402 (p), which established a framework for regulating municipal, industrial and construction stormwater discharges under the NPDES program. In California, these permits are issued through the State Water Resources Control Board – (SWRCB) and the nine Regional Water Quality Control Boards.

On July 23, 2021, the Regional Water Quality Control Board, Los Angeles Region (RWQCB), adopted the current Order No. R4-2021-0105. This Order is the NPDES Permit (NPDES No. CAS004004) for municipal stormwater and urban runoff discharges within the Counties of Los Angeles and Ventura.

As adopted in July 2021, the requirements of Order No. R4-2021-0105 (the "Permit") cover 85 cities and the unincorporated areas of Los Angeles County, Ventura County Watershed Protection District, County of Ventura, and 10 incorporated cities within Ventura County.

The County of Los Angeles and the 85 incorporated cities are designated as Permittees.

In compliance with the Permit, the Permittees have implemented a stormwater quality management program (SQMP) with the ultimate goal of accomplishing the requirements of the Permit and reducing the amount of pollutants in stormwater and urban runoff wherein new development/redevelopment projects are required to prepare a Low Impact Development (LID) report.

As a Permittee of the County of Los Angeles, Best Management Practices (BMPs) are enforceable by the **City of Covina**.

b) Designated Project Categories

Table 1, Designated Project Categories, identifies the Project as Category 8, thereby requiring development of this Low Impact Development (LID) report.

Table 1 – Designated Project Categories	
Category	Description
i.	New development projects that are in any of the following categories:



CONSULTING
CIVIL
ENGINEERS

1	Projects equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet or more of impervious surface area (collectively over the entire project site).
2	Industrial parks with 10,000 square feet or more of surface area.
3	Commercial malls with 10,000 square feet or more of surface area.
ii.	Redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site) on any of the following:
4	Existing sites of 10,000 square feet or more of impervious surface area.
5	Industrial parks 10,000 square feet or more of surface area
6	Commercial malls 10,000 square feet or more of surface area
iii.	New development and redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site) and support one or more of the following uses:
7	Restaurants (Standard Industrial Classification [SIC] of 5812) with 5,000 square feet or more of surface area.
8	Parking lots with 5,000 square feet or more of impervious surface area, or with 25 or more parking spaces.
9	Automotive service facilities (SIC Codes: 5013, 5014, 5511, 5541, 75327534 and 7536-7539) with 5,000 square feet or more of surface area.
10	Retail gasoline outlets with 5,000 square feet or more of surface area.
	<p>Note:</p> <ul style="list-style-type: none"> • Where 50 percent or more of the impervious surface is proposed to be altered, the entire development site must meet the requirements of the LID Standards Manual. • Where less than 50% of the impervious surface is proposed to be altered, only the proposed alteration must meet the requirements of the LID Standards Manual. • Redevelopment does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of facility or emergency redevelopment activity required to protect public health and safety. Impervious surface replacement, such as the reconstruction of parking lots and roadways which does not disturb additional area and maintains the original grade and alignment, is considered a routine maintenance activity. Redevelopment does not include the repaving of existing roads to maintain original line and grade.



1.3 Introduction and Project description

The Avid Hotel - Covina project, is a 30,000 sf, 68-room hotel with 55 outdoor parking spaces on 36,732 sf (0.84 acres) of relatively flat land, located at 578 N Azusa Ave, Covina, CA 91722. Assessor's parcel number (APN) are 843-2006-015 and 843-2006-017.

For LID purposes the project is considered a Designated Project, Redevelopment. As such, the project must retain 100 percent of the SWQDv on-site through infiltration, evapotranspiration, stormwater runoff harvest and use, or a combination thereof, unless it is demonstrated that it is technically infeasible to do so. The Permit requires designated projects to meet the structural BMP performance requirements in the following order of preference: on-site infiltration, bioretention and/or rainfall harvest and use, or on-site biofiltration.

The average existing imperviousness is 79% and the new development will increase it to 83%.

The project has been designed to include an onsite deep dry well for rainwater ground infiltration, equipped with pre-filtering hydrodynamic separator. The dry well is sized in a way that the project will be retaining 100 percent of the SWQDv volume on-site through ground infiltration.

1.4 Scope of Work

The scope of work will include demolition and removal of existing one-story building and site improvements, consisting of two paved parking lots with paved public alley in between them, driveways, walkways and landscaped areas. The site grading will include remedial grading and preparation of the building pad and new surface parking subgrade. The site improvements include the proposed 3-story hotel building, which will occupy the southern half of the project site, and a 55-car surface parking. The project will include landscaping, planting of new trees and new planters throughout the site. The building finished floor elevation remains the same throughout the entire building, and is set so it provides an at-grade ADA compliant entrance from Azusa Avenue sidewalk. Part of the project will be relocating of the existing public alley to the east, and constructing a new alley intersection in Glentana Street.

1.5 Proposed Site Drainage:

The existing site in most part drains towards the existing public alley gutter, with exception of the two small tributary sub-areas that drain into Azusa Avenue and Glentana Streets gutters. The site drains via uncontrolled sheet flow to the alley that convey the runoff to the Glentana Street gutter. Post-construction the site will continue to drain in a similar way, but in westerly direction only, for flood control purposes. The project has been designed to include an onsite deep dry well and underground storage cistern for rainwater ground infiltration equipped with Dual Vortex hydrodynamic separator having sufficient space for debris and silt storage. The dry well and temporary storage tank are sized in a way that the project will be retaining 100 percent of the SWQDv volume on-site through ground infiltration. The dry well overflow drains will spill the extra runoff through the curb in Azusa Avenue to mimic existing drainage conditions.

a) Total site pervious and impervious area

The total site pervious area is 0.145 acres, and total impervious area is 0.70 acres

b) Tributaries pervious and impervious area

Total site disturbance is 36,732 sf (0.84 ac) – Tributaries impervious area = 30,380 sf
and Tributaries pervious area = 6,352 sf
thence → Pre-development % IMP = 0.79%



CONSULTING
CIVIL
ENGINEERS

Section 2 - HYDROLOGY CALCULATIONS

In order to determine the appropriate design flows to be utilized to size necessary drainage facilities, the tributary area was divided into appropriate sub-areas according to the proposed site grading and other boundaries, such as building roofs, paved or landscaped areas.

The methodology described in the Los Angeles County Hydrology Manual was used to compute stormwater run-off discharge and volume rates from the project site and from any off-site areas tributary to the existing storm drain system. Rainfall data pertaining to the 50-year storm event, as obtained thru Los Angeles County GIS Data portal, and runoff and Time of Concentration calculations were performed with LA County Department of Public Works HydroCalc software.

2.1 Project Design Storm Volume

The following were obtained from the LA County Department of Public Works "Hydrology Map":

Givens:

Isohyet for the 50-year 24-hour storm – 7.10"

Isohyet for the 85% 24-hour design storm – 1.00" (0.083"/24Hrs)

Soil type: 006

Results for 25-yr storm event (Flood Control)

The following tables summarizes the variables used to find the times of concentration and the 50-yr discharges for each sub-area in undeveloped and post development condition. Detailed HydroCalc calculations are provided in Appendix "A" of the report.

Summary – Existing Conditions (25-yr storm event)

Sub-Area No.	NODE No.	Area (acres)	T _c (Min)	Q (50-yr) (CFS)	Q (25-yr) (CFS)
A1	A2	0.47	6	1.64	1.44
A3	A5	0.39	6	1.36	1.19
Total Site =	A5	0.86		3.00	2.63

Summary – Proposed Conditions (25-yr storm event)

Sub-Area No.	NODE No.	Area (acres)	T _c (Min)	Q (50-yr) (CFS)	Q (25-yr) (CFS)
A1	A2	0.11	9	0.38	0.33
A3	A5	0.7	9	2.15	1.89
A5	A6	0.05	9	0.17	0.15
Total Site =	A7	0.86		2.70	2.37



Results for 85% storm event (LID)

The following tables summarizes the variables used to find the times of concentration and the 85th percentile discharges for each sub-area in post development condition. Detailed HydroCalc calculations are provided in Appendix "B" of the report. Credit for undeveloped condition is not applicable to this project.

Summary – Developed Conditions (85-th Percentile storm event)

Sub-Area No.	NODE No.	Area (acres)	Tc (Min)	Qpm (85%) (CFS)	Vpm (85%) (CF)
A1	A2	0.11	29	0.01	172.00
A3	A5	0.7	13	0.223	2106.00
A5	A6	0.05	9	0.006	72.00
Total Site =	A7	0.86		0.24	2350.00

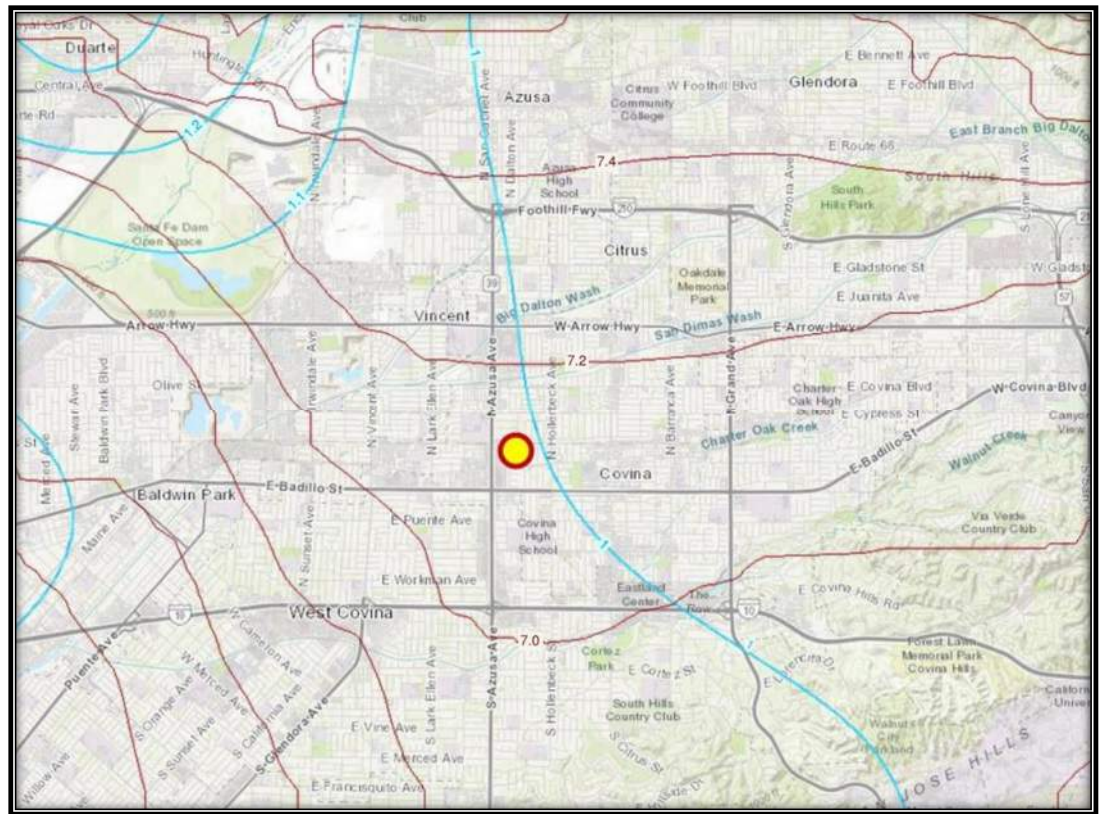
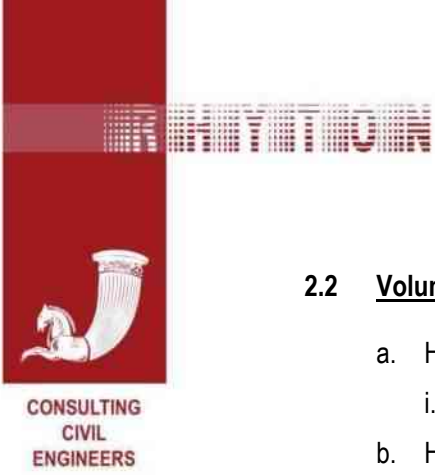


Figure 1: 85th Percentile And 50-Year Rainfall Isohyet Map



2.2 Volume and Flow Rate Calculations

- a. HydroCalc 50-yr Calculations - See Appendix A
 - i. Peak Flow (50-year) Rate per acre = 2.994 cfs / 0.84 ac ==> $Q_{50} = 3.56$ cfs/acre
- b. HydroCalc 85th % Calculations - See Appendix B
 - i. Total Mitigative Flow Rate per acre = 0.300cfs / 0.84 ac ==> $Q_{pm} = 0.36$ cfs/acre
 - ii. Total Mitigative Volume per acre = 2,350 cf / 0.84 ac ==> $SWQDv = 2,800$ cf/acre

2.3 Watershed Description

This project is a typical urban in-fill project. There are no environmentally sensitive areas nearby, and downstream conduits are either concrete pipes, reinforced concrete boxes, or concrete lined flood control channels. There is no potential for creating any hydromodification issues all the way to the Ocean.

The project site drainage runoff will not connect to a storm drain system or discharge directly into a receiving water body. There is no direct receiving water body for this project site. The post-development site runoff will continue to drain into Azusa Avenue gutter. The runoff will be intercepted by the public catch basins further south in Azusa Avenue and conveyed west through the public storm drains in Badillo Street to Walnut Creek channel, and then and southwesterly down San Gabriel River concrete lined channel to the Ocean.



CONSULTING
CIVIL
ENGINEERS

Section 3 - TECHNICAL FEASIBILITY SCREENING

3.1 Infiltration BMP – Design for Below Grade Dry Well

Givens:

- o Design Rain Event Intensity: $I=1.0$ in (85th percentile, 24Hr)
- o Soil media infiltration rate: K Sat, Measured = 9.05 in / hour
- o Drawdown time: T (hr) = 96 hrs
- o Factor of Safety: $FS = 3.0$
- o $\Delta SWQD_v = 2,350$ ft³ (per LA County HydroCalc software)
- o Min depth of infiltration = 15 ft Max depth of infiltration = 25 ft
- o Gravel void ratio = 40% Diameter $D = 6$ ft ($r = 2$ ft)
- o $A_{min} = V_m / [(T \times K \text{ Sat des}) / (12)]$ (ft²)

i. Calculate A_{min}

$$K \text{ Sat des} = K \text{ Sat} / 3 \text{ (Factor of safety)}$$

$$K \text{ Sat des} = 9.05 / 3 = 3.02 \text{ in / hour}$$

$$\text{Convert } K \text{ Sat Des into flow (cfs)} \rightarrow 3.02/12/3600 = 0.000070 \text{ cfs}$$

$$A_{min} = 2,350 / [(72 \times 3.02) / (12)] = 2,350 / (218 / 12) = 130 \text{ sf (dissipate in 3 days)}$$

ii. Required dry well depth for the infiltration zone, h :

$$h = (A_{min} - \pi R^2) / 2 \pi R$$

$$h = (25.0 - 12.57) / 12.57 = 0.99 \text{ ft} \rightarrow \text{Select } h = 25 \text{ ft (} h_1 = 15 \text{ ft and } h_2 = 40 \text{ft)}$$

*** Multiple dry wells may be used to achieve the equivalent infiltration zone.**

iii. Determine the dry well storage volume, $V_{\text{Storage Dry Well}}$

$$V_{\text{Storage Dry Well}} = V_{\text{Chamber}} + V_{\text{Dry Well}} \times \text{Void Ratio} =$$

$$= [2\pi R \times h_1] + [\pi R^2 \times h_2] \times 0.4 = [12.57 \times 25\text{ft}] + [28.27 \times 25\text{ft}] \times 0.4 = 597 \text{ ft}^3$$

iv. Determine 96-hr infiltration volume, $V_{96\text{-hr}}$:

$$A_{\text{dry well}} = [18.85 \times 25\text{ft}] + 28.27 = 500 \text{ ft}^2$$

$$V_{96\text{-hr}} = A_{\text{dry well}} \times [(K \text{ Sat des} / 12) \times 96 \text{ Hrs.}] \times 3600 \text{ (ft}^3\text{)}$$

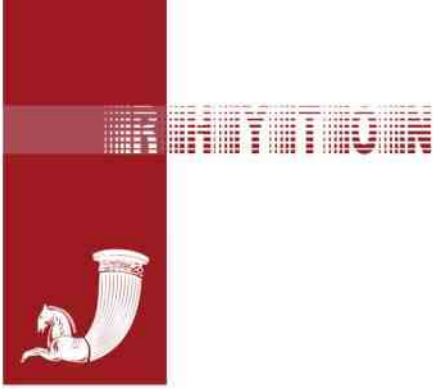
$$V_{96\text{-hr}} = 500 \times [(0.000070) \times 96 \text{ Hrs.}] \times 3600 = 12,096 \text{ ft}^3 \text{ of disposed water}$$

$$\text{From hydrograph attached, total volume of water infiltrated over 3 Hrs.} = 377 \text{ ft}^3$$

v. Determine the additional required storage volume, $V_{\text{Additional Storage}}$:

$$V_{\text{Additional Storage}} = V_m - (V_{\text{Storage Dry Well}} + V_{96\text{-hr}}) = 2,350 \text{ ft}^3 - (470 \text{ ft}^3 + 377 \text{ ft}^3) =$$

$$V_{\text{Additional Storage}} = -1,486 \text{ ft}^3 \rightarrow \text{therefore additional } 1,506 \text{ ft}^3 \text{ storage is provided.}$$



CONSULTING
CIVIL
ENGINEERS

LID SUMMARY TABLE							
Area #	Impervious (sf)	A min (sf)	V min (cf)	BMPs	Dry Well #	Ad Provided (sf)	Vd Provided (cf)
A1	4,790		172.00	Dry Well + Tank	# 1	-	173
A3	30,500		2106.00	Dry Well + Tank	# 1	-	2,112
A5	2,200		72.00	Dry Well + Tank	# 1	-	73
TOTAL	37,490 (sf)		2,350 (cf)			0 (sf)	2,358 (cf)

3.2 Capture and Use BMP – Rainwater Harvesting System

Rainwater harvesting BMPs, such as WaHaSo system is not proposed.

3.3 High Efficiency Biofiltration BMP – Sizing Planter Boxes

High-efficiency biofiltration BMPs, such as raised LID flow-through planters are not proposed

3.4 Proprietary Treatment BMP – Selecting Proprietary Filtering Systems

Proprietary Treatment BMPs, such as Filterra planter box is not proposed.



CONSULTING
CIVIL
ENGINEERS

Section 4 - EXHIBITS

4.1 Vicinity Map

4.2 Hydrology Exhibits

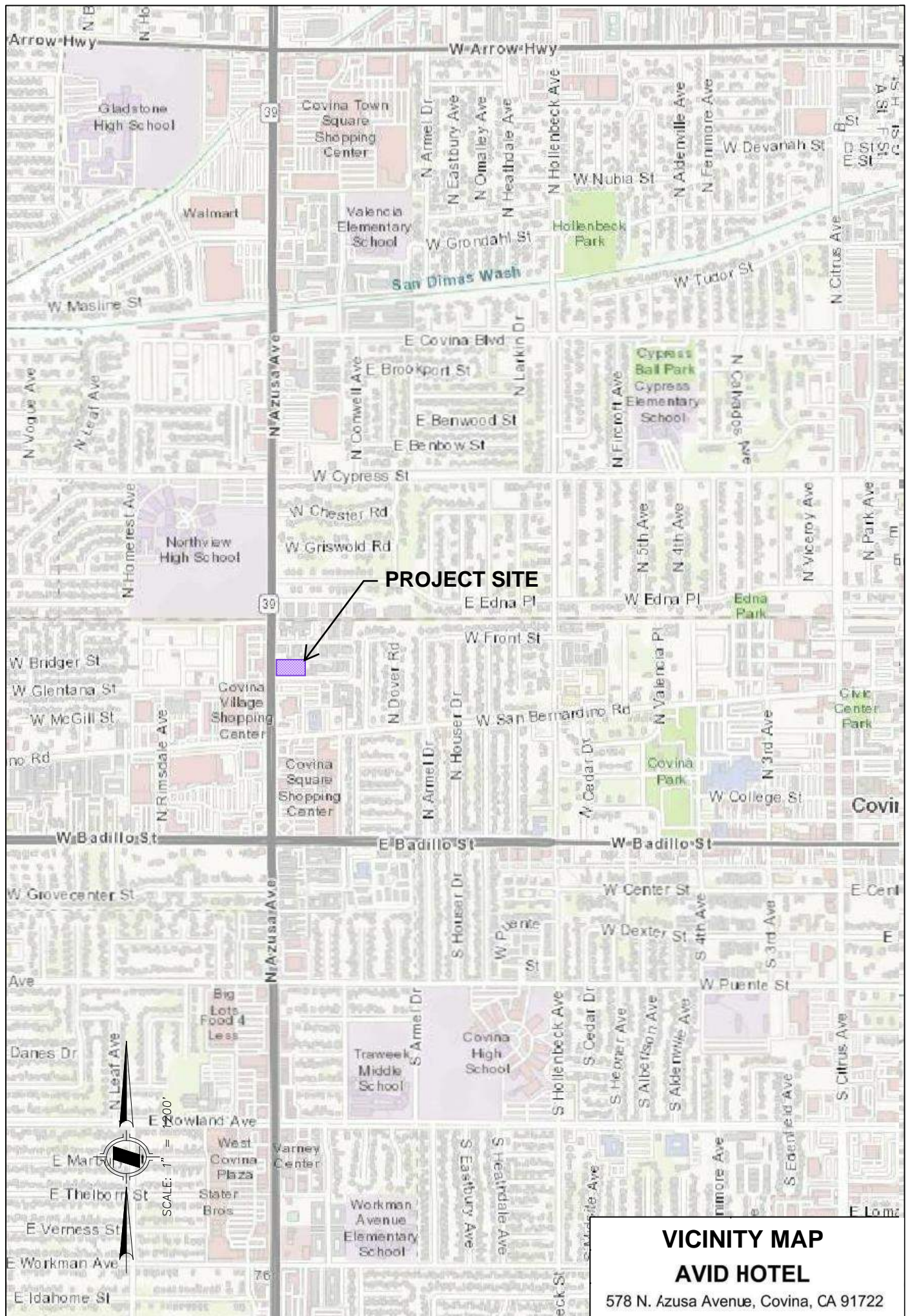
4.3 LID Exhibit and Details

The attached color LID exhibit is for plan check purposes and reference only.

4.4 Geotechnical Report Excerpt

APPENDICES

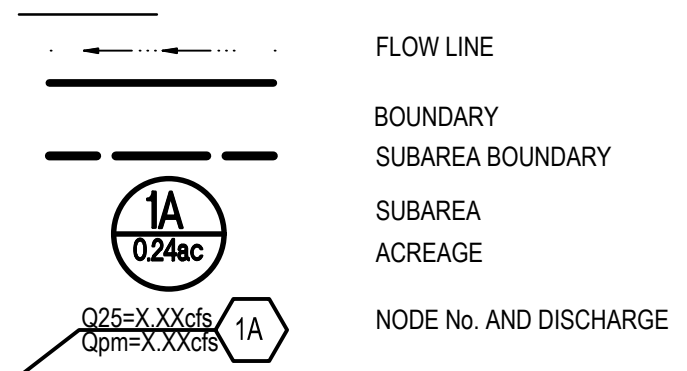
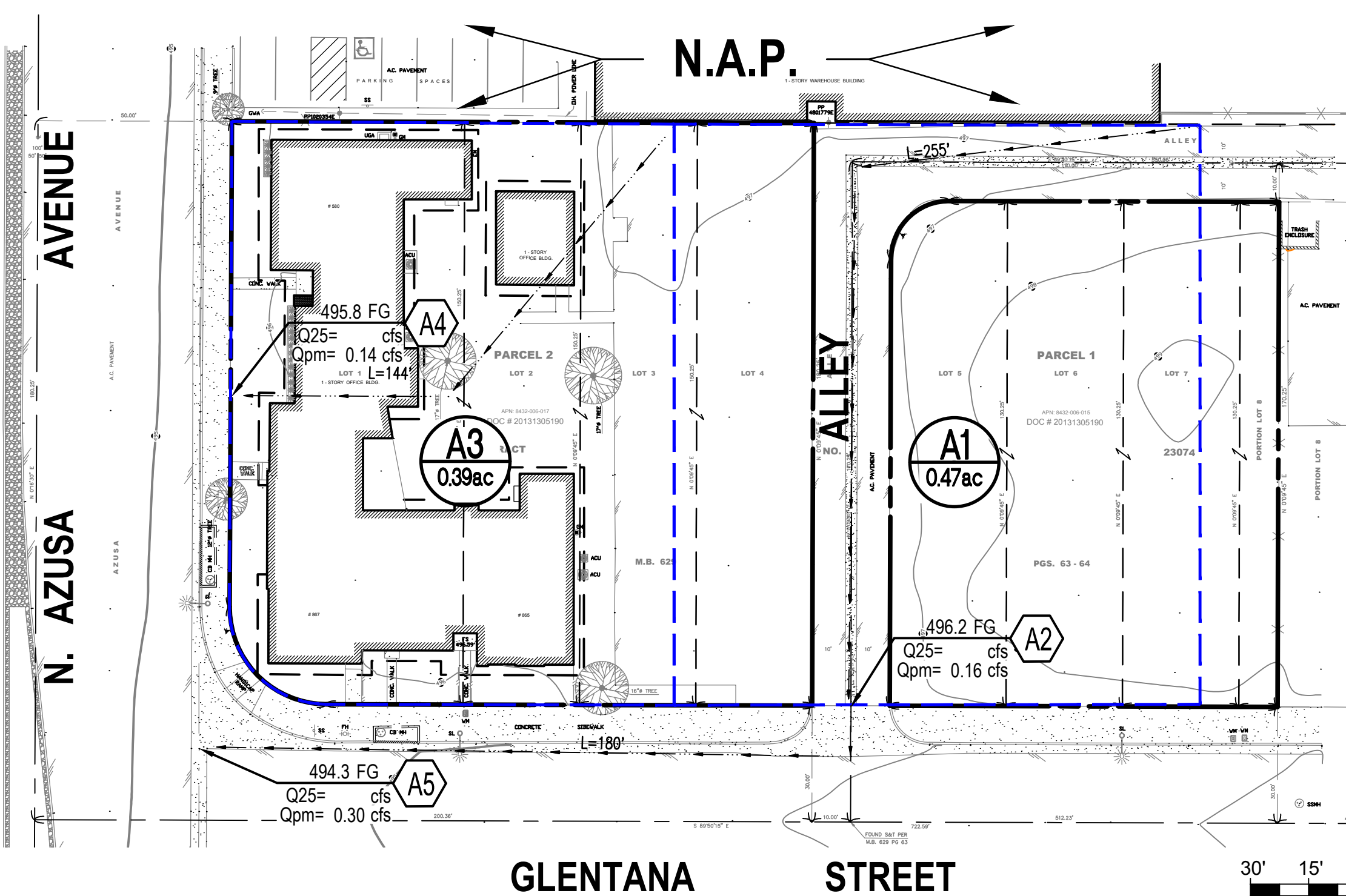
Appendix "A" - "HydroCalc" Hydrologic Calculations



PROJECT SITE

**VICINITY MAP
AVID HOTEL**

578 N. Azusa Avenue, Covina, CA 91722



HYDROLOGIC DESIGN CRITERIA:

METHODOLOGY: LA COUNTY DEPT. OF PUBLIC WORKS
 HYDROLOGY MANUAL (JANUARY 2006)
 RUNOFF CALCULATION METHOD: MODRAT

DESIGN STORMS: 85TH %, 25-yr & 100-yr STORM FREQ.

RAINFALL ZONE: K

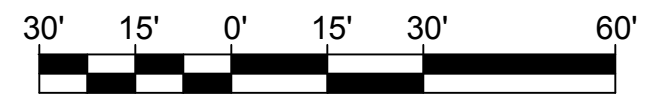
SOIL TYPE: 006 (SEE ATTACHED)

IMPERVIOUSNESS: 84%

50-yr 24Hr ISOHYET = 7.1" 85-th% 24Hr ISOHYET = 1.0"

TOTAL SITE AREA: 086(ac)

FEMA FIRM PANEL - 06037C1700F
 ZONE "X" - AREA OF MINIMAL FLOOD HAZARD
NOTE: NOT WITHIN FEMA FLOOD ZONE "A"
NOTE: NOT WITHIN COUNTY ADOPTED FLOODWAY



GRAPHIC SCALE
 SCALE : 1"= 30'



NO.	REVISIONS:	DATE:	BY:

AVID HOTEL - COVINA JOB NO. 1AMA1017.00

RHYTON CIVIL

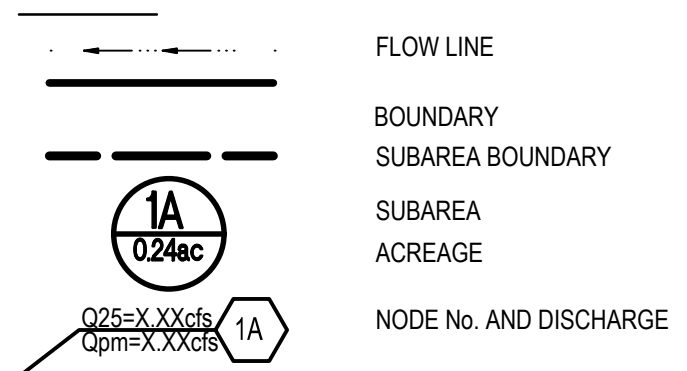
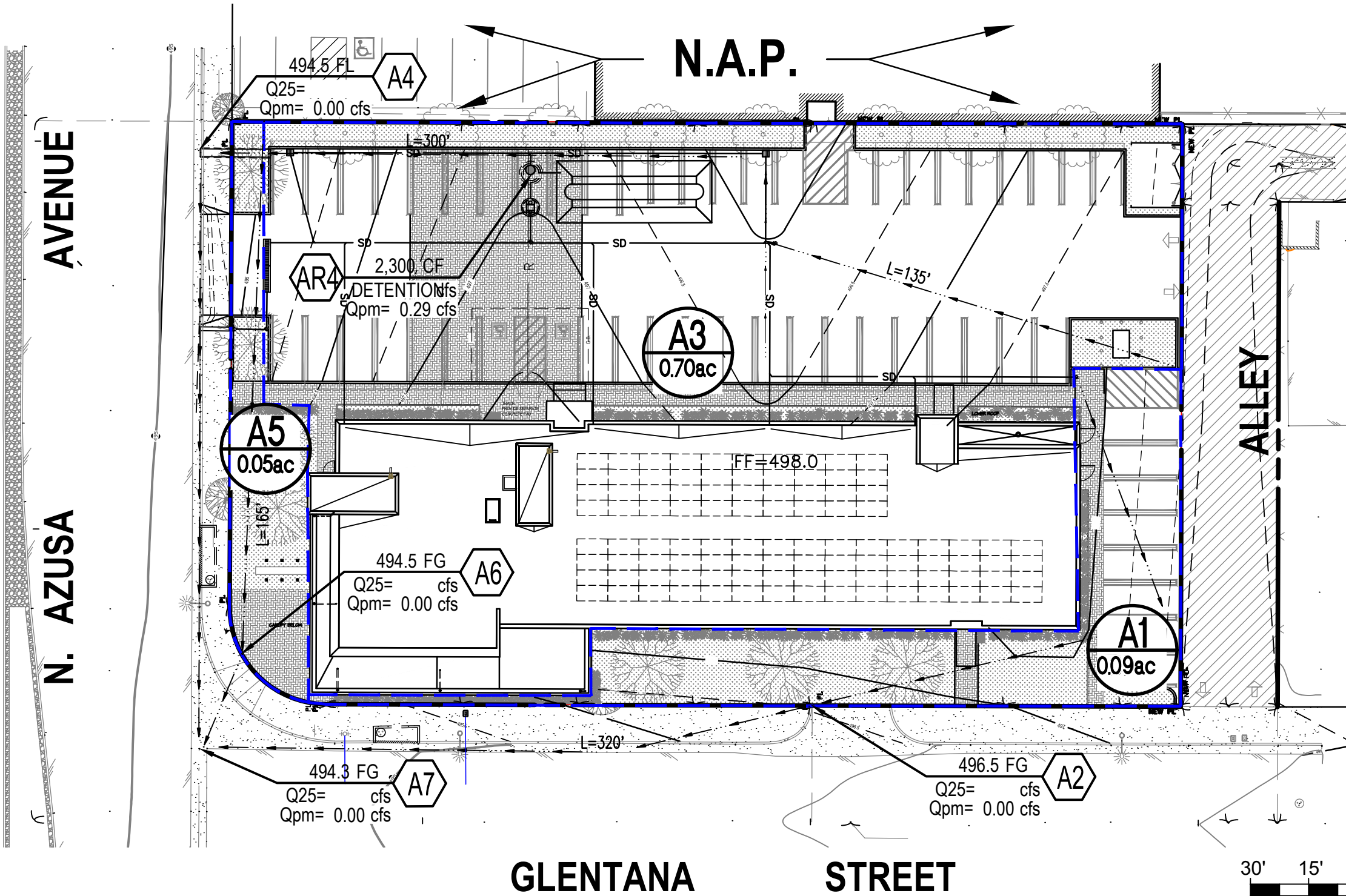
SUSTAINABLE SITE SOLUTIONS
 13351 Riverside Dr, Studio D-358, Sherman Oaks, CA 91423
 (818) 478-7788 (818) 990-9903 F www.RhytonCivil.com

FOR RHYTON ENGINEERING:

SHEET TITLE:
EXISTING HYDROLOGY EXHIBIT

PROJECT:
AVID HOTEL - COVINA

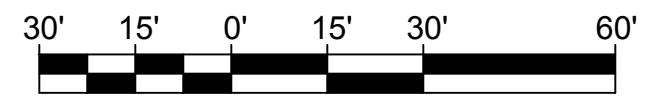
ADDRESS:
 578 N. AZUSA AVENUE, COVINA, CA, 91722



HYDROLOGIC DESIGN CRITERIA:

METHODOLOGY: LA COUNTY DEPT. OF PUBLIC WORKS
 HYDROLOGY MANUAL (JANUARY 2006)
 RUNOFF CALCULATION METHOD: MODRAT
 DESIGN STORMS: 85TH %, 25-yr & 100-yr STORM FREQ.
 RAINFALL ZONE: K
 SOIL TYPE: 006 (SEE ATTACHED)
 IMPERVIOUSNESS: 83%
 50-yr 24Hr ISOHYET = 7.1" 85-th% 24Hr ISOHYET = 1.0"
 TOTAL SITE AREA: 086(ac)

FEMA FIRM PANEL - 06037C1700F
 ZONE "X" - AREA OF MINIMAL FLOOD HAZARD
NOTE: NOT WITHIN FEMA FLOOD ZONE "A"
NOTE: NOT WITHIN COUNTY ADOPTED FLOODWAY



GRAPHIC SCALE
SCALE : 1" = 30'



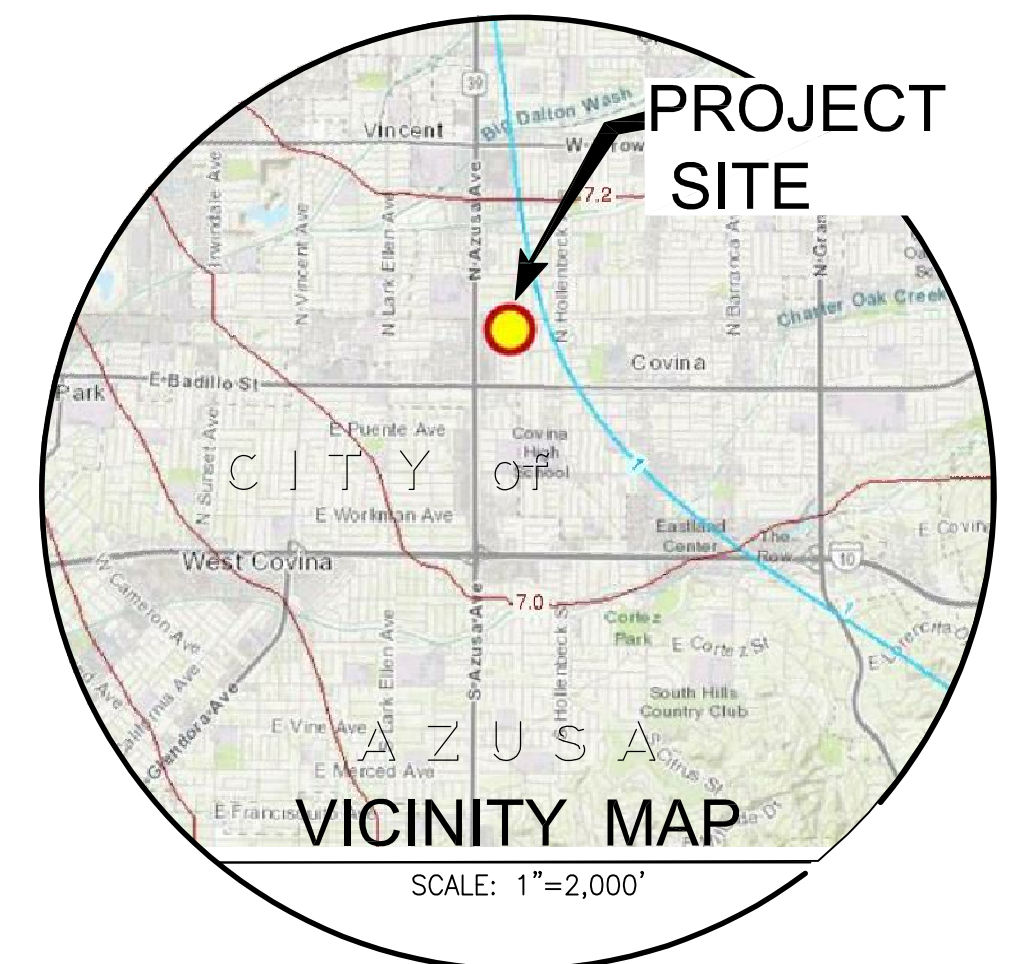
NO.	REVISIONS:	DATE:	BY:

AVID HOTEL - COVINA JOB NO. 1AMA1017.00

RHYTON
SUSTAINABLE SITE SOLUTIONS
 13351 Riverside Dr, Studio D-358, Sherman Oaks, CA 91423
 (818) 478-7788 (818) 990-9903 F www.RhytonCivil.com

FOR RHYTON ENGINEERING:

SHEET TITLE: **PROPOSED HYDROLOGY EXHIBIT**
 PROJECT: **AVID HOTEL - COVINA**
 ADDRESS: 578 N. AZUSA AVENUE, COVINA, CA, 91722



- LEGEND**
- PROPOSED STORM DRAIN
 - EXISTING STORM DRAIN
 - PERMEABLE SURFACE (LANDSCAPING)
 - PERMEABLE SURFACE (PAVERS)
 - IMPERMEABLE SURFACE (ROOFING)
 - IMPERMEABLE SURFACE (PAVEMENT)
 - ROOF DOWNSPOUT ROUTED TO STORM DRAIN
 - DIRECTION OF STORMWATER FLOW
 - DRY WELL (DEEP EXFILTRATION PIT)
 - FILTERING DRAIN INLET INSERT "TRITON" O.A.E.

PROJECT INFORMATION

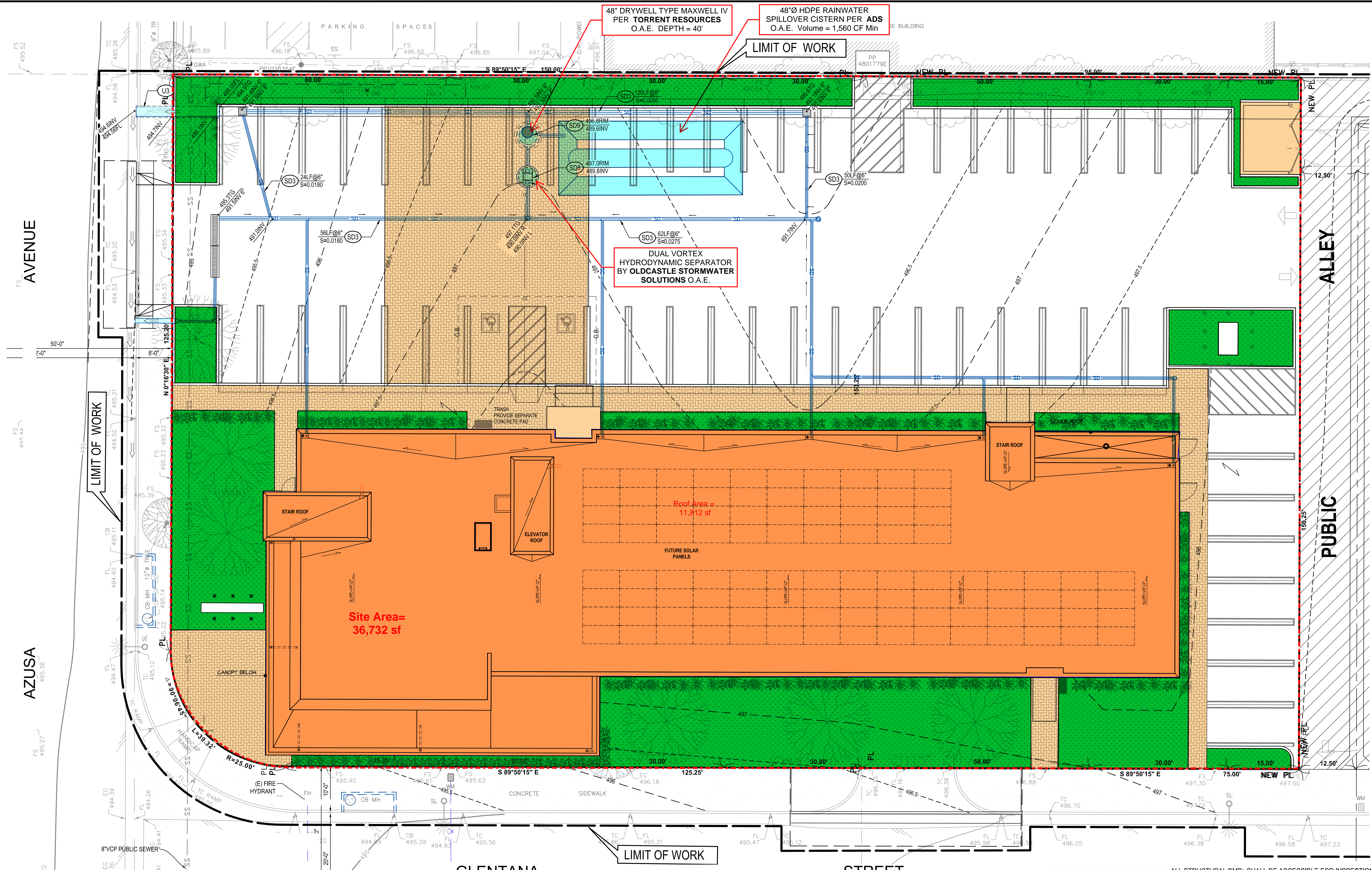
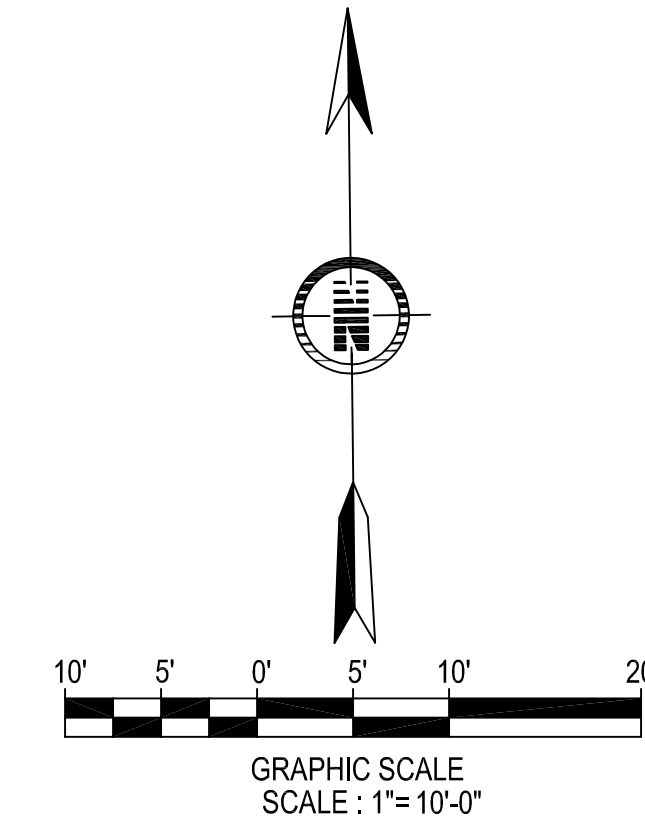
GENERAL INFORMATION

- PERMIT APPLICATION NO. BB # 2204?????
- DEVELOPMENT TYPE = REDEVELOPMENT? YES / NO, LIQUEFACTION? YES / NO
- ENVIRONMENTALLY SENSITIVE AREA? YES / NO, HILLSIDE GRADING ORDINANCE? YES / NO
- WATERSHED: SAN GABRIEL RIVER ... LA RIVER ... DOMINGUEZ CHANNEL ... HARBOR
- ASSESSOR'S PARCEL NUMBER (APN): 843-2006-015-017
- OVERALL SITE AREA: 0.84 (ACRES)
- TOTAL DISTURBED AREA: 0.84 (ACRES)
- TOTAL PROPOSED LANDSCAPE/PLAYGROUND (PERVIOUS) AREA 6,350 (SF)
- PRE-DEVELOPMENT IMPERVIOUS AREA 0.62 (ACRES)
- POST-DEVELOPMENT IMPERVIOUS AREA 0.70 (ACRES)
- SOIL TYPE PER LA COUNTY HYDROLOGY APPENDIX C (SOIL #) 0.06 *
- BMP SELECTION (BMP TYPE) DEEP DRY WELLGROUND INFILTRATION

PROPERTY INFORMATION

- PROPERTY ADDRESS: 578 N. Azusa Avenue, Covina, CA 91722
- PROPERTY OWNER: SHERMAN OAKS INN, LLC
1011 S. Atlantic Avenue
Compton, CA 90221

• INTENDED LAND USE: HOTEL / COMMERCIAL



LID DESIGN CAPTURE VOLUME CALCULATIONS:

Peak Flow Hydrologic Analysis

File Location: H:\OneDrive\Project Data\1AMA1017 - AVID Hotel Administration\Reports\LID\Avid Hotel - Covina - Total Site 85% Report.rpt
Version: HydroCalc 1.0.3

Input Parameters	
Project Name	Avid Hotel - Covina
Subarea ID	Total Site
Area (ac)	0.84
Flow Path Length (ft)	100.0
Flow Path Slope (ft/ft)	0.01
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	0.83
Soil Type	6
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results	
Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.4526
Undeveloped Runoff Coefficient (Cu)	0.2419
Developed Runoff Coefficient (Cd)	0.7381
Time of Concentration (min)	9.0
Clear Peak Flow Rate (cfs)	0.2996
Burned Peak Flow Rate (cfs)	0.2396
24-Hr Clear Runoff Volume (ac-ft)	0.0531
24-Hr Clear Runoff Volume (cu-ft)	2313.0527

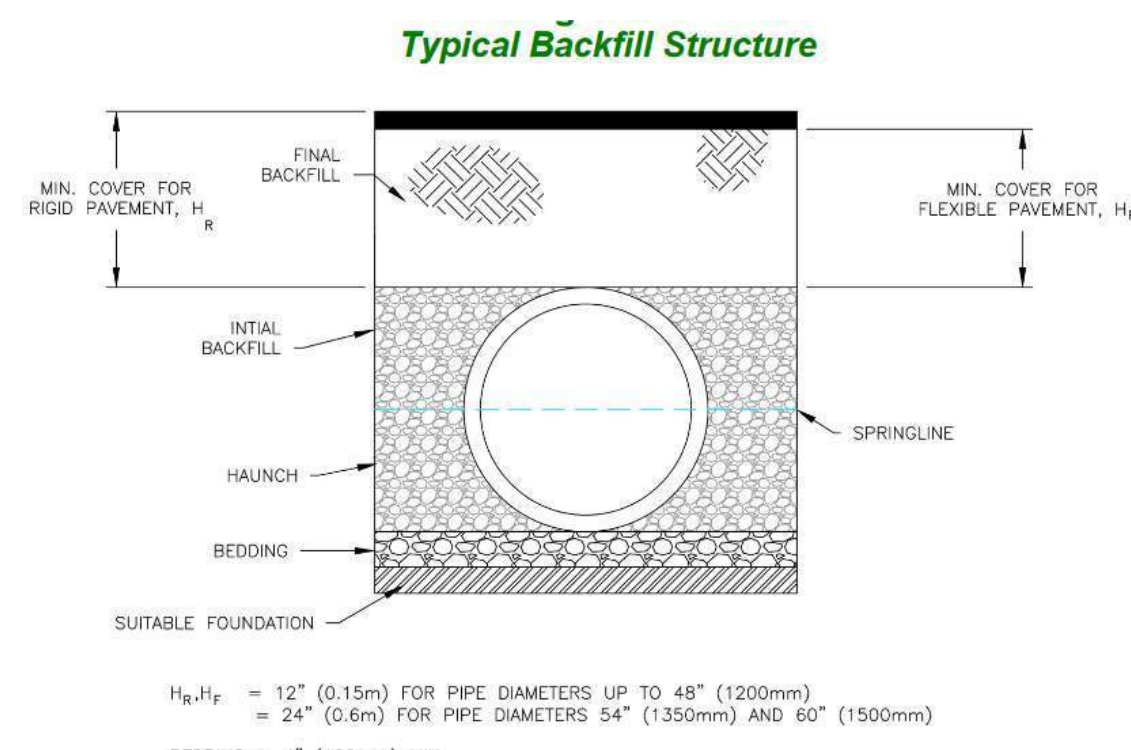
Drywell sizing

[1] Total Area (SF)	11,800 SF roof + 24,930SF site	36,730 SF
[2] Impervious Area (SF)		30,400 SF
[3] Pervious Area (SF)		6,330 SF
[4] Catchment Area (SF)	$[(2) \cdot 0.9] + [(3) \cdot 0.1]$	27,993 SF
[5] Design Rainfall Depth (in)	85th percentile isohyet	1.0 in
[6] V design (CF)	$[5] \cdot [2] \cdot [4]$	2,333 CF
[7] K sat, measured (in/Hr.)	From Geotechnical Report	9.05
[8] FS (factor of safety)		3
[9] K sat, design (in/Hr.)	From LID Manual	3.02
[10] Drywell Diameter		4 LF
[11] Settling Chamber Diameter (ft)		6 LF
[12] Infiltrating Surface Area (SF)	25 feet deep, 6' diameter, counting bottom	499 SF
[13] Drawdown Time (Hr.)		14 Hr.

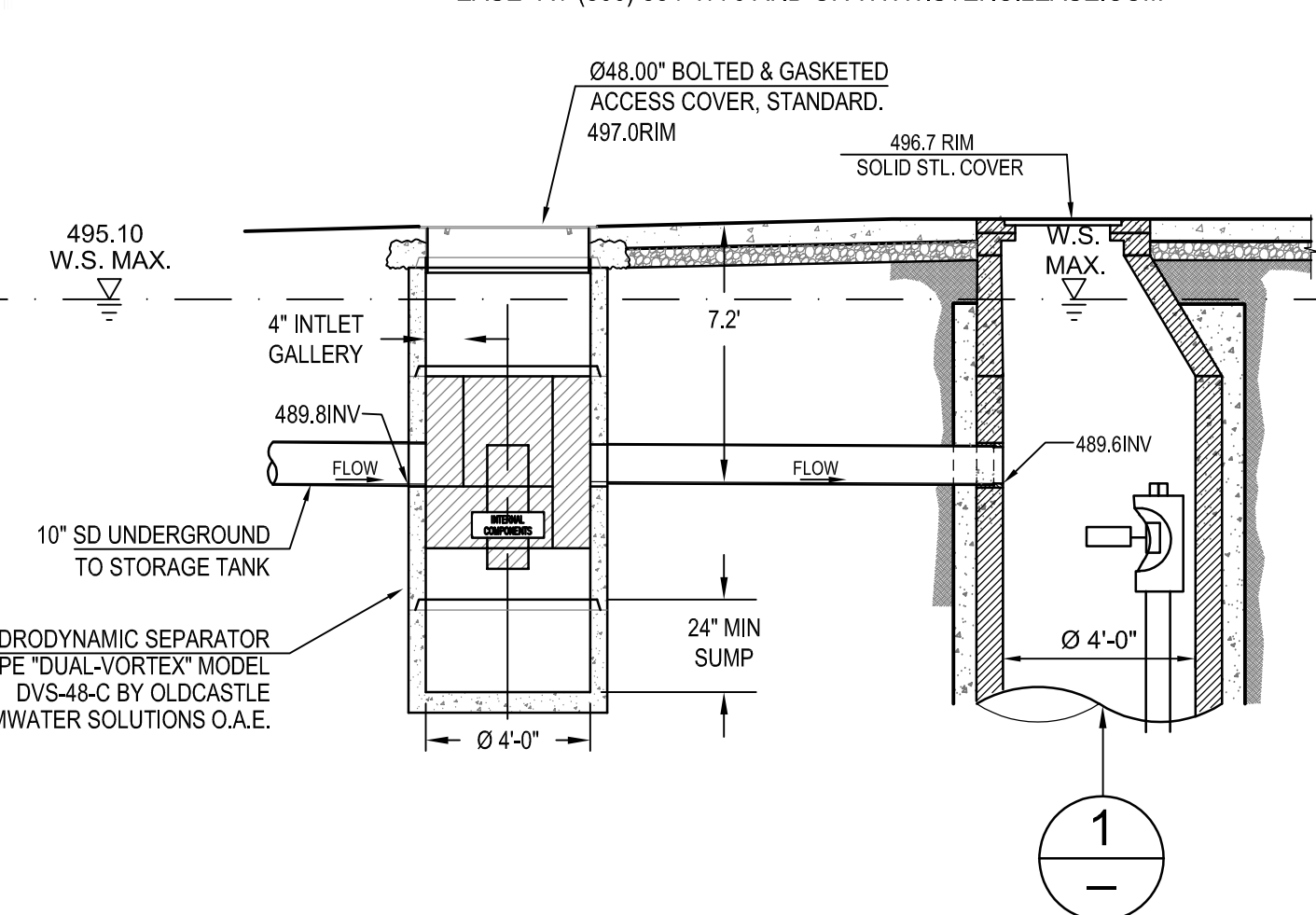
[14] Depth to bottom of settling chamber (ft)		15 LF
[15] Infiltration depth below settling chamber (ft)		25 LF
[16] Total Depth Drywell (ft)		40 LF
[17] Porosity of Gravel	Use 0.40 for gap-graded gravel	0.40
[18] V Storage (CF) in drywell	Settling Chamber and Dry well full	470 CF
[19] 3-hr. infiltration volume (CF)		377 CF
[20] Additional Storage Required (CF)		1,486 CF
[21] Additional Storage Provided (CF)	3 x 40LF of 48" HDPE storage pipes	1,506 CF

BMP SUMMARY: One 40' deep drywell [15' x 4' dia settling chamber + 25' x 6' dia gravel filled infiltrating well] and 3 x 4' diameter 40' HDPE storage pipes.

STREET PROJECT BMPs DETAILS



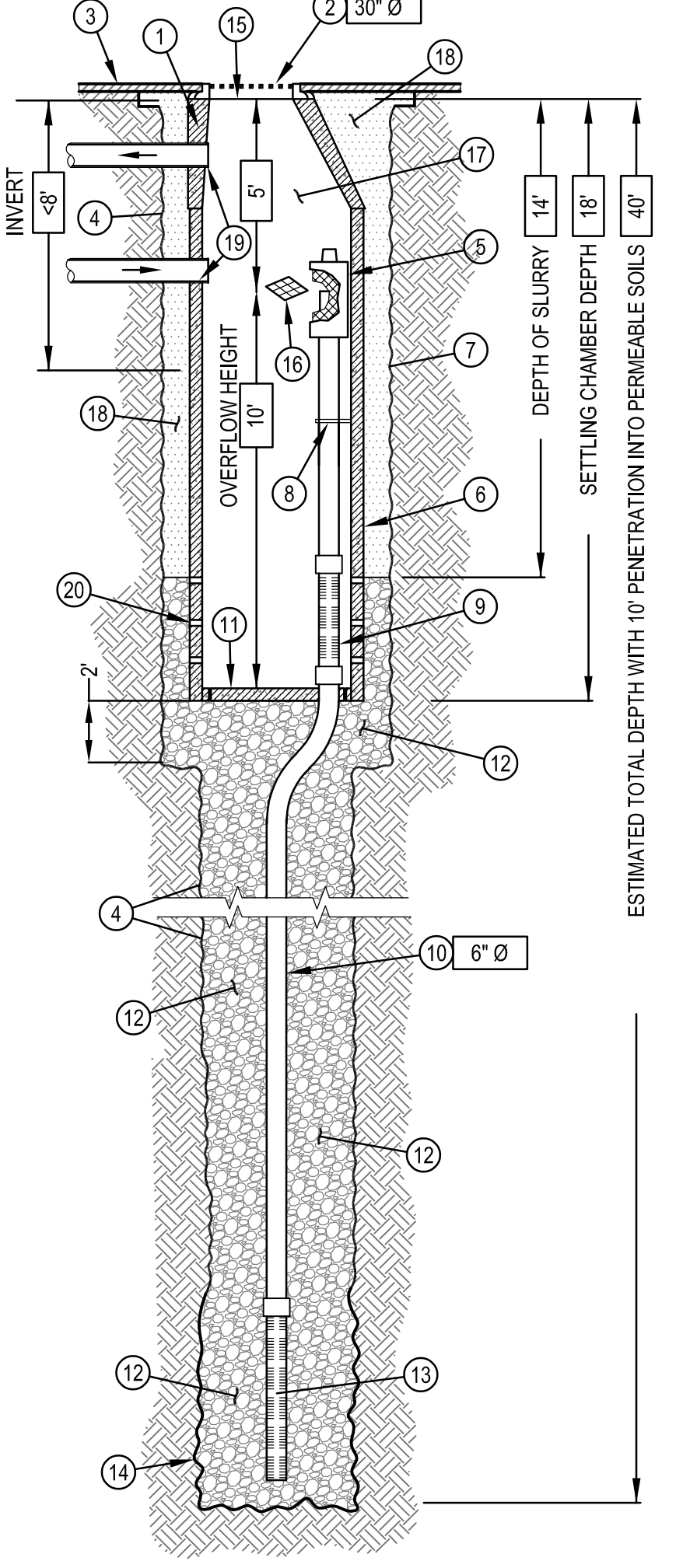
**NO DUMPING
DRAINS TO OCEAN**



STORMWATER TREATMENT AND INFILTRATION TRAIN DETAIL 2

DRYWELL KEY NOTES

1. MANHOLE CONE - MODIFIED FLAT BOTTOM.
2. BOLTED RING & GRATE - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION ±0.02' OF PLANS.
3. GRADED BASIN OR PAVING (BY OTHERS).
4. NON-WOVEN GEOTEXTILE SLEEVE, MIRAFITM® 140 NL, MIN. 6 FT Ø, HELD APPROX. 10 FEET OFF THE BOTTOM OF EXCAVATION.
5. PUREFLO® DEBRIS SHIELD - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL 205" MAX. SWO FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.
6. PRE-CAST LINER - 4000 PSI CONCRETE 48" ID, X 54" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.
7. MIN. 6" Ø DRILLED SHAFT.
8. SUPPORT BRACKET - FORMED 12 GA. STEEL. FUSION BONDED EPOXY COATED.
9. OVERFLOW PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
10. DRAINAGE PIPE - 48" HIGHWAY GRADE WITH TRIS COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.
11. BASE SEAL - GEOTEXTILE.
12. ROCK - WASHED, SIZED BETWEEN 3/8" AND 1-1/2" TO BEST COMPLEMENT SOIL CONDITIONS.
13. FLOFAST® DRAINAGE SCREEN - SCH. 40 PVC Ø 120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 120" OVERALL LENGTH WITH TRIS COUPLER.
14. MIN. 4" Ø SHAFT - DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS.
15. FABRIC SEAL - U.V. RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.
16. ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY. TYPICAL, TWO PER CHAMBER.
17. FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE SETTLING CHAMBER DEPTH AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE OVERFLOW PIPE INLET.
18. STABILIZED BACKFILL - TWO-SACK SLURRY MIX.
19. INLET PIPE/OUTLET PIPE (BY OTHERS). SEE SEPARATE PLAN FOR INVERT ELEVATIONS.
20. SIX (6) PERFORATIONS MINIMUM PER FOOT. 2 ROWS MINIMUM.



DRYWELL SECTION DETAIL 1

REVISION INFORMATION

No.	Date	Revision	By

ARCHITECT:

Alajajian Marcoosi Architects Inc.
320 W. Arden Ave., Suite 120
Glendale, CA 91203
Phone: (818) 244-5130
Fax: (818) 551-1613

THESE PLANS ARE PROPERTY OF
RHYTON
13351 RIVERSIDE DRIVE, SUITE 358
SHERMAN OAKS, CA 91762
T: (818) 478-7788 F: (818) 980-8903
WWW.RHYTONCIVIL.COM

ENGINEER'S STATEMENT:
THESE PLANS WERE PREPARED
EITHER BY ME OR BY OTHERS
UNDER MY SUPERVISION.

John Alajajian
JOHN J. ALAJAJIAN
RCE 56393
DATE: 03/28/2023

REGISTERED PROFESSIONAL ENGINEER
U.S. ALAJAJIAN
No. C56393
Exp. 6-30-23
State of California
FOR: RHYTON ENGINEERING

PREPARED FOR:
SHERMAN OAKS INN, LLC
1011 S. Atlantic Avenue
Compton, CA 90221
Mr. Raj Patel

SHEET TITLE:
L.I.D. SITE MAP
AVID HOTEL
578 N. Azusa Avenue, Covina, CA 91722

SCALE: 1" = 10'-0"

DESIGNED BY: WHR, JJA
DATE DRAWN: 05/22/2022
JOB No.: 1AMA1017.00

SHEET: 1
OF: 1

Appendix "A" - "HydroCalc" Hydrological Calculations

Peak Flow Hydrologic Analysis

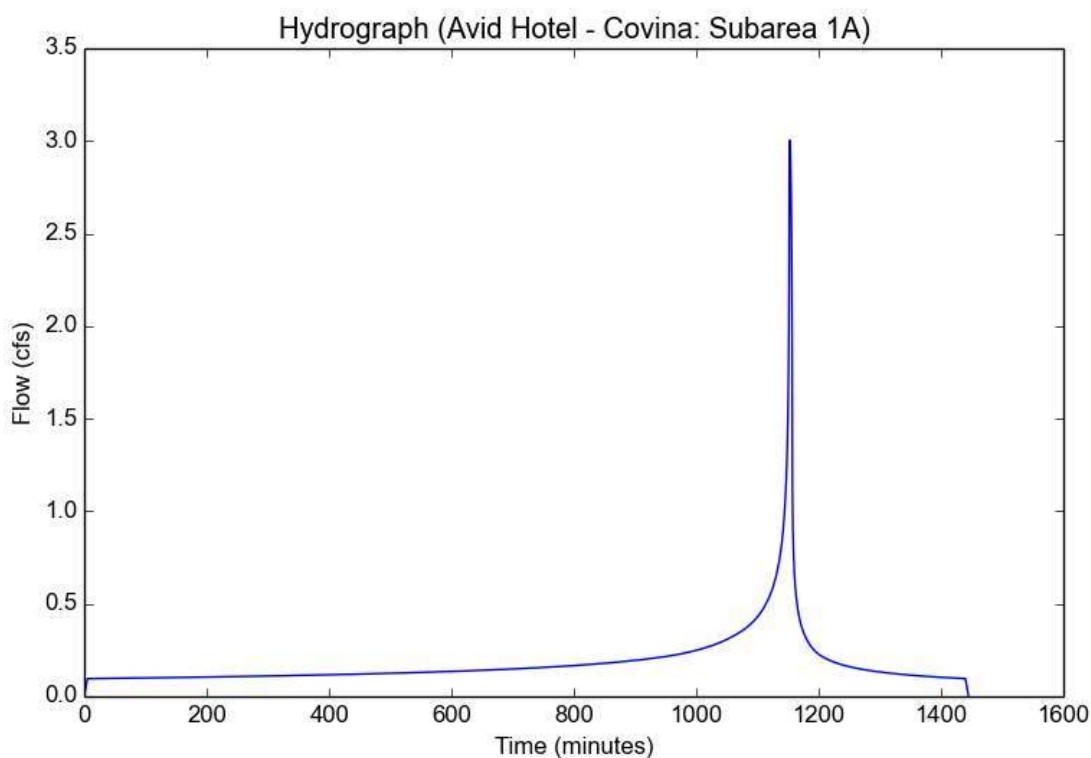
File location: H:/OneDrive/Project Data/1AMA1017 - AVID Hotel/Administration/Reports/Hydrology/AVID Hotel Covina - 50yr Report EXIST.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Avid Hotel - Covina
Subarea ID	Subarea 1A
Area (ac)	0.79
Flow Path Length (ft)	150.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	7.1
Percent Impervious	0.84
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	7.1
Peak Intensity (in/hr)	4.2361
Undeveloped Runoff Coefficient (Cu)	0.8855
Developed Runoff Coefficient (Cd)	0.8977
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.0041
Burned Peak Flow Rate (cfs)	3.0041
24-Hr Clear Runoff Volume (ac-ft)	0.3683
24-Hr Clear Runoff Volume (cu-ft)	16045.298



Peak Flow Hydrologic Analysis

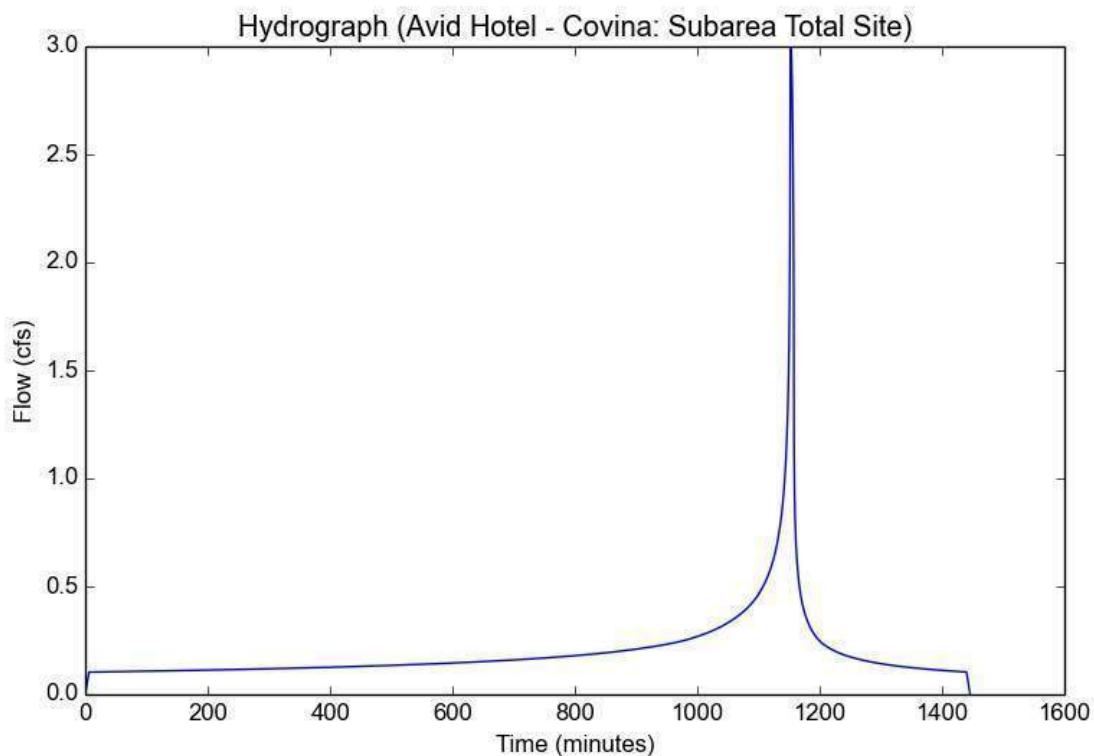
File location: H:/OneDrive/Project Data/1AMA1017 - AVID Hotel/Administration/Reports/Hydrology/AVID Hotel Covina - 50yr Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Avid Hotel - Covina
Subarea ID	Subarea Total Site
Area (ac)	0.86
Flow Path Length (ft)	435.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	7.1
Percent Impervious	0.83
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	7.1
Peak Intensity (in/hr)	3.8882
Undeveloped Runoff Coefficient (Cu)	0.8722
Developed Runoff Coefficient (Cd)	0.8953
Time of Concentration (min)	6.0
Clear Peak Flow Rate (cfs)	2.9937
Burned Peak Flow Rate (cfs)	2.9937
24-Hr Clear Runoff Volume (ac-ft)	0.3977
24-Hr Clear Runoff Volume (cu-ft)	17321.6676



Peak Flow Hydrologic Analysis

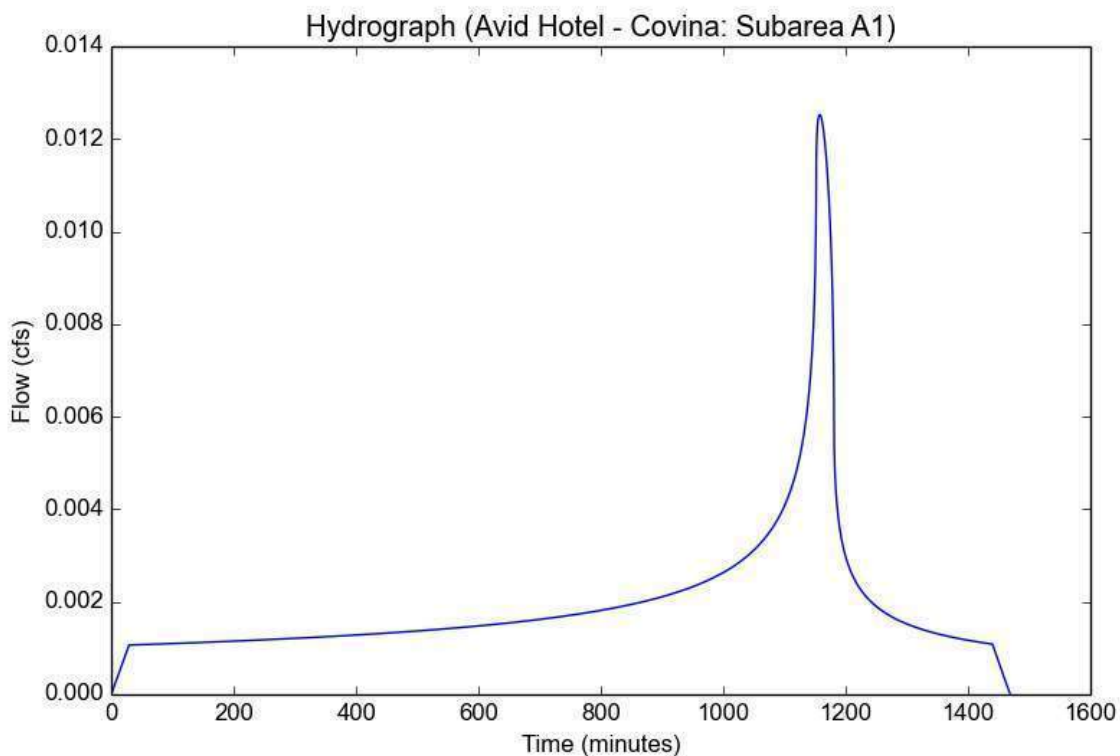
File location: H:/OneDrive/Project Data/1AMA1017 - AVID Hotel/Administration/Reports/LID/Avid Hotel - Covina - Subarea A1 85% Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Avid Hotel - Covina
Subarea ID	Subarea A1
Area (ac)	0.11
Flow Path Length (ft)	320.0
Flow Path Slope (vft/hft)	0.01
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	0.42
Soil Type	6
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.2612
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.436
Time of Concentration (min)	29.0
Clear Peak Flow Rate (cfs)	0.0125
Burned Peak Flow Rate (cfs)	0.0125
24-Hr Clear Runoff Volume (ac-ft)	0.004
24-Hr Clear Runoff Volume (cu-ft)	172.6579



Peak Flow Hydrologic Analysis

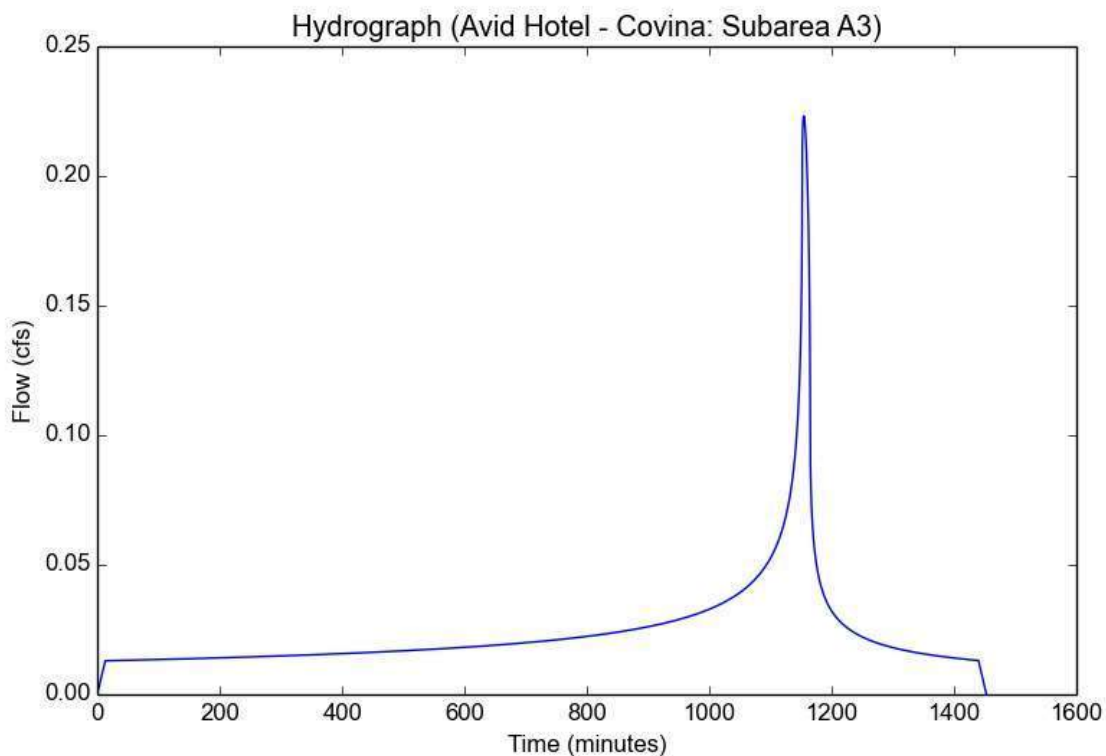
File location: H:/OneDrive/Project Data/1AMA1017 - AVID Hotel/Administration/Reports/LID/Avid Hotel - Covina - Subarea A3 85% Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Avid Hotel - Covina
Subarea ID	Subarea A3
Area (ac)	0.7
Flow Path Length (ft)	185.0
Flow Path Slope (vft/hft)	0.01
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	0.92
Soil Type	6
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.3808
Undeveloped Runoff Coefficient (Cu)	0.1185
Developed Runoff Coefficient (Cd)	0.8375
Time of Concentration (min)	13.0
Clear Peak Flow Rate (cfs)	0.2232
Burned Peak Flow Rate (cfs)	0.2232
24-Hr Clear Runoff Volume (ac-ft)	0.0484
24-Hr Clear Runoff Volume (cu-ft)	2106.8006



Peak Flow Hydrologic Analysis

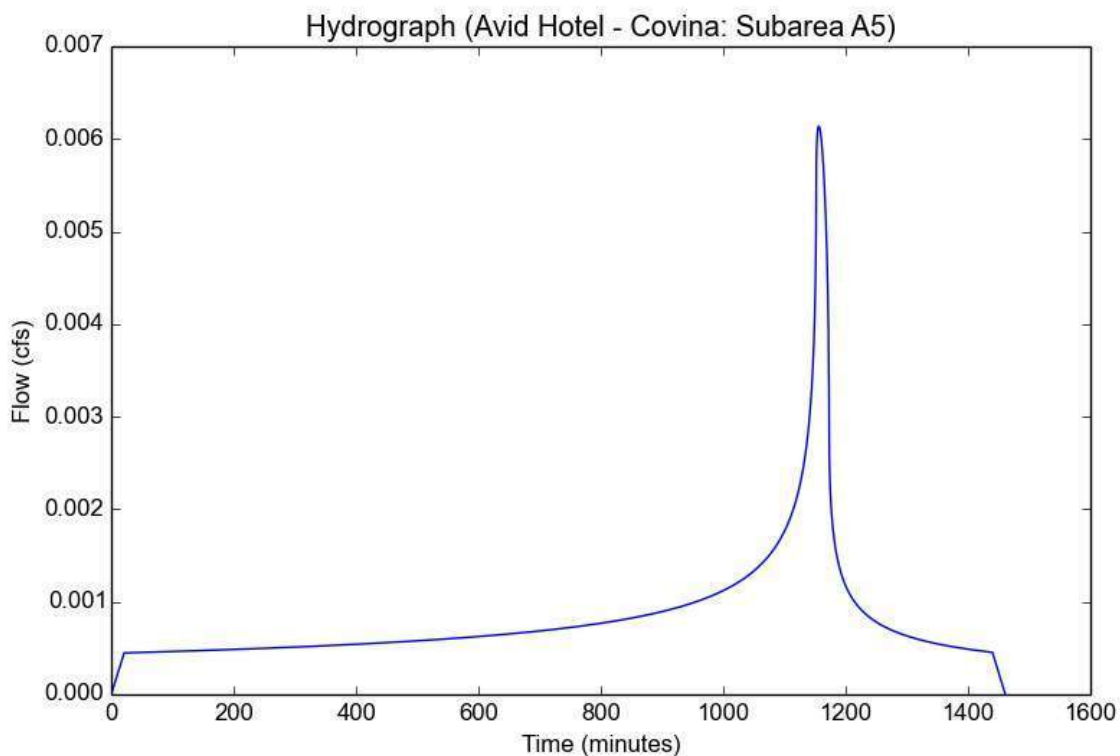
File location: H:/OneDrive/Project Data/1AMA1017 - AVID Hotel/Administration/Reports/LID/Avid Hotel - Covina - Subarea A5 85% Report.pdf
Version: HydroCalc 1.0.3

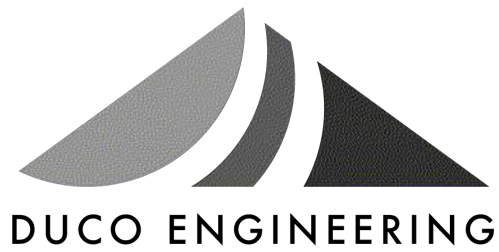
Input Parameters

Project Name	Avid Hotel - Covina
Subarea ID	Subarea A5
Area (ac)	0.05
Flow Path Length (ft)	185.0
Flow Path Slope (vft/hft)	0.01
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	0.38
Soil Type	6
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.3039
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.404
Time of Concentration (min)	21.0
Clear Peak Flow Rate (cfs)	0.0061
Burned Peak Flow Rate (cfs)	0.0061
24-Hr Clear Runoff Volume (ac-ft)	0.0017
24-Hr Clear Runoff Volume (cu-ft)	72.7204





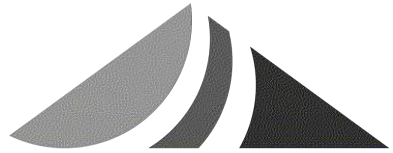
GEOTECHNICAL EVALUATION REPORT



PROPOSED COMMERCIAL DEVELOPMENT

*Proposed Hotel Development
578 N. Azusa Ave.
Covina, CA 91722*

*Job No.: 22-075
August 24, 2022*



DUCO ENGINEERING

August 24, 2022

Sherman Oaks Inn, LLC
Attn: Mr. Raj Patel
1011 S. Atlantic Ave.
Compton, CA 90221

Subject: REPORT OF GEOTECHNICAL EVALUATION

Proposed Hotel Development
578 N. Azusa Ave.
Covina, CA 91722
Job No.: 22-075

Mr. Patel:

Thank you for the opportunity for Duco Engineering, Inc., to provide geotechnical services for this project. It is our pleasure to serve as the geotechnical consultant for the design and construction of the proposed commercial development project. The following presents a report of the geotechnical subsurface evaluation conducted at the subject site on August 10, 2022, in addition to an account of laboratory testing performed, and construction recommendations pertinent to the project. It is the opinion of this firm that, with the validating inclusion of our recommendations, the proposed construction and site improvements will be acceptable and safe from a geotechnical standpoint. Please notify our office if any significant changes are made to the proposed development plan, as such changes may warrant further comment or revision of the provided recommendations.

Our office welcomes any further questions or comments you may have. It is our desire to serve our clients with the utmost efficiency and professionalism.

Respectfully submitted,

DUCO ENGINEERING, INC.

James D. Collett, P.E.

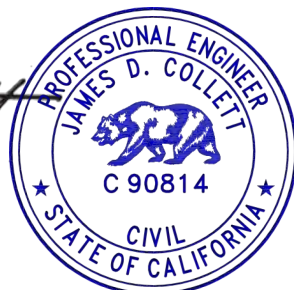


TABLE OF CONTENTS

1.0 INTRODUCTION	4
1.1 Scope of Report	4
1.2 Scope of Construction	4
2.0 SITE EVALUATION	4
2.1 Field Exploration	4
2.2 Laboratory Testing	4
3.0 SITE CONDITIONS	5
3.1 Surficial Conditions	5
3.2 Subsurface Conditions	5
3.3 Geologic Summary	5
3.4 Seismic and Geologic Hazards	5
3.5 Groundwater	6
4.0 SITE CONCLUSIONS	7
4.1 Site Feasibility	7
4.2 Soil Expansivity	7
4.3 Soil Corrosivity	7
4.4 Seismic Design Considerations	7
4.5 Grading and Site Preparation	7
4.6 Stormwater Infiltration	7
5.0 GEOTECHNICAL RECOMMENDATIONS	8
5.1 Soil Corrosivity	8
5.2 Grading and Site Preparation	8
5.2.1 Demolition and Debris Disposal	8
5.2.2 Grading Recommendations	8
5.2.3 Shrinkage	8
5.3 Building Foundations	9
5.4 Floor Slabs	9
5.5 Retaining Walls	10
5.5.1 Retaining Wall Backfill and Drainage	10
5.6 Temporary Excavations	10
5.7 Drainage and Landscaping	10
5.8 Hardscape	10
5.9 Pavement Design	11
6.0 SUMMARY & CLOSURE	13
6.1 Design Review	13
6.2 Project Oversight and Inspection	13
6.3 Closure	13
7.0 REFERENCES	14

A. APPENDIX: MAPS, LOGS A - 1

B. APPENDIX: FIELD AND LABORATORY TESTING B - 1

B1.0 Laboratory Test Procedures..... B-1

 B1.1 Shear Strength B-1

 B1.2 Settlement B-1

 B1.3 Expansive Index (EI)..... B-1

 B1.4 Corrosivity B-1

B2.0 Laboratory Test Results B-2

 Table B2.1 Maximum Unit Weight and Expansive Index, and R-Value B-2

 Table B2.2 Corrosive Properties B-2

C. APPENDIX: GENERAL GRADING RECOMMENDATIONS .. C - 1

C.1 Structural Fills..... C-1

C.2 Overexcavation C-1

C.3 Fill Placement..... C-1

C.4 Fill Slopes, Retaining Wall Backfills C-2

C.5 Grading/Earthwork Inspection..... C-2

overexcavation and recompaction be performed beneath proposed walkways, patios, garden walls, and other landscape features, to minimize the potential for cracking and other phenomena. Areas to receive hardscape should have the upper one (1) foot of approved natural soil or subgrade soil, whichever is deeper, recompacted to a minimum of 90%. Moisture content of subgrade soils should be maintained above optimum moisture. Concrete flatwork should be a minimum full four (4) inches thick, and consideration should be given to reinforcing #3 rebar spaced 18 inches center to center, in compliance with all pertinent governing code sections and design manuals. Control joints shall be provided, a minimum of one (1) inch deep, ten (10) feet on center or closer. All flatwork should be poured independent of any proposed structure and be separated by an expansion joint (felt). Additionally, it is recommended that all flatwork be constructed so that a minimum of 1/2 inch exists between the concrete flatwork and structures, such as residential buildings, retaining walls and sound privacy walls. Flatwork and concrete walks should be at an elevation such that they will not obstruct the flow of surface water.

5.9 Pavement Design

Given an R-Value of 66, asphalt pavement sections shall comply with the following minimum specifications:

Table 2: Asphalt Pavement Design Sections

Use	Traffic Index (TI)	HMA Thickness	Base Thickness
Parking Stalls, Light Duty	4.0	2.5 in	4.0 in
Main Drive Aisle, Heavy Duty	5.5	3.0 in	4.0 in

Rigid concrete pavement sections shall comply with the following minimum specifications:

Table 3: PCC Pavement Design Sections

Use	Traffic Index (TI)	Concrete Thickness	Base Thickness
Parking Stalls, Light Duty	4.0	5.0 in	4.0 in
Main Drive Aisle, Heavy Duty	5.5	6.0 in	4.0 in

Prior to paving, the upper two (2) feet of subgrade shall be cleaned of any trash, vegetation, or other debris, and compacted to more than 90% relative compaction. Base material shall consist of crushed aggregate base in general accordance with the Caltrans Highway Design Manual (HDM) and shall be compacted to more than 95% relative compaction prior to placing the asphalt course.

5.10 Stormwater Infiltration

Following the field testing, the raw data was converted to an equivalent infiltration rate per Los Angeles County Standards, with the final three (3) readings averaged. The stabilized field infiltration rates for each boring are as follows:

Table 4: Minimum Field Infiltration Rates for Each Boring

Boring	Material Tested	Field Infiltration Rate, I
I-1	SM, 0-10'	2.73 in/hr
I-2	SP-SM, 20-25'	9.05 in/hr

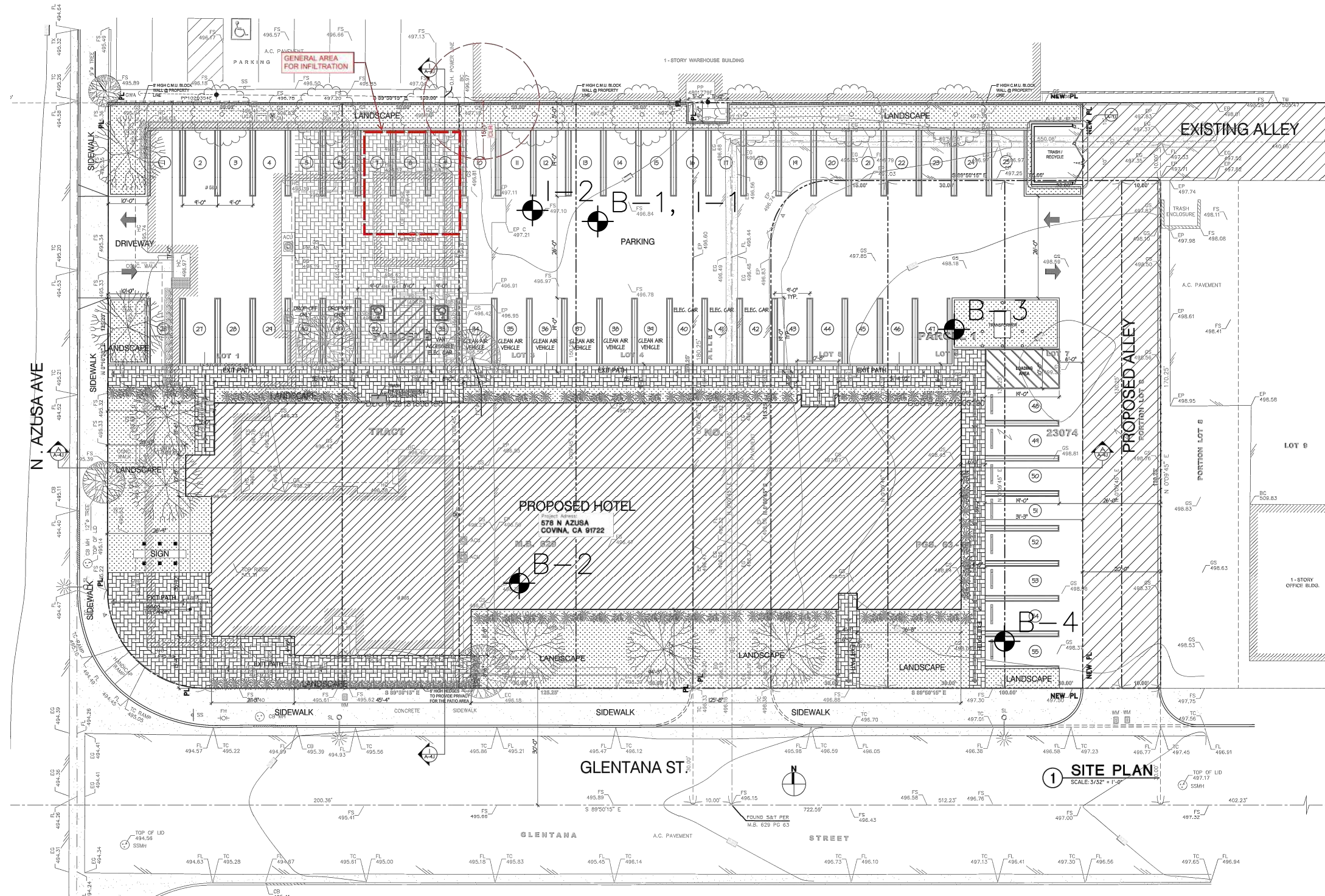
Based on the results of the field testing, we recommend the following design infiltration rates based on depth, with safety factors evaluated in accordance with County of Los Angeles standards:

Infiltration Depth	Field Rate	Test Reduction Factor (RF _T)	Site Variability Factor (RF _V)	Siltation/Maintenance Factor (RF _S)	Total RF, RF _T x RF _V x RF _S	Design Rate
0-20 ft	2.67 in/hr	1.5	1	2.0*	3.0*	0.89 in./hr.
20-50 ft	9.05 in/hr	1.5	1	2.0*	3.0*	3.02 in/hr

These values assume a moderate level of pretreatment and regular maintenance. The project civil engineer may, at their discretion, reduce the siltation/maintenance safety factor (*) should the WQMP include more extensive regular maintenance and effective pretreatment.


Infiltration basin inverts shall be set back a minimum of 1.5 feet from any slope or building structure and shall be located outside a 1:1 diagonal plane up from the bottom of any adjacent footing, in addition to all other pertinent state and local setback requirements.

Plan as provided by client. Locations are approximate and based on field measurements and sighting to distinguishable land features.



● B-1, I-1 Boring/Infiltration Test Location



BORING MAP		 DUCO ENGINEERING	
Proposed Hotel 578 N. Azusa Ave. Covina, CA 91722			
Job No.:	22-075		
Date:	8/29/22		
Scale:	1"=30'	Figure:	1

SOIL EXPLORATION LOG

PROJECT: Proposed Hotel Development **JOB NO.:** 22-075 **TEST HOLE NO.:** 2
CLIENT: Sherman Oaks Inn, LLC **DATE:** 8/10/22
LOCATION: See plan **ELEVATION:** 496.3
LOGGED BY: JC **EXCAVATING EQUIPMENT:** Hollow stem auger
DEPTH TO WATER: none **CAVING:** none

SUMMARY OF SUBSURFACE CONDITIONS:

This log is part of the report prepared by Duco Engineering, Inc. for this project and should be read together with the report. This summary applies only to the location of the test hole at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of the actual conditions encountered.

DEPTH (feet)	SAMPLE	BLOW COUNTS	SOIL TYPE	GRAPHIC LOG	USCS	DESCRIPTION	SAMPLE DATA		
							FIELD MOIST. % OF DRY WT.	DRY DEN. lb./Cu. Ft.	% COMP
0			A		SM	1.5", Asphalt weathered			
1		1	A		SM	1.5"-18.5', SILTY FINE SAND, brown, damp, moderately firm below 4', moist at 15'	8.9		
5		1,2,3	A				9.0		
10		2,2,2	A				7.4		
15		2,2,2	A				11.1		
20		23,25,29	B		SP-SM	18.5'-29', SILTY COARSE SAND WITH GRAVEL, grey-brown, mottled, very firm, damp	2.7		
25		17,50	A		SW-SM		2.4		
30			A		SM	29-31', SILTY SAND LENS, brown, damp			

SOIL EXPLORATION LOG

PROJECT: Proposed Hotel Development

JOB NO.: 22-075

TEST HOLE NO.: 2

DEPTH (feet)	SAMPLE	BLOW COUNTS	SOIL TYPE	GRAPHIC LOG	USCS	DESCRIPTION	SAMPLE DATA		
							FIELD MOIST. % OF DRY WT.	DRY DEN. lb./Cu. Ft.	% COMP
30		6,15,22	B		SP-SM	31'+, SILTY COARSE SAND WITH GRAVEL, tan- to grey-brown, very firm, damp	5.1		
35		21,41,40					2.7		
40		50					3.0		
45		41,50					2.5		
50		50	B			T.D. 50.5' EOB	2.5		
55									
60									
65									
70									

APPENDIX F

Noise Data

Site Number: NM-1			
Recorded By: Tina Yuan, Winnie Woo			
Job Number: 188785			
Date: 5/18/22			
Time: 10:28 a.m.			
Location: In front of 815 Glentana Street			
Source of Peak Noise: Traffic along N Azusa Avenue, bird chipping.			
Noise Data			
Leq (dB)	Lmax(dB)	Lmin (dB)	Peak (dB)
50.1	69.5	44.1	89.2

Equipment						
Category	Type	Vendor	Model	Serial No.	Cert. Date	Note
Sound	Sound Level Meter	Brüel & Kjær	2250	3011133	03/10/2022	
	Microphone	Brüel & Kjær	4189	3086765	03/10/2022	
	Preamplifier	Brüel & Kjær	ZC 0032	25380	03/10/2022	
	Calibrator	Brüel & Kjær	4231	2545667	03/10/2022	
Weather Data						
Est.	Duration: 10 minutes			Sky: Clear		
	Note: dBA Offset = -0.01			Sensor Height (ft): 5 ft		
	Wind Ave Speed (mph / m/s)		Temperature (degrees Fahrenheit)		Barometer Pressure (inches)	
	3		65		29.98	

Photo of Measurement Location





2250

Instrument:		2250
Application:		BZ7225 Version 4.7.6
Start Time:		05/18/2022 10:28:13
End Time:		05/18/2022 10:38:13
Elapsed Time:		00:10:00
Bandwidth:		1/3-octave
Max Input Level:		142.12

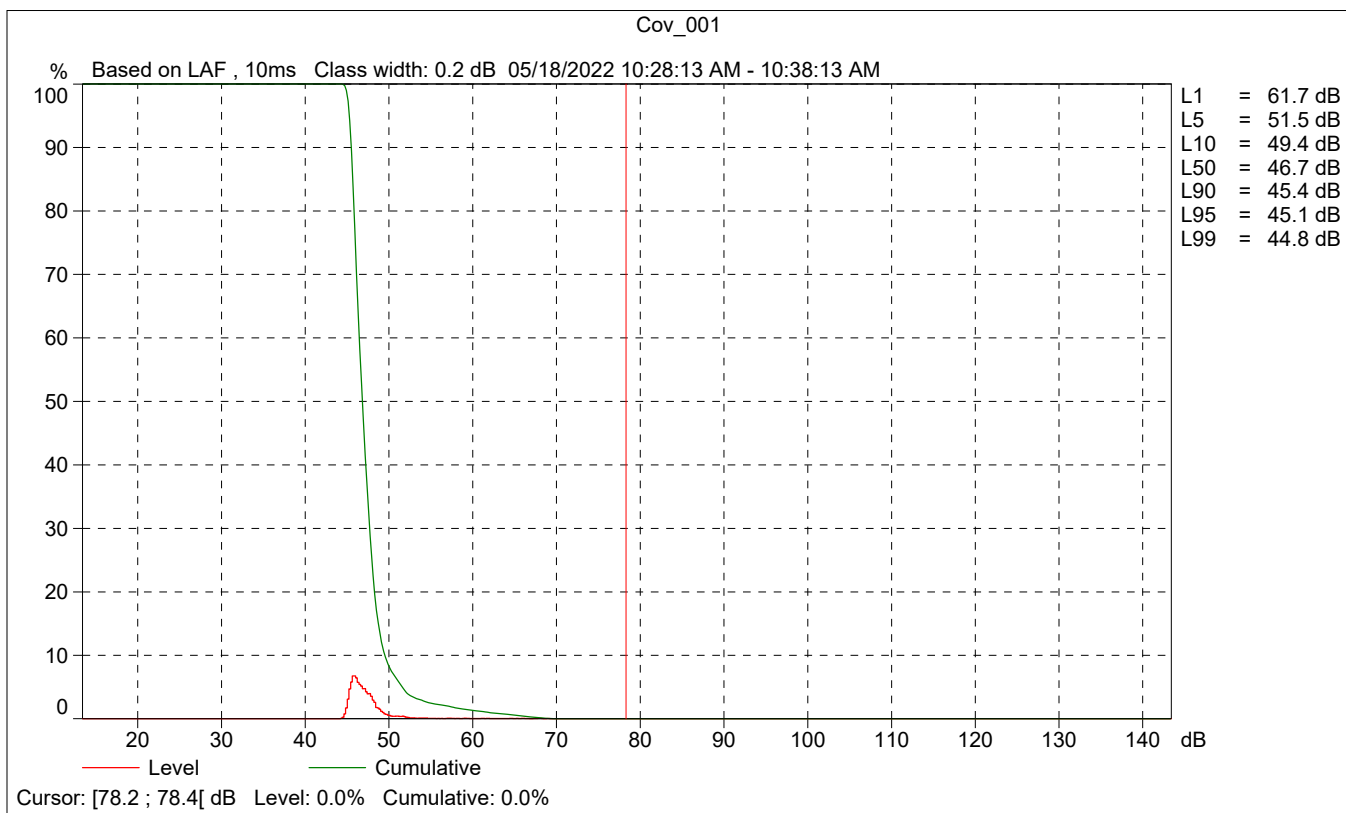
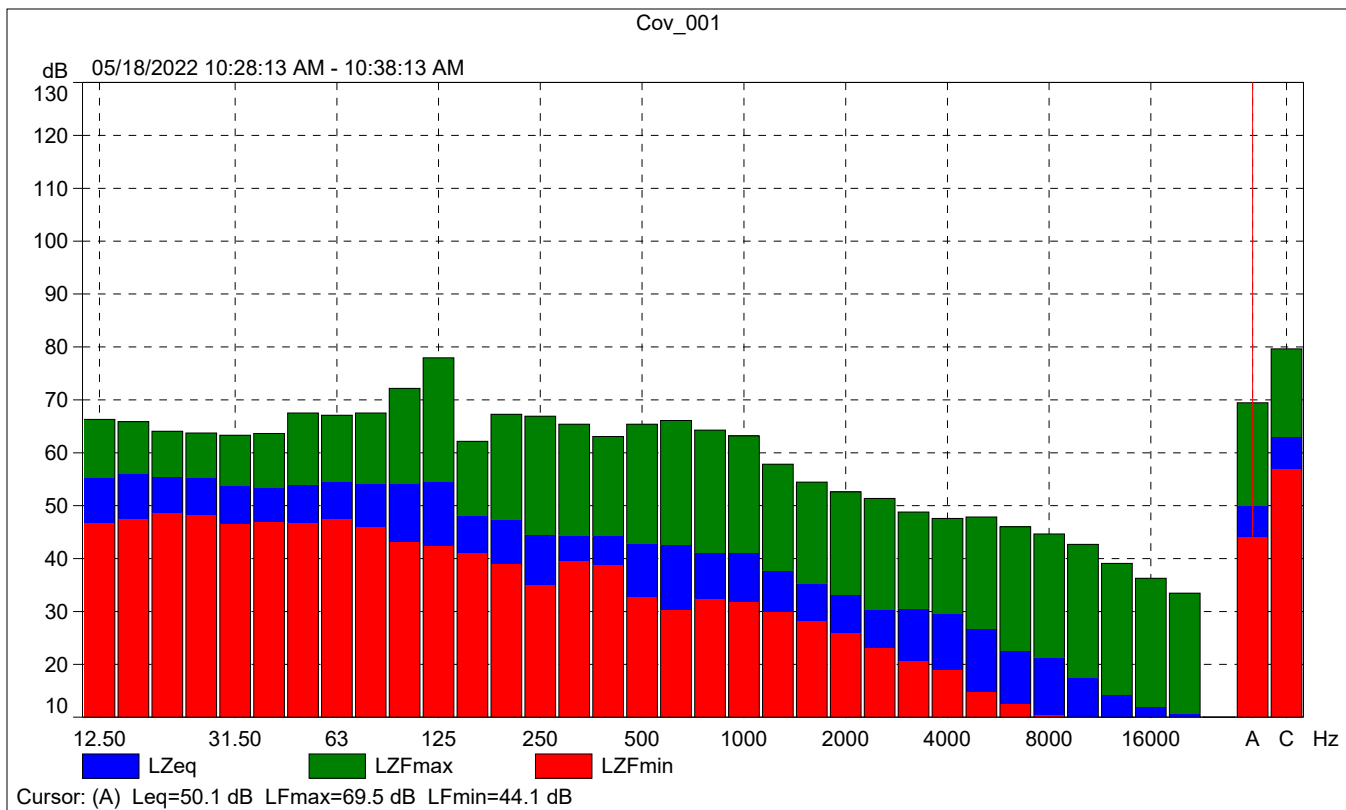
	Time	Frequency
Broadband (excl. Peak):	FSI	AC
Broadband Peak:		C
Spectrum:	FS	Z

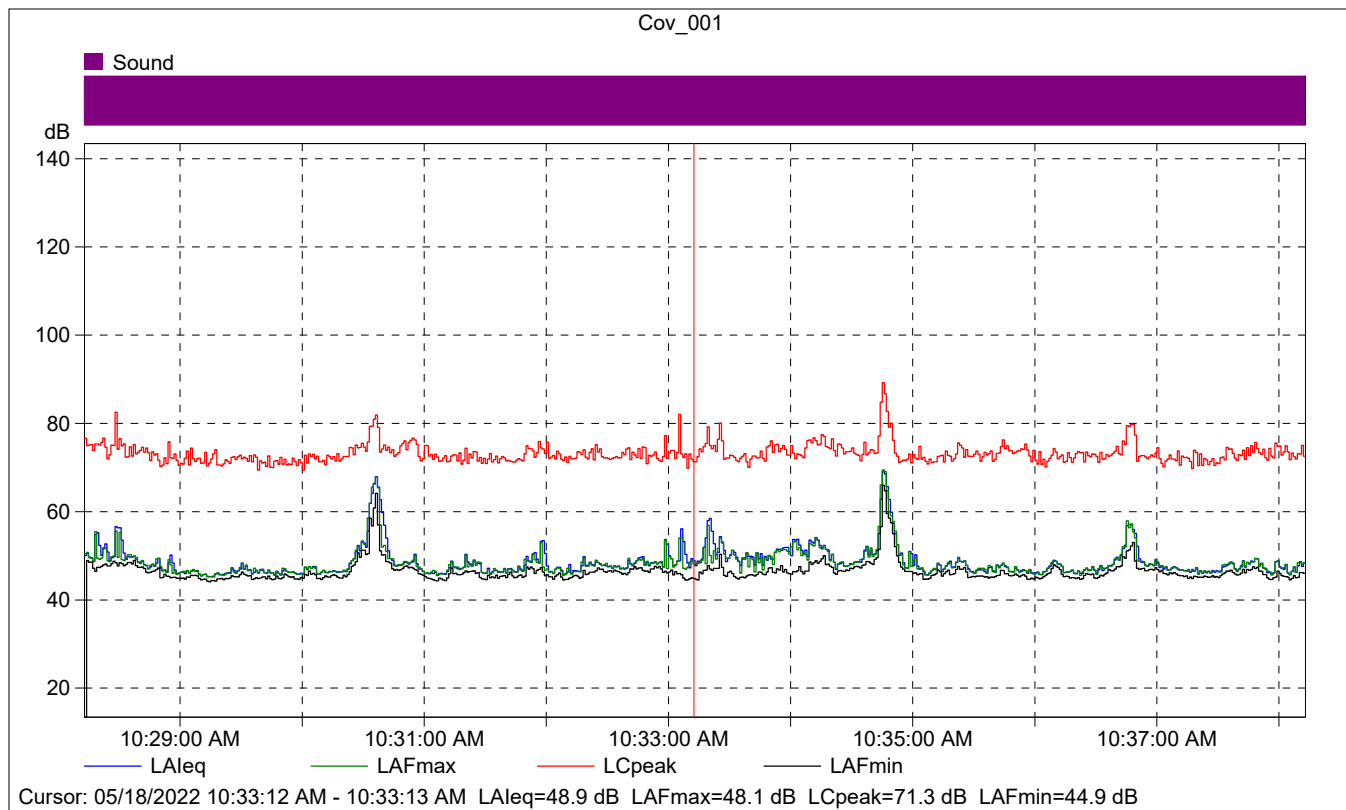
Instrument Serial Number:		3011133
Microphone Serial Number:		3086765
Input:		Top Socket
Windscreen Correction:		UA-1650
Sound Field Correction:		Free-field

Calibration Time:		05/18/2022 08:17:33
Calibration Type:		External reference
Sensitivity:		43.6149127781391 mV/Pa

Cov_001

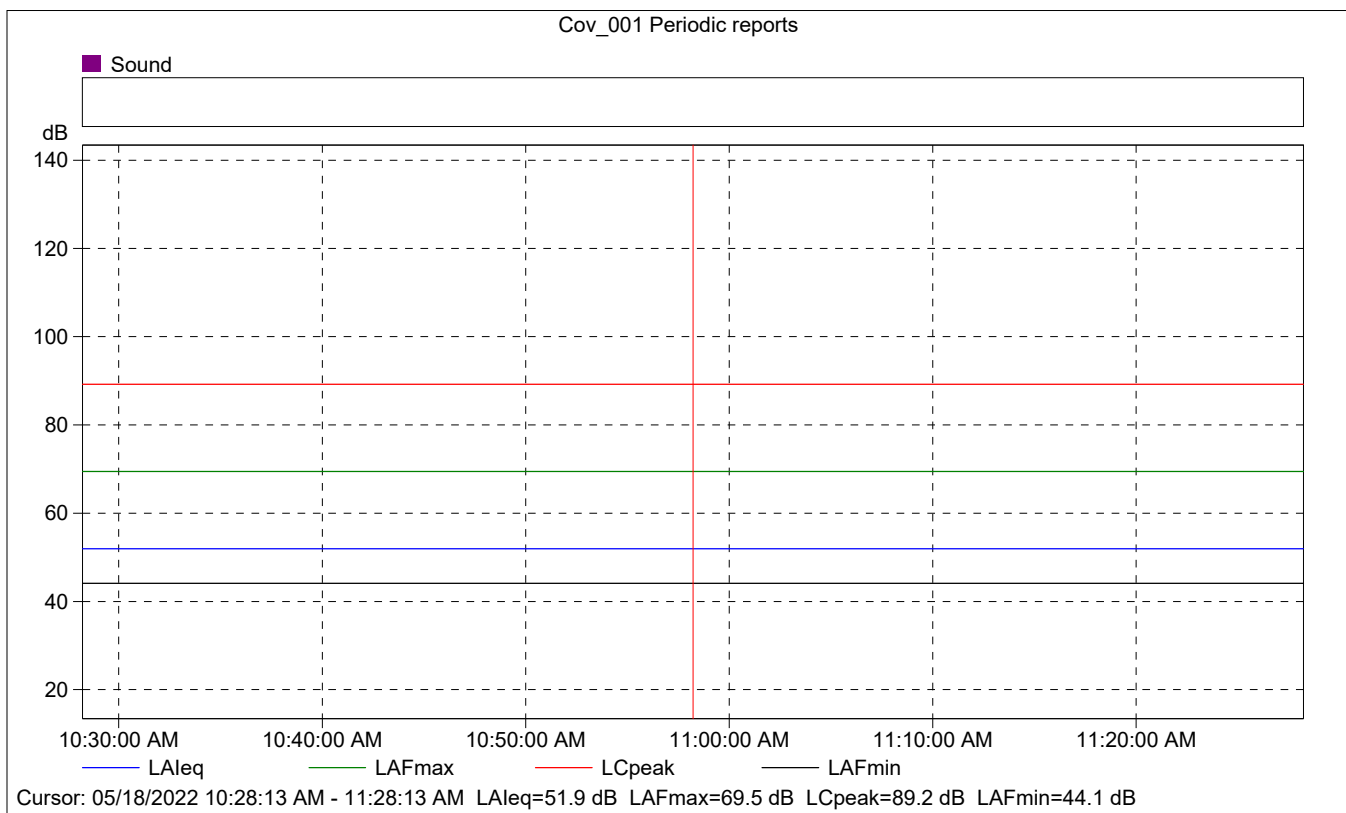
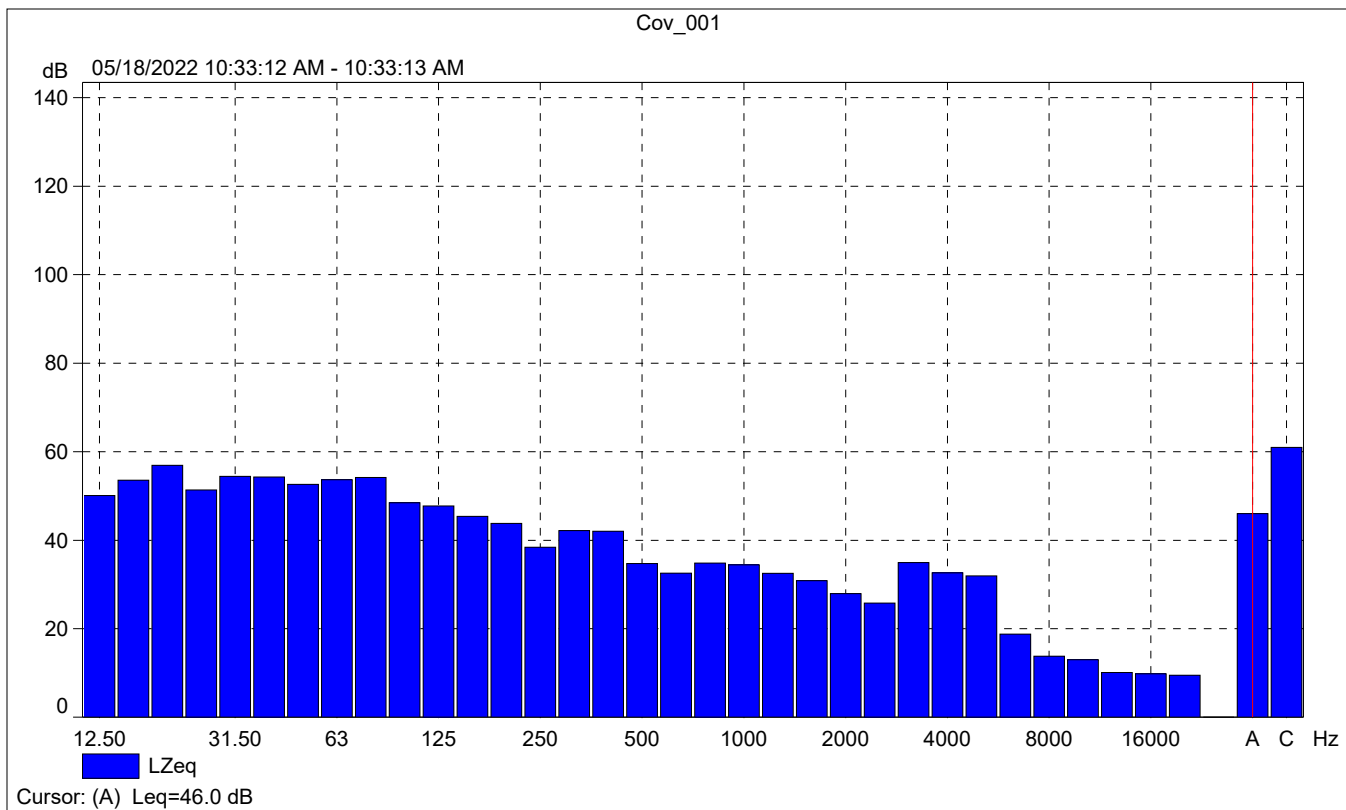
	Start time	End time	Elapsed time	Overload [%]	LAeq [dB]	LAFmax [dB]	LAFmin [dB]
Value				0.00	50.1	69.5	44.1
Time	10:28:13 AM	10:38:13 AM	0:10:00				
Date	05/18/2022	05/18/2022					





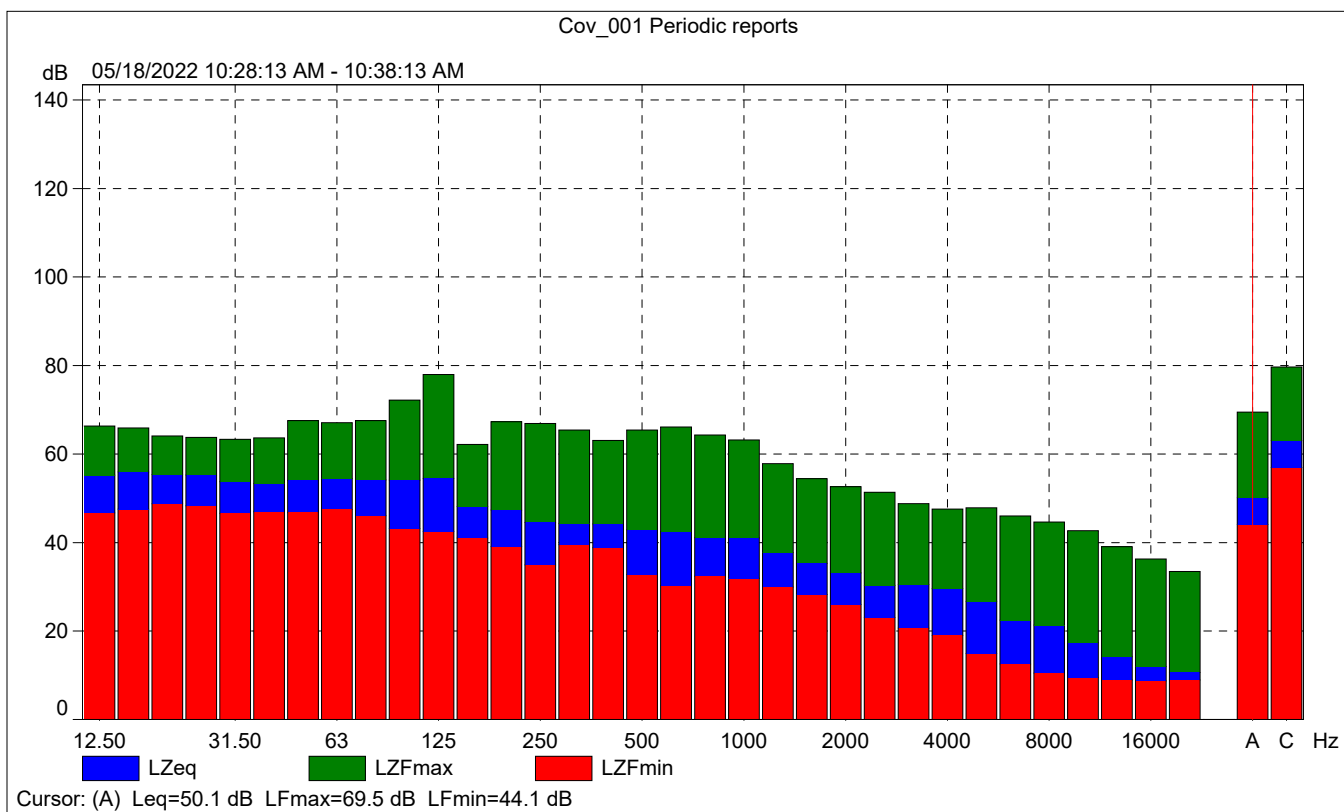
Cov_001

	Start time	Elapsed time	LAeq [dB]	LAFmax [dB]	LAFmin [dB]
Value			48.9	48.1	44.9
Time	10:33:12 AM	0:00:01			
Date	05/18/2022				



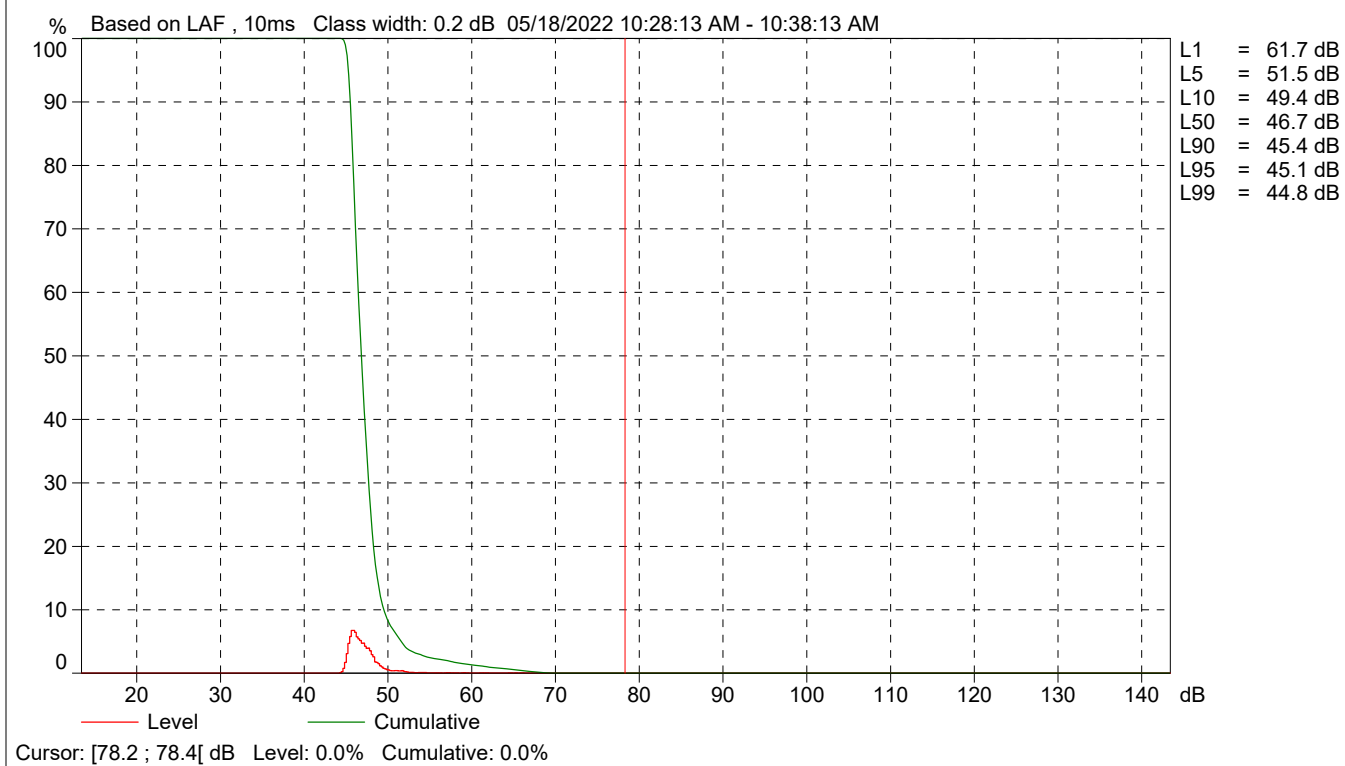
Cov_001 Periodic reports

	Start time	Elapsed time	Overload [%]	LALeq [dB]	LAFmax [dB]	LAFmin [dB]
Value			0.00	51.9	69.5	44.1
Time	10:28:13 AM	0:10:00				
Date	05/18/2022					





Cov_001 Periodic reports



Site Number: NM-2			
Recorded By: Tina Yuan, Winnie Woo			
Job Number: 188785			
Date: 5/18/22			
Time: 11:08 a.m.			
Location: Alley between Fred Loyal Insurance and Monstrous Pizza, East side of 688 North Rimsdale Avenue.			
Source of Peak Noise: Traffic along N Azusa Avenue, and Traffic in the Plaza.			
Noise Data			
Leq (dB)	Lmax(dB)	Lmin (dB)	Peak (dB)
52.5	68.8	47.0	88.0

Equipment						
Category	Type	Vendor	Model	Serial No.	Cert. Date	Note
Sound	Sound Level Meter	Brüel & Kjær	2250	3011133	03/10/2022	
	Microphone	Brüel & Kjær	4189	3086765	03/10/2022	
	Preamp	Brüel & Kjær	ZC 0032	25380	03/10/2022	
	Calibrator	Brüel & Kjær	4231	2545667	03/10/2022	
Weather Data						
Est.	Duration: 10 minutes			Sky: Clear		
	Note: dBA Offset = -0.01			Sensor Height (ft): 5 ft		
	Wind Ave Speed (mph / m/s)		Temperature (degrees Fahrenheit)		Barometer Pressure (inches)	
	3		65		29.98	

Photo of Measurement Location





2250

Instrument:		2250
Application:		BZ7225 Version 4.7.6
Start Time:		05/18/2022 11:08:33
End Time:		05/18/2022 11:18:33
Elapsed Time:		00:10:00
Bandwidth:		1/3-octave
Max Input Level:		142.12

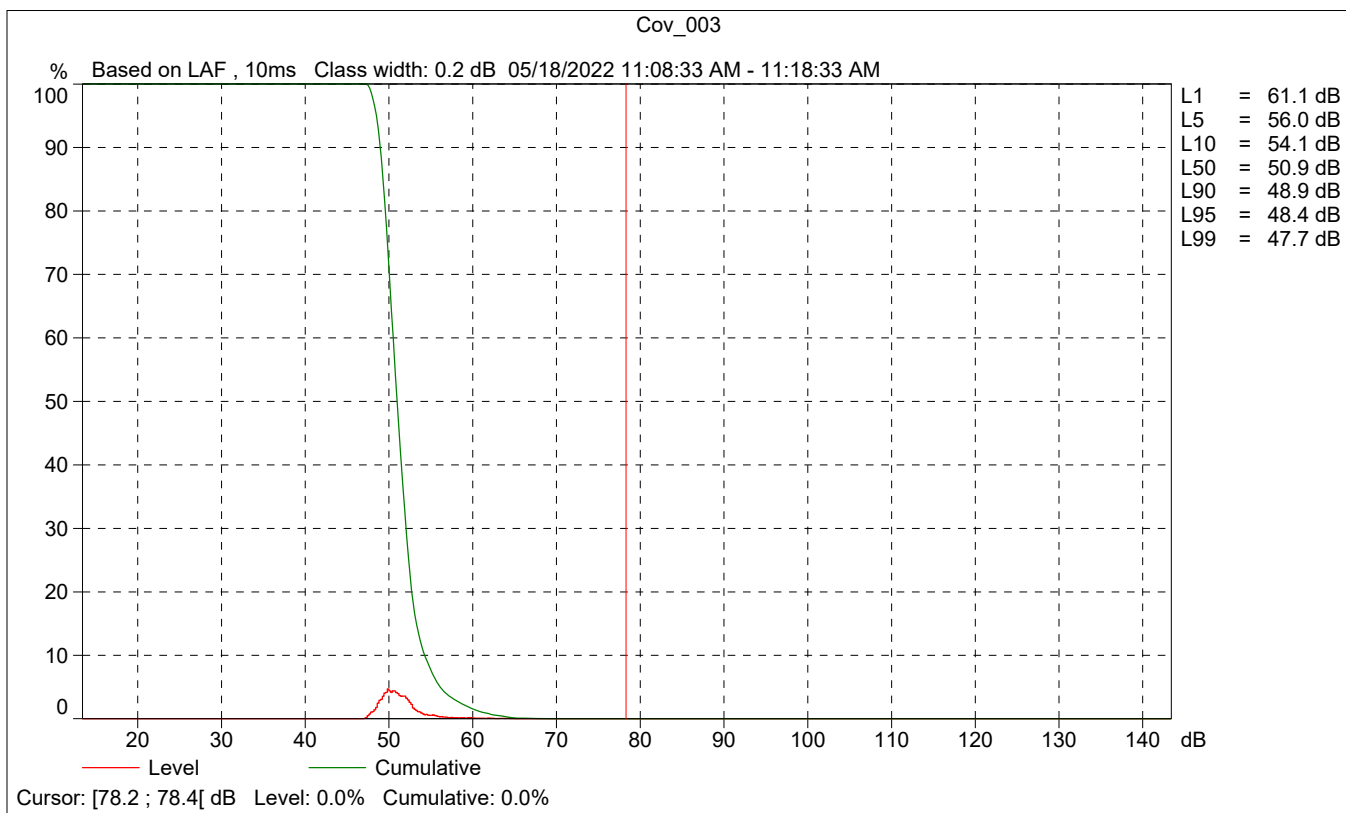
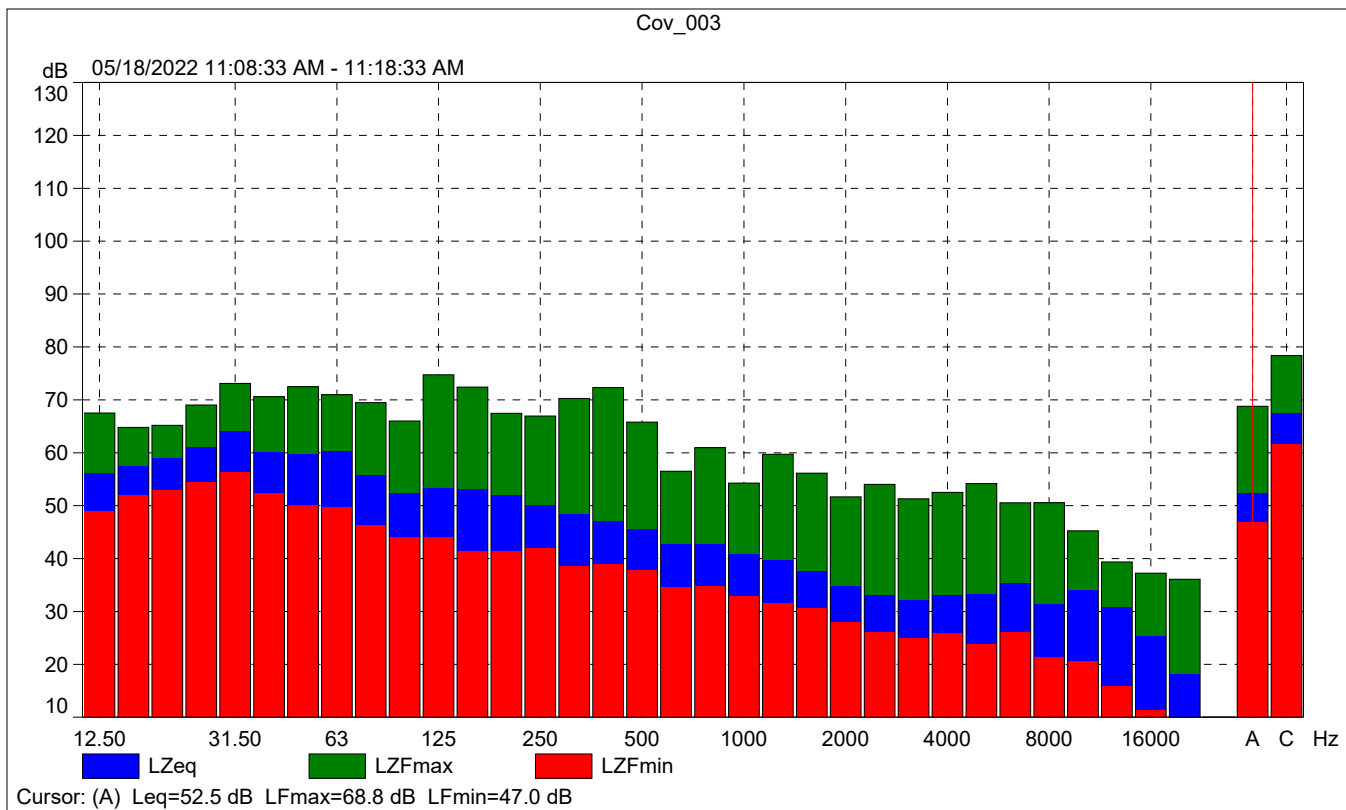
	Time	Frequency
Broadband (excl. Peak):	FSI	AC
Broadband Peak:		C
Spectrum:	FS	Z

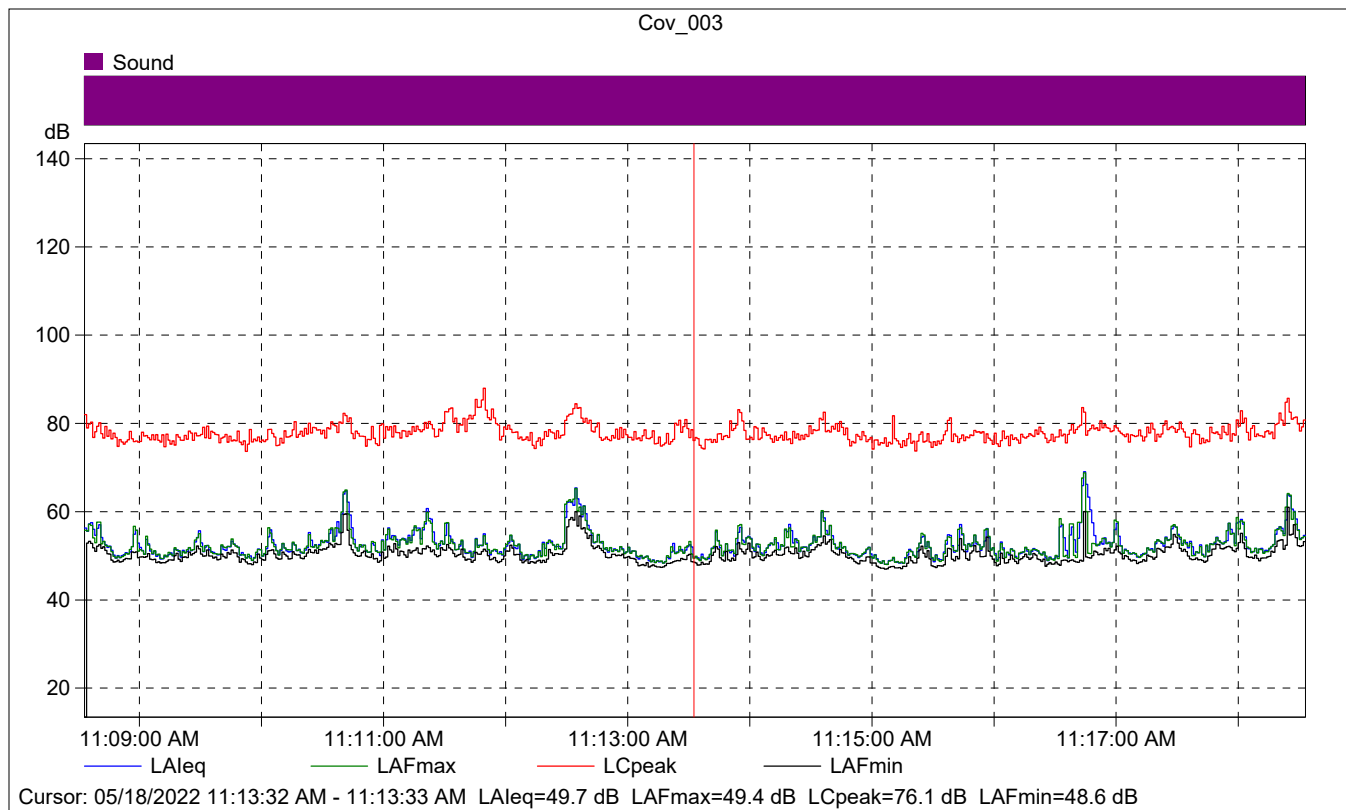
Instrument Serial Number:		3011133
Microphone Serial Number:		3086765
Input:		Top Socket
Windscreen Correction:		UA-1650
Sound Field Correction:		Free-field

Calibration Time:		05/18/2022 08:17:33
Calibration Type:		External reference
Sensitivity:		43.6149127781391 mV/Pa

Cov_003

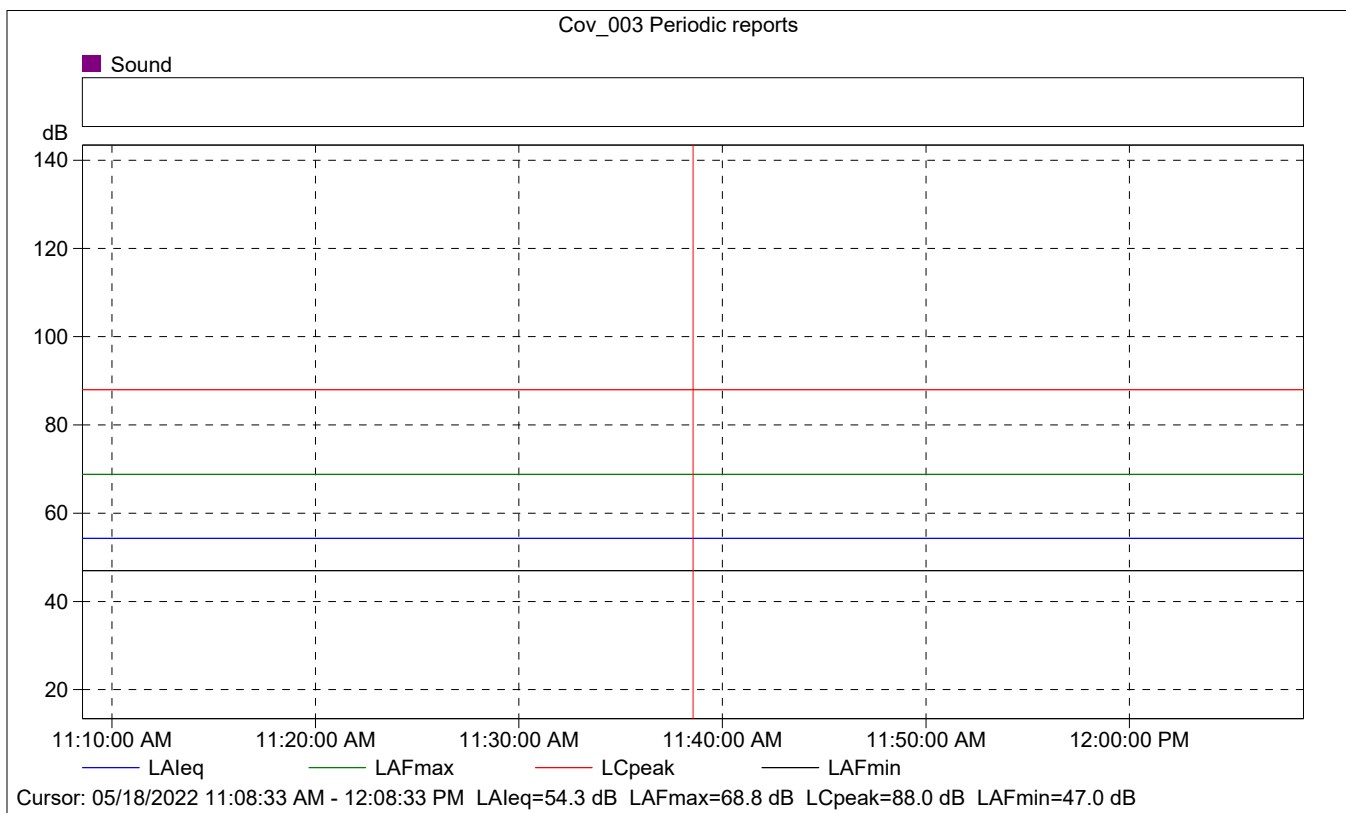
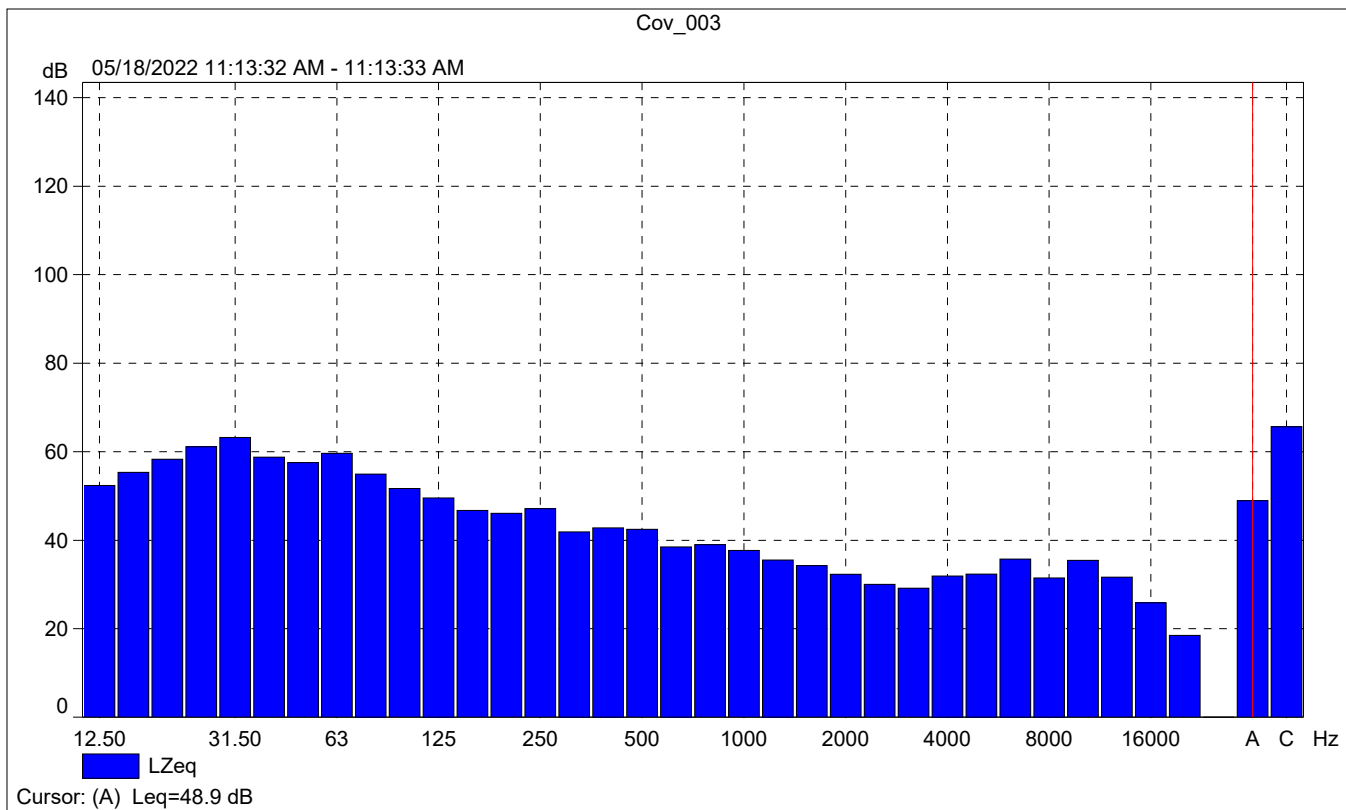
	Start time	End time	Elapsed time	Overload [%]	LAeq [dB]	LAFmax [dB]	LAFmin [dB]
Value				0.00	52.5	68.8	47.0
Time	11:08:33 AM	11:18:33 AM	0:10:00				
Date	05/18/2022	05/18/2022					





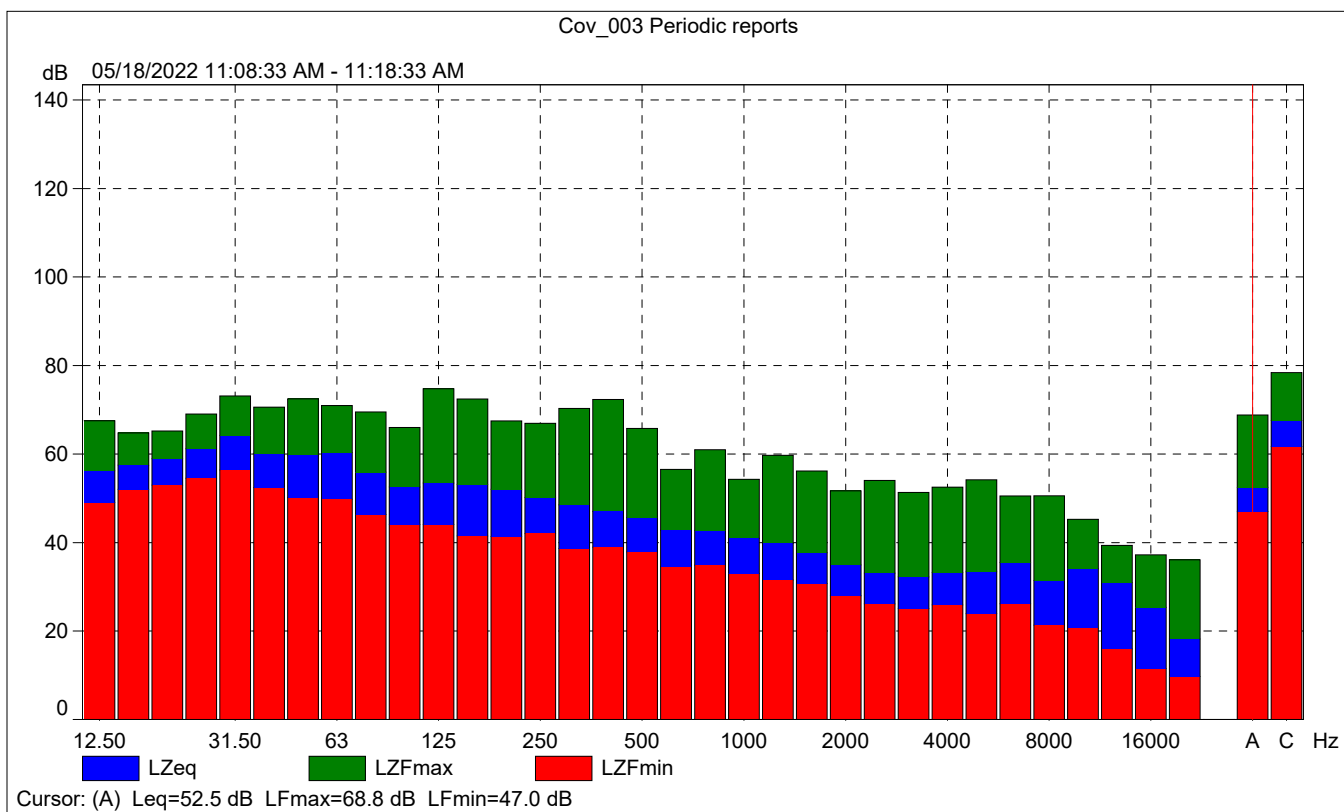
Cov_003

	Start time	Elapsed time	LAeq [dB]	LAFmax [dB]	LAFmin [dB]
Value			49.7	49.4	48.6
Time	11:13:32 AM	0:00:01			
Date	05/18/2022				



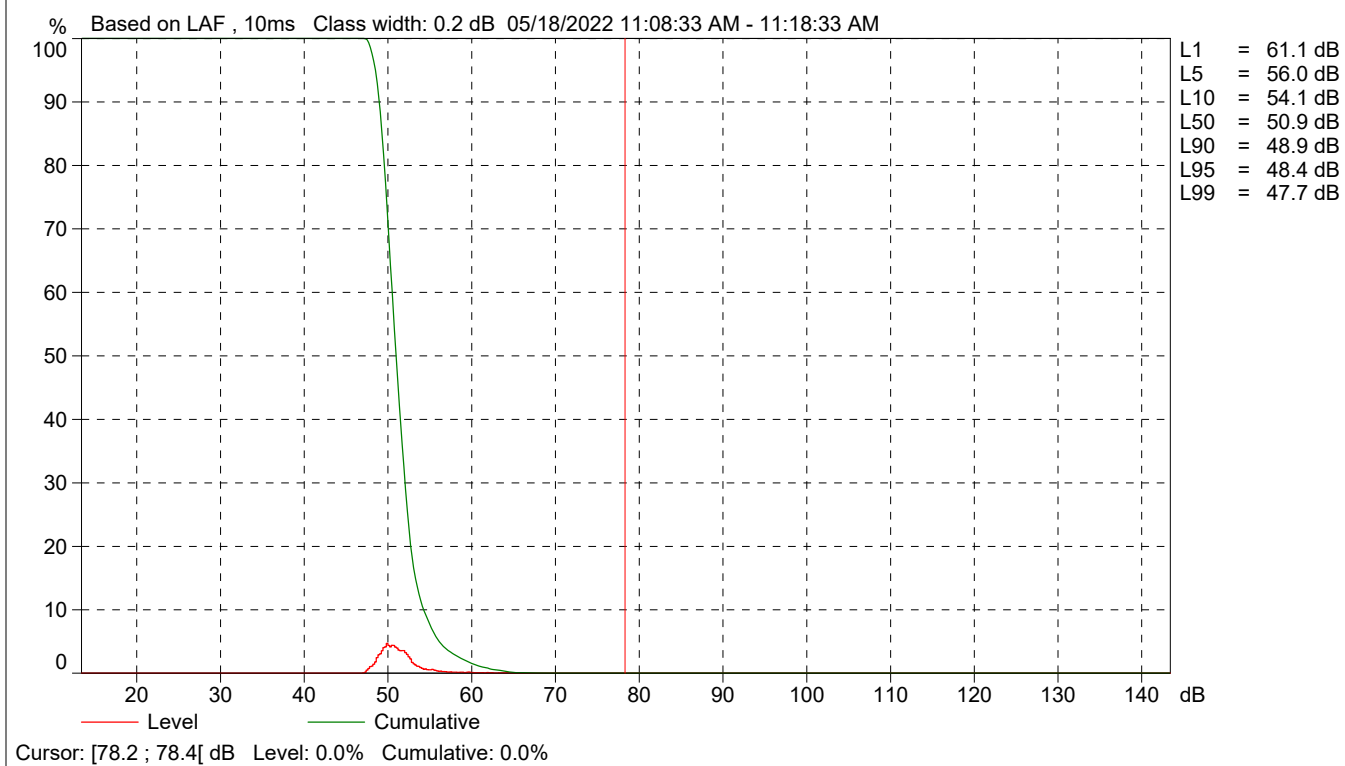
Cov_003 Periodic reports

	Start time	Elapsed time	Overload [%]	LAFeq [dB]	LAFmax [dB]	LAFmin [dB]
Value			0.00	54.3	68.8	47.0
Time	11:08:33 AM	0:10:00				
Date	05/18/2022					





Cov_003 Periodic reports



APPENDIX G

Transportation Technical Memorandum



Traffic, Transportation, and Parking Consultants

833 Americana Way, Suite 505.

Glendale, CA 91210

Jano@JBATraffic.com

Ph: 818-694-2880

Fax: 818-888-4541

To: Rafael Fajardo, City Engineer
From: Jano Baghdanian, JB & Associates
Date: **May 16, 2022**
Subject: AVID Hotel – Technical Memorandum

JB & Associates has prepared the following preliminary traffic scope based on City of Covina Vehicle Miles Travelled (VMT) and Transportation Impact Assessment (TIA) guidelines. This Technical Memorandum includes a VMT screening analysis for the proposed AVID hotel Project, located at 578 North Azusa Avenue. The 2020 City of Covina Traffic Impact Analysis Guidelines for Vehicle Miles Traveled (VMT) and Level of Service (LOS) Assessment was consulted during the screening process and this memorandum has been prepared in accordance with the aforementioned guidelines. In addition, this memorandum quantifies the project trip generation and addresses the Project access driveways.

Project Description

The Project site is at 578 North Azusa Avenue in the City of Covina. As shown in the Project's site plan provided in **Exhibit A**, the Project will involve the construction of a 68-room hotel totaling 30,200 square feet of floor area. The Project will also include 55 parking spaces. Access to the Project will be provided by a 26-foot wide driveway located along the east side of Azusa Avenue and from a 25-foot wide driveway located along the north side of Glentana Street. The Project's implementation will require the demolition of the existing office uses occupying the Project site.

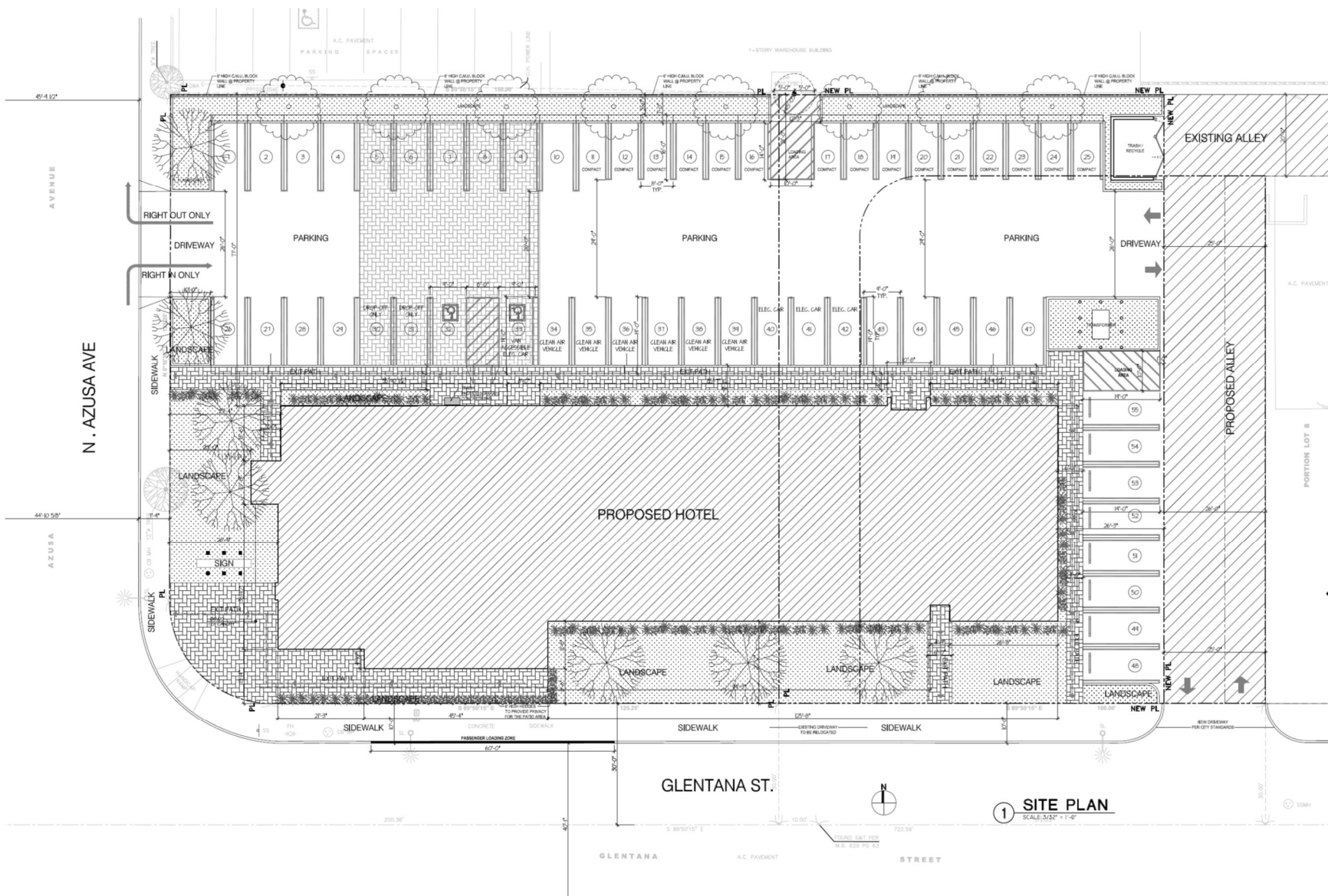


Exhibit A – Project Site Plan

Project VMT Screening Analysis

The California Environmental Quality Act (CEQA) Guidelines were revised in December 2018 in response to Senate Bill (SB 743), which was adopted in 2013 to change the way transportation impacts were considered. These revisions mandated the transition from Level-of-Service (LOS) to Vehicle Miles Travelled (VMT) as the primary metric for evaluating a project's transportation impacts.

For purposes of SB 743 compliance, a VMT analysis should be conducted for land use projects as deemed necessary by the City Traffic Engineer and would apply to projects that have the potential to increase the baseline VMT per service population (e.g. population plus employment) for the City. Normalizing VMT per service population (e.g. creating a rate by dividing VMT by service population) provides a transportation efficiency metric that the analysis is based on. All assumptions and methodologies of the VMT analysis are subject to review and approval by the City Traffic Engineer.

A Project may be "screened out" using three types of screening methods to effectively screen projects from project-level assessment. Projects which "screen out" must provide documentation in the form of a memorandum to support that conclusion. These screening steps are summarized below:

- **Step 1:** Transit Priority Area (TPA) Screening
- **Step 2:** Low VMT Area Screening
- **Step 3:** Project Type Screening

As indicated previously, should a project comply with at least one of the three above-mentioned screening steps, the project's VMT impacts would be considered to be less than significant. The project's consistency (or lack of) with the three steps identified above is summarized below.

Step 1: Transit Priority Area (TPA) Screening

As indicated in the City's TIA Guidelines, projects located within a TPA may be presumed to have a less than significant impact absent substantial evidence to the contrary. The City defines a TPA as an area that is located one-half mile from an existing major transit stop or an existing transit stop along a "high quality transit corridor".¹ Nevertheless, this presumption may not be appropriate if:

¹ Pub. Resources Code, § 21064.3 - 'Major transit stop' means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

Pub. Resources Code, § 21155 - For purposes of this section, a 'high-quality transit corridor' means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

1. The project has a Floor Area Ratio (FAR) of less than 0.75;
2. Includes more parking for use by residents, customers, or employees of the project than required by the City (if the City requires the project to supply parking);
3. Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the lead agency, with input from the Metropolitan Planning Organization); or,
4. Replaces affordable residential units with a smaller number of moderate or high-income residential units.

According to the City's VMT Screening Tool, the Project is located within a TPA (refer to **Attachment 1 – VMT Screening**). In addition, the Project is not providing a surplus of parking at the City's request, the Project is considered sustainable since the Project would be built in accordance with California Green Building Code standards, and the Project will not replace affordable residential units (the site is occupied by an existing office building). In addition, the Project's FAR is 0.80 to 1.0, which is greater than an FAR of 0.75. Therefore, this screening threshold **is met**.

Step 2: Low VMT Area Screening

Residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area.

- If the proposed project is residential, the project is considered "screened out", if it is located within the Low VMT areas of the "PA/Residential Home-Based VMT per Capita". Alternatively, if the predominant land uses in the vicinity are nominally of the same type as the proposed project and the proposed project is reasonably expected to generate similar VMT as the existing land uses, the project is considered screened out if it is in the low VMT area for the "Total Daily VMT per Service Population".
- If the proposed project is office, commercial or industrial, the project is considered "screened out", if it is located within the Low VMT areas of the "PA/Daily Home-Based Work VMT per Employee". Alternatively, if the predominant land uses in the vicinity are nominally of the same type as the proposed project and the proposed project is reasonably expected to generate similar VMT as the existing land uses, the project is considered screened out if it is in the low VMT area for the "Total Daily VMT Service per Population".

- If the proposed project is retail, the project is considered “screened out” if it is located within the low VMT areas of the “Total Daily VMT per Service Population”.
- If the proposed project is a mixed-use development, all components of the project should be analyzed against the low VMT maps for either the dominant project land use (if applicable) or for each individual land use (if there is no dominant project land use). Reductions in VMT may be applied to account for internal trips that would occur within the project site. The project must be analyzed as a whole and all elements must screen out to qualify for Low VMT screening.

For this screening, the SCAG travel forecasting model was used to measure VMT performance for individual traffic analysis zones (TAZs). TAZs are geographic polygons similar to Census block groups used to represent areas of homogenous travel behavior. Total daily VMT per service population was estimated for each TAZ. This may not be appropriate if the project land uses would alter the existing built environment in such a way as to increase the rate or length of vehicle trips. The project applicant should document whether or not any increase to the trip generation rate or length of vehicle trips is expected.

The SGVCOG VMT Screening Tool was utilized to determine if the project is located within a low VMT area. The input variables included the property’s Assessor Parcel Number (APN) and a 2024 baseline year. The project is **not** located within a low VMT area (refer to **Attachment 1**). Nevertheless, the hotel is local serving in nature and there is nothing unique about the Project that would attract patrons from outside of the City. Therefore, the low VMT area screening threshold **is not met**.

Step 3: Project Type Screening

Projects generating less than 110 daily vehicle trips². This generally corresponds to the following “typical” development potentials:

- 11 single family housing units;
- 16 multi-family, condominiums, or townhouse housing units;
- 10,000 sq. ft. of office;

² This threshold ties directly to the OPR technical advisory and notes that CEQA provides a categorical exemption for existing facilities, including additions to existing structures of up to 10,000 square feet, so long as the project is in an area where public infrastructure is available to allow for maximum planned development and the project is not in an environmentally sensitive area. (CEQA Guidelines, § 15301, subd. (e)(2).) Typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract an additional 110-124 trips per 10,000 square feet. Therefore, absent substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact.

Local serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel. In addition to local serving retail, the following uses can also be presumed to have a less than significant impact absent substantial evidence to the contrary as their uses are local serving in nature:

- Local-serving K-12 schools;
- Local parks;
- Day care centers;
- Local-serving gas stations; and,
- Local-serving banks.

The Project involves the construction of a 68-room local serving hotel. This hotel brand is designed to serve local businesses for their visitors and guests of the residents of the City and the hotel will not feature any unique amenities that would attract patrons from outside of the region. Given the Project's size and amenities provided, it is considered a non-destination local serving hotel. The Project also totals 30,200 square feet, which falls within the 50,000 square feet threshold. Therefore, this threshold **is met**.

Conclusion/Summary of VMT Screening

Based on the analysis provided above, the Project complies with Step 1: Transit Priority Area Screening and complies with Step 3: Project Type Screening. It is important to note that the Project is local serving in nature and the Project is replacing an existing, local serving office building. Therefore, a comprehensive project-level VMT assessment is not required.

Project Trip Generation

To estimate the Project's expected trip generation, trip rates from the most recent version of the Institute of Transportation Engineers (ITE) *Trip Generation Manual (11th Edition)* were used. Specifically, the trip generation rates for the following land uses were used in the analysis:

- Land Use Code 712: Small Office Building (Existing Land Use)
- Land Use Code 310: Hotel (Proposed Land Use)

Table 1 summarizes the trip generation findings. As shown in **Table 1**, the Project is expected to generate an additional 453 trips during a typical weekday, with a net increase of 21 trips during the weekday morning peak hour and a net increase of 27 trips during the weekday evening peak hour. In addition, the Project will generate a total of 549 trips on a typical weekend (Saturday), with 49 trips occurring during the weekend generator peak.

TABLE 1: PROJECT TRIP GENERATION ¹

Land Use (ITE Code)	Size	Units	Weekday							Weekend (Saturday) ²			
			AM Peak			PM Peak			Daily	Generator Peak			Daily
			Total	In	Out	Total	In	Out	Total	Total	In	Out	Total
New Project Land Use Added													
Hotel (ITE 310)	68	Rooms	31	17	14	40	20	20	543	49	27	22	549
New Project Trips Added			31	17	14	40	20	20	543	49	27	22	549
Existing Land Use Removed													
Small Office Building (ITE 712)	6.221	KSF ³	10	8	2	13	4	9	90	N/A	N/A	N/A	N/A
Existing Project Trips Removed			-10	-8	-2	-13	-4	-9	-90	N/A	N/A	N/A	N/A
Total Net Project Trips			21	9	12	27	16	11	453	49	27	22	549
<ol style="list-style-type: none"> 1. ITE "Trip Generation" Manual, 11th Edition, 2021 2. Saturday trips are shown since they are higher than Sunday trips. 3. KSF=Thousand Square Feet 													

It should also be noted that the Project's trip generation presented above includes adjustments for trips generated by the existing office building.

According to the City's Transportation Study Guidelines, a transportation study which includes LOS analysis shall be required for a proposed project that meets any of the following criteria:

- When either the AM or PM peak hour trip generation is expected to exceed 100 vehicle trips from the proposed development.
- Projects that will add 51 or more trips during either the AM or PM peak hours to any intersection.
- A project were variations for the standards and guidelines provided in this manual are being proposed.
- When determined by the City Traffic Engineer that existing or proposed traffic conditions in the project vicinity warrant evaluation.

As shown in **Table 1**, the Project will generate less than 100 AM and PM peak hour trips. In addition, the Project will not add 51 or more trips during the AM or PM peak hour to any study intersection. Therefore, a comprehensive traffic study is not required.

Project Access

Access to and from the Project's parking facility is provided from 2 driveways as follows:

- A 26-foot wide driveway located on the east side of Azusa Avenue. This driveway will be limited to right-turns in and out due to the raised median on the center of Azusa Avenue. Vehicles travelling northbound on Azusa Avenue after exiting the Project driveway can make a U-turn at the intersection of Front Street and Azusa Avenue. Given that the outbound number of vehicles during the AM and PM peak hour is 12 and 11, respectively, even if all these trips made a U-turn at the intersection of Front Street and Azusa Avenue, the northbound left-turn lane has a 220 feet length of storage and it is not projected to be impacted.
- The second 25-foot wide driveway is located along the north side of Glentana Street. Access from this driveway will have no right or left-turn restrictions given the low volume of inbound and outbound traffic during the AM and PM peak hour.
- It is proposed to have a 40-foot passenger loading zone along Glentana Street for passenger pick-up and drop-off for hotel guests and passenger transportation services such as taxis and uber/lyft. This design will be subject to approval by the City's traffic engineer.

Project Trip Generation Conclusion/Summary

Based on the trip generation analysis presented above, the Project will not generate a significant number of vehicular trips. Specifically, the Project's projected trip generation is well below the City's threshold of 100 peak hour trips needed for the preparation of a formal traffic study.



A handwritten signature in blue ink that reads "Jano Baghdanian".

Jano Baghdanian, PE, TE

Attachment 1:

VMT Screening Tool

AIN	Parcel Number 8432-006-017	8432006017
apn	8432-006-017	
typology		1
jurisdiction	Covina	
TAZ		22336200
T1_TAZ		22336000
county	Los Angeles	
subarea	Southeast	
Screening Override (Residential)		
Screening Override (office)		
Screening Override (Industrial)		
Residential Acres		26.49
Commercial Industrial Acres		1.62
Inside a TPA?	Yes (Pass)	
Screening Override?		
Timestamp of Analysis		13:32.0
Project Name	AVID Hotel	
Project Description	The Project consists of a 68-room local serving hotel.	
Single Family DU		
Multifamily DU		
Extremely Low Income		
Very Low Income		
Low Income		
Office KSF		
Local Serving Retail KSF		
Industrial KSF		
Motor Vehicle Parking		
Bicycle Parking		
Data Version	SCAG Regional Travel Demand Model 2016 RTP Base Year 2012	
Analysis Methodology	TAZ	
Baseline Year		2022
Parking Rate Version	ITE	
SFHH Parking Rate		2
MFHH Parking Rate		1.2
Retail Parking Rate		4.09
Office Parking Rate		2.4
Industrial Parking Rate		1.2
Single-family Population per DU		3.16
Multi-family Population per DU		3.16
Retail Employees per KSF		1.54
Service Employees per KSF		3.33
Other Employees per KSF		1
Agricultural Employees per KSF		1
Manufacturing Employees per KSF		2
Wholesale Employees per KSF		2
Industrial Employees per KSF		1
Land Use Type 1	Commercial	
VMT Without Project 1	Home-based Work VMT per Worker	
VMT Baseline Description 1	Subarea	
VMT Baseline Value 1		19.97
VMT Threshold Description 1		-15%
VMT Threshold Value 1		-0.15
Numerator Field 1	None	
Denominator Field 1	None	
VMT Metric Value Before Project 1		18.5
VMT Screening Results Before Project 1	No (Fail)	
Land Use Type 2		
VMT Without Project 2		
VMT Baseline Description 2		
VMT Baseline Value 2		
VMT Threshold Description 2		
VMT Threshold Value 2		

Numerator Field 2	
Denominator Field 2	
VMT Metric Value Before Project 2	
VMT Screening Results Before Project 2	
Land Use Type 3	
VMT Without Project 3	
VMT Baseline Description 3	
VMT Baseline Value 3	
VMT Threshold Description 3	
VMT Threshold Value 3	
Numerator Field 3	
Denominator Field 3	
VMT Metric Value Before Project 3	
VMT Screening Results Before Project 3	
Project Generate VMT Metric Value 1	
VMT With Project and Tier 1-3 VMT Reductions	
VMT Screening Results With Project 1	
Project Generate VMT Metric Value 2	
VMT With Project and Tier 1-3 VMT Reductions	
VMT Screening Results With Project 2	
Project Generate VMT Metric Value 3	
VMT With Project and Tier 1-3 VMT Reductions	
VMT Screening Results With Project 3	
Total VMT Reductions 1	
VMT With Project and All VMT Reductions	
VMT Screening Results With Project and Reductions 1	
Total VMT Reductions 2	
VMT With Project and All VMT Reductions	
VMT Screening Results With Project and Reductions 2	
Total VMT Reductions 3	
VMT With Project and All VMT Reductions	
VMT Screening Results With Project and Reductions 3	
PC01 Increase Residential Density	0
PC02 Increase Residential Diversity	0
PC03 Affordable Housing	0
PC04 Increase Employment Density	0
PC05 Increase Employment Diversity	0
MI01 Increase Bike Access	0
MI02 Improve Connectivity	0
MI03 Increase Transit Accessibility	0
MI04 Traffic Calming	0
MI05 Pedestrian Networks	0
PK01 Limit Parking Supply	0
PK02 Provide Bike Facilities	0
TP01 School Pool Programs	0
TP02 Bike Share Programs	0
TP03 Car Share Programs	0
TP04 CTR Marketing and Education	0
TP05 Implement CTR Program	0
TP06 Employee Parking Cash-Out	0
TP07 Subsidized Transit Program	0
TP08 Telecommuting and Alternative Work Schedules	0
TP09 Free Door-to-Door Transit Fleet	0
TP10 Price Workplace Parking	0
TP11 Alternative Transportation Benefits	0
TP12 Neighborhood Schools	0
TP13 Ride-Sharing Programs	0
TP14 Transit Service Expansion	0
TP15 Behavioral Intervention	0
TP16 Unbundle Parking Costs from Property Cost (On Site Parking)	0
TP17 Vanpool Incentives	0
TP18 Voluntary Travel Behavior Change Program	0
Total Population	942.43

Single-family Households	223.29
Multi-family Households	108.14
Total Employment	910.57
Retail Employment	166.21
Service Employment	19.21
Other Employment	501.36
Agricultural Employment	0
Manufacturing Employment	183.36
Wholesale Employment	37.93
Total Service Population	1853
Elementary School Enrollment	0
High School Enrollment	0
College Enrollment	0
College Full-time Enrollment	0
College Part-time Enrollment	0
Drove Alone Productions	3945.03
Drove Alone Attractions	6833.01
Carpool 2 Productions	237.51
Carpool 2 Attractions	366.82
Carpool 3 Productions	276.65
Carpool 3 Attractions	364.08
Transit Productions	101.99
Transit Attractions	187.15
Bike Productions	64.48
Bike Attractions	83.89
Walk Productions	595.24
Walk Attractions	612.86
HBW VMT Productions	7226.08
HBW VMT Attractions	16613.22
HB VMT Productions	14053.98
HB VMT Attractions	33474.13
HB VMT per Capita	14.94
HBW VMT per Job	18.53
Total VMT	264634.57
Total VMT per Capita	290.79
Total VMT per Service Population	35.62
Existing Residential Density	
Existing Residential Diversity Index	
Existing Employment Density	
Existing Employment Diversity Index	
With Project Residential Density	
With Project Residential Diversity Index	
With Project Employment Density	
With Project Employment Diversity Index	
Distance to Nearest Existing Bike Facility	
Distance to Nearest Existing Bike Facility With Project	
Pedestrian Improvements Beyond Development Frontage	
Traffic Calming Added Beyond Development Frontage	
Distance to Closest Transit Stop	
Distance to Closest Transit Stop With Project	
Intersection Density	
Intersection Density With Project	
Minimum Parking Required by City Code	
Total Parking Spaces Available to Employees	
Is the Surrounding Street Parking Restricted?	
Project End-of-trip Bike Facilities	
School Pool Program Percent of Expected Participant Households	
Car Share Program Percent of Eligible Residents/Employees	
CTR Marketing/Education Percent Expected Participants	
CTR Program Percent Expected Participants	
Employee Parking Cash-Out Percent Eligible Employees	
Percent of Transit Subsidy	
Telecommuting and Alternative Work Schedule Type	

Alternative Work Schedule Percent Participants
Free Direct Shuttle Service Percent Participants
Price Workplace Parking Percent Eligible
Workplace Daily Parking Fee
Percent of Employees Eligible for Alternative Transportation Benefits
Type of School Served By the Project
Families With School-Aged Children in the Project
Expected Percent of Ride-Sharing Participants
Percent Increase in Transit Frequency
Percent of Routes Serving the Project with Upgrades
Percent of Eligible Individuals Participating
Monthly Parking Cost
Is the Surrounding Street Parking Restricted?
Percent of Vanpool Cost that is Subsidized
Percent of Vanpool Participants
Percent of Behavior Program Participants
Land Use 1 has Been Pre-Screened by the Local Jurisdiction
Land Use 2 has Been Pre-Screened by the Local Jurisdiction
Land Use 3 has Been Pre-Screened by the Local Jurisdiction
Land Use 1 Threshold VMT
Land Use 2 Threshold VMT
Land Use 3 Threshold VMT
Land Use 1 Max Reduction Possible
Land Use 2 Max Reduction Possible
Land Use 3 Max Reduction Possible
Land Use 1 has been Pre-Screened by the Local Jurisdiction
Land Use 2 has been Pre-Screened by the Local Jurisdiction
Land Use 3 has been Pre-Screened by the Local Jurisdiction

16.97

N/A
N/A
N/A

Tong, Frankie

From: David Gilbertson <Dgilbertson@covinnaca.gov>
Sent: Wednesday, May 11, 2022 8:32 AM
To: jano@jbatraffic.com; Tong, Frankie; Mercy Lugo; Aram Alajajian; Vardan Hambarzumyan; Rafael Fajardo
Cc: Bellas, John
Subject: EXTERNAL: Re: Avid Hotel data needs request


Jano,

The City has completed it's review of the technical memorandum dated April 29, 2022 for the proposed AVID Hotel and have no comments.

*David Gilbertson
Contract Engineer*

From: jano@jbatraffic.com <jano@jbatraffic.com>
Sent: Monday, May 2, 2022 11:57 AM
To: Tong, Frankie; Mercy Lugo; Aram Alajajian; Vardan Hambarzumyan; Raj Patel; Bryan Hamilton; David Gilbertson;
Cc: Bellas, John
Subject: Re: Avid Hotel data needs request

Hello Frankie:
Attached please find Avid Hotel Revised Technical Traffic Memorandum based on the comments we received from the City/Consultant team for review and approval .
Best regards,

Jano Baghdanian, P.E.,T.E.
JB & Associates, LLC Traffic-Transportation-Parking Consultants , President

818-694-2880
833 Americana Way, Suite 505
Glendale, CA 91210
<http://JBATraffic.com>

APPENDIX H

Assembly Bill 52 Documentation



May 18, 2022

Gabrielino Band of Mission Indians- Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723
gabrielinoindians@yahoo.com

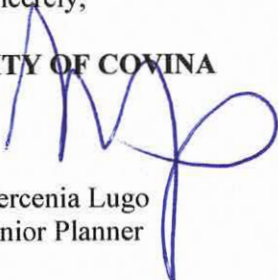
Dear Chairperson Salas:

Conclusion of Assembly Bill 52 Formal Consultation on Tribal Cultural Resources for the proposed AVID Hotel Development Project located at 578 N. Azusa Avenue

Thank you for the opportunity to consult with you, pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code 21083.3), regarding the proposed development project located at 578 N. Azusa Avenue, approximately 31,500 square feet, involving Assessor Parcel Numbers (APNs) 8432-006-015 and 8432-006-017. (project). A letter request for consultation was mailed to you on April 6, 2022. On May 10, 2022, consultation between the City and Gabrielino Band of Mission Indians – Kizh Nation (Tribe) was had and city staff presented the AVID Hotel Development project along with proposed mitigation measures for this project. City staff received written confirmation on May 18, 2022 that you accept the proposed mitigation measures and now consider consultation under Assembly Bill 52 concluded. If you have any questions, please contact me at (626) 384-5450 or via email @ mlugo@covinaca.gov.

Sincerely,

CITY OF COVINA


Mercenia Lugo
Senior Planner

Enclosure: Proposed Mitigation Measures